



TOWN OF WARNER

P.O. Box 265, 5 East Main Street
Warner, New Hampshire 03278
Land Use Office: (603) 456-2298 ex. 7
Email: landuse@warnernh.gov

Planning Board Meeting / Work Session

AGENDA

Monday, September 28, 2026

Town Hall Lower Meeting Room

7:00 PM

Join Zoom Meeting: <https://us02web.zoom.us/j/87061407427> Meeting ID: 870 6140 7427 Passcode: 1234

I. OPEN MEETING Pledge of Allegiance

II. ROLL CALL

III. PUBLIC COMMENT

IV. UNFINISHED BUSINESS

(a) Public Hearing Continued – Lot Line Adjustment

Applicant: Michael L. & Liberte A. Dragon

Owner : Same as above

Agent : J.E. Belanger Land Surveying, PLLC

Address: Waldron Hill Road and Flanders Road

Map/Lot: Map 10, Lots 19-1 and 20

District: R2

Description: A request to adjust the lot line between lots 19-1 and 20 by transferring 1.03 acres from Lot 19-1 to Lot 20, increasing Lot 20 acreage to a total of 2.12 acres.

(b) Public Hearing Continued – Site Plan Review

Applicant: Ron King

Owner: Natural Playground Shop Properties

Agent: Doug Brodeur, Meridian Land Services, Inc.

Address: Warner Road

Map/Lot: Map 3, Lot 40

District: C1

Description: Construction of a commercial warehouse.

(c) Public Hearing Continued – Site Plan Review

Applicant: Tom Frutado, CATCH Neighborhood Housing

Owners: Comet, LLC – Adam Quinn

Agent: Benjamin Osgood, P.E., Ranger Engineering Group, Inc.

Address: Route 103 West, near Rt. 89 exit 9

Map/Lot: Map 35, Lot 4-3

District: C1 Intervale

Description: Site plan review for 34-unit workforce housing

- (d) Public Hearing - Site Plan Review Regulations.** Board members to sign authorization page.

V. NEW BUSINESS

- a. Fraudulent emails to both Planning and Zoning Board applicants asking for a wire transfer.

VI. MINUTES – September 14, 2026

VII. PUBLIC COMMENT

VIII. COMMUNICATIONS

IX. ADJOURN

Note: Planning Board meetings will end no later than 10:00 P.M. Items remaining on the agenda will be heard at the next scheduled monthly meeting

Audio of meeting available the day after the meeting via email: landuse@warnernh.gov