

TOWN OF WARNER



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Planning Board Meeting Minutes

January 20, 2025

Lower Meeting Room Warner Town Hall 5 E Main St

I. OPEN MEETING : Chair Karen Coyne called the meeting to order at 7:07 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	✓	
Micah Thompson – Alternate	✓	

II. PUBLIC COMMENT

None

III. MINUTES: January 6, 2025

Harry Seidel made a motion seconded by Barak Greene to approve January 6, 2025, Planning Board meeting minutes as amended. Motion passed unanimously.

IV. NEW BUSINESS

a. Public Hearing – Flood Plain Ordinance change as necessary to comply with National Flood Insurance Program requirements

Ed Mical Director of Emergency Management for the Town of Warner explained that the State reviewed Warner's Flood Plain Development Ordinance. He stated the proposed changes will keep the Town in compliance with the National Flood Insurance program. He stated that based on his review he did not see significant changes other than definitions or terminology. Harry Seidel stated that the term 100 year flood has been revised to a flood having 1% possibility of being equal or exceeded in any given year. Ian Rogers stated he found a handful of typos that he offered to provide for corrections. Harry Seidel explained that the language needs to be included in Warner's subdivision and site plan regulations. Ed Mical explained that in 2023 there was a draft change made to the flood plain maps that will soon be subject to the 90 day review. He stated that after the 90 day review the maps will be finalized.

Karen Coyne asked for any public comment. No public comment offered.

1 Ian Rogers read the sample ballot language; “Are you in favor of the adoption of Amendment No. ___ as
2 proposed by the Planning Board for the Town’s Flood Plain Development Ordinance as follows: amend Item I
3 Definitions, Item IV Permits Required, Item VI Development Standards, and Item VII Flood Elevation
4 Determination, Flood proofing Standards as necessary to comply with the National Flood Insurance Program
5 requirements?
6

7 Karen Coyne closed the public hearing. She stated the second public hearing will be February 3, 2025
8

9 b. Barbara Marty – CNHRPC Application

10 The Planning Board accepted the resignation of Derek Narducci as Warner’s CNHRPC representative.
11 Karen Coyne read his letter of resignation for the record. “...effective immediately, I hereby tender my
12 resignation as the volunteer representative for the Town of Warner for CNHRPC. It has come to my attention that
13 another person in town will make a much better suited representative to do justice for our wonderful municipality
14 than I. I was further informed that I am to submit this correspondence to you as Chair of the Planning Board. I
15 was not informed that this was in the purview of the Planning Board, so I previously submitted a letter of
16 resignation to the Select Board and recommended Tim Blagden and have as of this correspondence rescinded that
17 previous recommendation for Barb Marty. Thank you for your initial faith in me to serve the will of the Town. I am
18 sorry that my commitments have interfered with providing this town with proper representation. I feel that the town
19 will be better served by Barb Marty. Dated January 11, 2025.
20

21 Karen read the previous letter sent to the Select Board “...effective immediately, I hereby tender my
22 resignation as the volunteer representative for the Town of Warner for CNHRPC. It has come to my attention that
23 another person in town will make a much better suited representative to do justice for our wonderful municipality
24 than I. Thank you for your initial faith in me to serve the will of the Town. I am truly sorry that my professional
25 work commitment, have interfered with providing this town proper representation. I feel that the town will be better
26 served by Tim Blagden.”
27

28 Pier D’Aprile asked how many years he has served on the Zoning Board and asked if something happened
29 that all of a sudden to prompt his resignation.
30

31 Derek Narducci explained he has served 3 years on the Zoning Board. He explained that his work
32 sometimes affected his attendance. He further noted that a recent conversation with Mike Tardiff from
33 CNHRPC gave him the sense that there was something afoot. He explained that the next day he received
34 an email from Harry stating that if serving on the CNHRPC was too much for him, Tim Blagden would be
35 happy to step up. Derek Narducci stated that after those exchanges he questioned if he was doing a good
36 job. He stated that he wants the best for the Town. Karen Coyne entered into the record the email that
37 Mr. Narducci received from Harry Seidel. “...Derek, first I want to thank you for your attention to Warner. It’s
38 been noticed that you care and are willing to listen and share ideas for Warner’s collective benefit. Maybe you
39 should consider running for a base seat. Actually, that’s not all why I am reaching out. It just occurred to me out of
40 the thin 10 degree air I would welcome you though, just saying. Tim Blagden is my reason for reaching out. He
41 attends some of the CNHRPC meetings because of the rail trails initiatives and has strong relationships with some
42 of the commissioners. He respects you and Ben and would not want to upset you and furthermore, he respects your
43 initiative and involvement with the commission. Ji just spoke with Tim about his interest in joining the Commission,
44 and I suggested that I ask Ben if he wouldn’t mind resigning. Since he has taken employment in Rhode Island. Tim
45 answered that Ben attends by Zoom and his years of planning and housing experience along with being an attorney
46 are so influential for Warner that his resignation is out of the question. He mentioned that the only possibility
47 would be if Derek was having difficulty attending, he may welcome the opportunity for less time away from family
48 with the knowledge that Tim is ready and willing to help. I thought I would call you, but I don’t have your cell
49 number. Please call when it is convenient. Thanks, Harry”
50

1 Pier D'Aprile asked if he felt pressure to resign. Derek Narducci confirmed. James Gaffney asked if the
2 Select Board voted to ask Derek Narducci to resign. Harry Seidel explained that he has sent several emails
3 to Derek Narducci, and he has never implied that he is unhappy with his service. He stated that he did not
4 want Derek Narducci to resign with the impression that he was upset with him. Harry Seidel explained
5 that Tim Blagden did not want Derek Narducci to resign if he did not want to. He stated that he asked
6 Derek Narducci to call him several times, but he never did. He explained that he received a 3 word email
7 from Derek Narducci; "Process of resignation?" Harry Seidel stated that at a recent Select Board meeting
8 it was presented that he was looking for Derek to resign so Tim could get on the commission. He stressed
9 that was not his intention. Tim Blagden stated that Derek Narducci is doing a great job, and he was only
10 offering to step up if Derek Narducci was having difficulty attending the meetings. He stated that he has
11 completed the application twice, once in 2023 and another just recently. He submitted his application to
12 Judy and apologized for not knowing the process. He stressed that it was not his intention to push Derek
13 out and he appreciates him. Karen Coyne stated that based on the emails she can understand why Derek
14 Narducci would feel pushed out. James Gaffney stated that the process is important, of the two applicants
15 and one followed the process and the other did not.
16

17 Pier D'Aprile stated that if Harry Seidel was not intending to push Derek Narducci out the way forward is
18 for Derek Narducci to rescind his resignation. Karen Coyne stated that she suggested that to Derek
19 Narducci, but he declined. Derek Narducci expressed his disappointment about the fighting going on in
20 town. He stated that he will remain on the zoning board for the time being.
21

22 **Barak Greene made a motion seconded by Karen Coyne to accept Derek Narducci's resignation**
23 **from the CNHRPC. Motion passed, Pier D'Aprile and Harry Seidel opposed, and John Leavitt**
24 **abstained.**
25

26 Barb Marty distributed a summary page that outlines what the CNHRPC does. She stated that she has
27 been on the Zoning Board, Housing Advisory Committee and the Conservation Committee. Barb Marty
28 recapped the various undertakings of the CNHRPC and the benefits to the Town. Ian Rogers asked which
29 topic most interests her. Barb Marty is interested in securing grants for the Town. Harry Seidel thanked
30 Barb Marty for her service. He asked for her opinion on Economic Development for the town. She
31 would like to find common areas that the CNHRPC can assist.
32

33 Tim Blagden explained that he has been attending CNHRPC meetings to be informed on conservation
34 issues, transportation, housing topics and the Warner River Local Advisory committee. He wanted to
35 make sure that Warner is represented. He stated that he is doing all that he can to bring outside
36 investment to Warner. Karen Coyne asked if Tim Blagden is a member of the CNHRPC transportation
37 committee. Tim Blagden confirmed and offered to provide reports as requested. Ian Rogers asked which
38 topic most interests him. Tim Blagden is interested in transportation, conservation and housing.
39

40 Ben Frost via Zoom stated that CNHRPC serves an important function with regard to providing services
41 to its members locally and at the state level. Barak Greene asked if Tim Blagden would be able to fill the
42 role even with the potential conspiratorial that was mentioned earlier. Tim Blagden asserted that he did
43 not conspire with anyone. He stated that Mike Tardiff relayed to him that Derek Narducci was having a
44 hard time getting to the meetings. He assured the Planning Board that there was nothing dastardly about
45 his intentions.
46

47 **James Gaffney made a motion seconded by Pier D'Aprile to nominate Barb Marty to the CNHRPC.**
48 **Motion passed; Harry Seidel abstained.**

1 Discussion on the motion: James Gaffney spoke to the professionalism of Barb Marty. He stated that he
2 has the utmost respect and confidence in her. Ian Rogers asked for clarification on the nomination process
3 and whether the Planning Board could nominate two candidates to the Select Board, allowing the Select
4 Board to decide which candidate to appoint. Karen Coyne stated that the Planning Board selects the
5 nominee, and the Select Board appoints the nominee. John Leavitt stated that Barb Marty is the more
6 diversified candidate. Karen Coyne noted that Tim Blagden currently serves on CNHRPC transportation.
7 James Gaffney asked Harry Seidel if he feels that he has a conflict of interest participating in this vote
8 considering what has transpired. Harry Seidel confirmed and announced he would abstain.

9
10 b. Nancy Martin, Chair of Conservation Committee (WCC) – Update on what has been found
11 regarding the auctioning of town properties. Nancy Martin introduced Jackie Germain as a member of the
12 Conservation Commission. She stated that the WCC is not ready at this time to provide an update on their
13 findings relating to the sale of town owned property. Nancy Martin described the research process they
14 used to investigate. She advised the Planning Board that the WCC has visited over a dozen town owned
15 properties that are being considered. She explained that they with the help of CNHRPC developed a
16 template that allows the WCC to rank the various properties. Nancy Martin explained that the WCC
17 believes it is important to have a budget that will illustrate the costs associated with the transfer of each
18 property (surveys, title research and auction costs). She stated that appropriate accounting of how much
19 money is returned to the Town is important. She cautioned that it is possible that it will cost the Town
20 more to sell the parcels. There was a conversation regarding the amount of money the Town is able keep
21 when selling property taken for back taxes. Pier D’Aprile spoke about the importance of balancing land
22 conservation and the need to return some property to the tax rolls. He stated that putting some of the 90
23 town owned parcels back on the tax rolls is something the Town can do to increase revenue.

24
25 James Gaffney asked for a copy of the template used and the written process. He asked when
26 recommendations will be made to the Select Board. She stated that Mike Smith has a goal for this spring.
27 John Leavitt mentioned there is a liability for the Town to continue to own the properties.

28
29 c. Michael Smith Select Board – Discuss Potential Lot Sales

30 None

31 d. Housing Chapter Correspondence

32 Karen Coyne explained that the Planning Board was provided additional drafts to review. She stated they
33 will continue reviewing the proposed edits from Barb Marty. James Gaffney advised the Planning Board
34 that in 2024 there were 18 single family homes, 1 ADU’s and a four lot minor subdivision. The Planning
35 Board continued to review the proposed edits. The Planning Board agreed to use the thumbs up or down
36 method of approval. Thumbs up to accept the edit and thumbs down to reject the proposed edits.

37
38 James Gaffney asked the Planning Board if this is a logical point to adjourn. David Bates via Zoom stated
39 that he has been waiting for public comment. Ben Frost via Zoom stated the Planning Board’s
40 recommendations are not available online for public viewing making it difficult to follow along. Karen
41 Coyne explained that the Planning Board had previously expressed concern about having multiple
42 iterations online which is why after the proposed edits are reviewed the draft is updated. She is open to
43 suggestions for a better way. Barak Greene spoke about the challenges of receiving numerous versions.
44 The Planning Board discussed their feelings regarding posting numerous drafts.

45
46 David Bates suggested having a more thorough cost analysis when there is a major subdivision to
47 evaluate whether the anticipated tax revenue from the new development really offsets the public
48 infrastructure that is being created. He believes that more major subdivisions will be coming as housing

1 prices continue to rise. He stated that given the long term concern for the tax base there needs to be a
2 good ratio of revenue to expenses.

3
4 James Gaffney stated that it would be a great benefit to post individual versions on the Planning Board
5 site to make it easier for the public to follow along. Ian Rogers suggested that amendments received be
6 compiled and presented in one packet to post. Karen Coyne explained that there are administrative limits
7 to when and who can make website posting.

8
9 **Ian Rogers made a motion seconded by Harry Seidel that all of the suggested amendments be**
10 **compiled in one document and posted to the website as soon as reasonably possible by the**
11 **webmaster and all be marked with the name of the group or person who sent the request. Karen**
12 **Coyne made a friendly amendment to have a repository with each of the amendments that come in.**
13 **Motion passed; John Leavitt voted in the negative.**

14
15 Discussion on the motion: there was additional discussion regarding the challenges of posting
16 submissions and the availability to the Planning Board members pursuant to the rules of procedure.
17 John Leavitt stated that posting the amendments is not practical and will cause confusion.

18
19
20 **VI. REPORTS**

- 21 a. Chair's Report- Chair, Karen Coyne
22 Karen Coyne introduced Micah Johnson as the new Planning Board alternate. Micah Johnson
23 stated he has been a Warner resident for four years. She will finish version 3 and provide it to the
24 Planning Board members.
- 25 b. Select Board - Harry Seidel
26 They are working on the Select Board rules and procedures, finalizing the budget. The Zoning
27 Board prevailed in a recent court case. James Sherman has been appointed to the EDAC. There is
28 a request for the EDAC CRF for \$20,000.
- 29 c. Regional Planning Commission - Ben Frost
30 None
- 31 d. Economic Development Advisory Committee
32 None
- 33 e. Agricultural Commission - James Gaffney
34 None
- 35 f. Regional Transportation Advisory Committee
36 None

37
38 **VII. COMMUNICATIONS**

39 None

40 **VIII. PUBLIC COMMENT**

41 None

42 **IX. ADJOURN**

43 The meeting adjourned at 9:39 PM.
44 Respectfully submitted by Tracy Doherty