



TOWN OF WARNER

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Planning Board Meeting Minutes

January 6, 2025

Lower Meeting Room Warner Town Hall 5 E Main St

I. OPEN MEETING : Chair Karen Coyne called the meeting to order at 7:02 PM.

ROLL CALL

| Planning Board Member | Present | Absent |
|-----------------------------|---------|--------|
| Karen Coyne, Chair | ✓ | |
| James Gaffney | ✓ | |
| Pier D'Aprile | ✓ | |
| Barak Greene, Vice Chair | ✓ | |
| Ian Rogers | ✓ | |
| Harry Seidel – Select Board | ✓ | |
| John Leavitt | ✓ | |
| Bob Holmes – Alternate | ✓ | |

Karen Coyne introduced the new land use secretary Chrissy Almanzar.

II. PUBLIC COMMENT

None

III. MINUTES: December 16, 2024 and September 9, 2024

Harry Seidel made a motion seconded by Barak Greene to approve December 6, 2024 Planning Board meeting minutes as amended. Motion passed unanimously.

Harry Seidel made a motion seconded by Pier D'Aprile to approve September 9, 2024, Planning Board meeting minutes as amended. Motion passed unanimously.

IV. NEW BUSINESS

A. Michael Smith Select Board – Discuss Potential lot sales

None

B. Housing Chapter Correspondence

Barb Marty reviewed the changes she is suggesting being made to the Housing Chapter Master Plan Draft.

Pier D'Aprile thanked Barb for work on the draft. Ian Rogers stated some deletions that Barb Marty suggested were things the HAC wanted to keep in the document. He expressed his concern regarding the number of edits. Barb Marty explained that she felt there was a significant amount of duplicating language. James Gaffney stated the distinguishing between buyers should not be included in the document. Karen Coyne clarified that HAC was tasked with providing their recommendations not the completed chapter. She stressed that it is now the Planning Board's responsibility to discuss the edits and work on a path forward. John Leavitt stated he perceives the edits from Barb as suggestions and are worth looking into. He agreed that the document should not encourage the development of affordable housing for a specific group (seniors or first-time home buyers). Karen Coyne spoke about the challenges that will come when other edits are received based on the original draft.

1 Pier D'Aprile spoke about the need for the Planning Board to address the issue of to what extent the Town should
2 influence certain types of developments or buyers. He acknowledged that there is a difference of opinion. He would like
3 to address that to avoid hang ups in future discussions. James Gaffney would like the Planning Board to have broad
4 discussion about the housing situation. He would like the discussion to consider realistically if there is anything the Town
5 should or should not do. Harry Seidel believes the Master Plan is an opportunity for the residents to speak about their
6 vision for the Town. Ian Rogers agreed, he further noted that HAC took outside influences into account in their
7 recommendations. John Leavitt agreed that the current draft is too long and the importance of including historical context
8 in the housing plan.

9
10 Barak Greene stated that New Hampshire home ownership is in high demand and the town could take advantage of that
11 by increasing the tax revenue by the number of homes built. James Gaffney recapped the number of new homes currently
12 and are planned to be built. Pier D'Aprile spoke to the two conflicting issues explaining that he agrees the Planning Board
13 does not have to use the draft but on the other hand the draft was created from the survey results. He stated the number
14 one issue raised was affordability (taxes). He acknowledges there are some areas that cannot be controlled and other areas
15 where the town can be friendlier towards development without impacting the character of the Town. Pier D'Aprile stated
16 that the Planning Board can make recommendations and allow the residents to vote on the matter. Bob Holmes spoke
17 about how the zoning ordinance can impact the affordability of new homes.

18
19 Karen Coyne reiterated that the purpose of tonight's discussion is to review the edits submitted. Barak Greene suggested
20 the Planning Board review each proposed edit and by vote of thumbs up or thumbs down accept or reject the edit. John
21 Leavitt and James Gaffney stressed that the document needs to be reduced and simplified. The Planning Board proceeded
22 to review the proposed edits and voted thumbs up or down whether or not to accept each proposed edit.

23 24 **V. UNFINISHED BUSINESS**

25 None

26 **VI. REPORTS**

27 Chair's Report- Chair, Karen Coyne

28 Two versions of edits have been received. She explained that other boards are busy with budget submissions.

29 Select Board - Harry Seidel

30 Harry Seidel the HOP Grant II is beginning, and the Select Board needs to accept it. He spoke about the need to determine
31 whether or not to establish a committee or group. James Gaffney asked for the amount of the grant. Harry stated it is
32 \$27,000. James Gaffney stated the Select Board needs to hold a public hearing to accept the grant.

33 Regional Planning Commission - Derek Narducci, Ben Frost

34 None

35 Economic Development Advisory Committee

36 None

37 Agricultural Commission - James Gaffney

38 None

39 Regional Transportation Advisory Committee

40 None

41 42 **VII. COMMUNICATIONS**

43 Ian Rogers stated the Encore Renewable Energy decision has not been posted on the website.

44 Ian Rogers spoke about a recent email correspondence between David Bates, the budget committee and the Chair. He
45 stated that he did not see necessary information in the email. He feels the email was unnecessary drama. He feels
46 language in the email should have been worded more professionally.

47 **VIII. PUBLIC COMMENT**

48 None

49 **IX. ADJOURN**

50 The meeting adjourned at 9:59 PM.

51 Respectfully submitted by

52 Tracy Doherty

53