



TOWN OF WARNER

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Planning Board Meeting Minutes

April 7, 2025 7:00 PM

Lower Meeting Room Warner Town Hall 5 E Main St

I. OPEN MEETING: Chair Karen Coyne called the meeting to order at 7:01 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

Ed Mical spoke about the Flood Plain maps and the 90 day appeal period. He advised that the 90 days began on March 5th and ends June 4th. He stated that any public comment should be submitted to the Select Board. He provided the Planning Board with the proposed maps and the current maps for comparison. Residents can view the maps and information on the FEMA website. Ed Mical stated that he was not able to physically find the agenda materials for tonight's meeting. Karen Coyne explained that the information was much more than a few pages, James Gaffney suggested posting an addendum that lets the public know that information can be viewed in the Land Use office.

III. MINUTES: March 17, 2025

Barak Greene made a motion, seconded by Ian Rogers, to approve the March 17, 2025 Planning Board meeting minutes as amended. Motion passed unanimously.

James Gaffney made a motion, no second was stated, that the Planning Board hold the election of Chair and Vice Chair. The motion did not move forward.

Ian Rogers commented that this was not noticed on the agenda, and they had previously discussed doing the organizational discussion at the next meeting.

IV. NEW BUSINESS

A. Conceptual Consultation

Applicant: Cheryl Fairney

Owners: Cheryl Fairney

Agent: Shushil Neupane

Address: 49 Farrell Loop, Warner, NH 03278

Map/Lot: 07-025

District: R-2

Details: Discussion on building of metal port garage

1 Shushil Neupane addressed the Planning Board looking for direction regarding Mr. Neupane’s attempts for a
2 building permit to construct a carport. Bob Holmes explained that he looked into this and can provide
3 addition information. He reviewed the assessing records and zoning ordinances; he spoke to Michael Smith
4 about Michael’s rationale for denying the building permit. Karen Coyne stated that it has been brought to her
5 attention and to the attention of the Zoning Board Chair that Planning Board members are coming into Town
6 Hall spending an inordinate amount of time with Elizabeth in Assessing or with Chrissy in Land Use. She
7 spoke about how in the past the Planning Board was admonished for having conversation outside of the
8 Planning Board meetings and at times coming up with an answer or recommendation before the item came
9 before the Planning Board. Karen Coyne read an excerpt from RSA 91-A: 2-a, II relating to communications
10 outside a meeting that clarified that meetings or discussions as she previously outlined are in violation of
11 RSA 91-A: 2-a, II. She stated that she is deeply concerned that the level of research Bob Holmes has done
12 has gone past what is appropriate. She further noted that recently while at Town Hall she heard Bob Holmes
13 speaking about making a motion sending the applicant to the ZBA. She stressed that research, conversations
14 and behavior needs to stop. Bob Holmes disagreed entirely. He stated that he was informed by Mr. Buckley
15 that he could review the assessor’s records. Bob Holmes stated that Karen is out of line by drawing the
16 conclusion that she did. Barak Greene suggested that Bob Holmes recuse himself and offer his input during
17 public comment. Bob Holmes stated he will not recuse himself. Ian Rogers stated that the confusion is who
18 and what constitutes “too much” or “too deep a dive”. Karen Coyne explained that she and Barak Greene had
19 been planning to discuss this topic at the next Planning Board work session.
20

21 Karen Coyne advised the Planning Board that the property is a non-conforming lot and the Select Board has
22 suggested that the applicant go to the ZBA. James Gaffney stated that it is not a non-conforming lot because
23 there is a home already on the parcel. He further explained that according to statute/ordinance the property
24 can be further developed as long as the changes comply with current setbacks and zoning ordinances. Harry
25 Seidel stated that the Select Board has not received an accurately drawn plan that shows the setbacks. Pier
26 D’Aprile stated that what has been submitted is not adequate to determine what the actual setbacks are. He
27 noted that there is a septic bed close to where the proposed carport is to be. James Gaffney stated that if the
28 estimate distances are correct, a variance would not be required, but he would need a survey to confirm his
29 estimate of distance. Bob Holmes stated a survey is on file, and it would need to be revised to show the new
30 building. He noted that the septic survey he reviewed does reference the setbacks. He stated the survey has
31 not been presented to the Select Board and he should ask the surveyor to do a correct site plan. Pier
32 D’Aprile stated that is going beyond what the Planning Board is here to do tonight. Karen Coyne advised Mr.
33 Neupane that the Planning Board recommends he provide a site plan/plot plan that the Select Board can
34 review with the building permit application.
35

36 Micah asked for clarification on how much investigation members can do. Karen Coyne explained that
37 Planning Board members should make themselves familiar with the site as presented in the meeting packets.
38 Karen Coyne stated that at the upcoming Planning Board work session they will focus on this issue.
39

40 **B. Public Hearing– Lot Line Adjustment**

41 Applicant: Jonathan Elcock

42 Owners: Jonathan and Kaylyn Elcock

43 Agent: Higginson Land Services

44 Address: 92 Lafrance Road, Weare, NH 03281

45 Map/Lot: Map 16, Lot 67 and 68

46 District: OC-1

47 Description: Proposing a Lot Line Adjustment of 2.59 acres from Lot 16-68 to Lot 16-67

48 Dan Higginson explained that there are two lots of record on Bagley Hill Road (7 acres and 11 acres). He
49 explained that they would like to take two acres from the 7 acre lot and add it to the 11 acre lot resulting in a

1 5 acre lot (16-68) and a 13 acre lot (16-67). He stated that a survey has been done, and they are asking for
2 waivers for the balance of the land for both lots.

3

4 Karen Coyne opened the public hearing and confirmed that all proper notice has been given, and that all fees
5 have been paid. James Gaffney asked what the terrain is like. Dan Higginson stated that parcel A is
6 relatively flat, and in other areas there is steeper and varying terrain. Barak Greene asked what class road
7 this is. Dan Higginson explained that there is class 5 and class 6 roads involved. He informed the Board that
8 the owners have spoken to the road agent and they are aware there are more steps involved. He stated that
9 the owners are aware that the Town will not be able to provide services or guarantee services.

10

11 Karen Coyne opened the floor to public comment.

12 Mike (inaudible) is concerned that the road maps have not been updated, and he would like to see the actual
13 distance of the class 5 road that was extended. Dan Higginson explained that parcel A is entirely on the class
14 6 road. No other public comment was received.

15

16 John Leavitt asked if there was an agreement in place or a purchase. Jonathan Elcock stated that there is a
17 purchase and sales agreement in place.

18

19 **Harry Seidel made a motion, seconded by Pier D'Aprile, to accept the application as complete. Motion**
20 **passed unanimously.**

21

22 **James Gaffney made a motion, seconded by Pier D'Aprile, to approve the lot line adjustment of 2.59**
23 **acres from Lot 16-68 to Lot 16-67. Motion passed unanimously.**

24 Karen Coyne closed the public hearing for the Jonathan and Kaylyn Elcock lot line adjustment.

25

26 Karen Coyne opened the public hearing for the Mead Revocable Trust of 2011 - Minor Subdivision. She
27 confirmed that all proper notice has been given, and that all fees have been paid.

28

C. Public Hearing – Minor Subdivision

29 Applicant: The Mead Revocable Trust of 2011

30 Owners: Same as applicant

31 Agent: Higginson Land Services

32 Address: 461 Pumpkin Hill Road

33 Map/Lot: Map 19-034

34 District: R3

35 Description: Proposed is the subdivision of one existing lot into two lots.

36 Dan Higginson explained that they are proposing a standalone lot. He informed the Planning Board that he
37 has done the work for the standalone lot and the building area for the existing house lot. He requested
38 waivers for the rear of the property, not to do a precise survey, wetlands and topography. He explained that
39 the rear portion of the lot is shown by reference plans. He explained that he tied into some of the monuments
40 on the reference plans and he used geometry to determine what is back there. Dan Higginson explained that
41 there is an existing house on the lot and the proposed lot is vacant except for a shed.

42

43 John Leavitt asked for clarification on the frontage on Pumpkin Hill Road. Dan Higginson stated that he is
44 confident that the frontage is more than the required 250 feet, he calculated it to be 252.03.

45

46 **Harry Seidel made a motion, seconded by Barak Green, to accept the application as complete. Motion**
47 **passed unanimously.**

48

49 Karen Coyne opened the floor for public comments – no public comment received.

50

1 **Harry Seidel made a motion, seconded by Ian Rogers, to approve the minor subdivision of Map 19 Lot**
2 **034 for Mead Revocable Trust of 2011. Motion passed unanimously.**

3 Karen Coyne closed the public hearing.
4

5 Karen Coyne opened the public hearing for the Pier D. D'Aprile - Minor Subdivision. She confirmed that all
6 proper notice has been given, and that all fees have been paid. Pier D'Aprile and James Gaffney recused
7 themselves. Micah Thompson and Bob Holmes were elevated to voting members.

8 **D. Public Hearing – Minor Subdivision**

9 Applicant: Pierre J. Bedard

10 Owners: Pier D. D'Aprile

11 Address: 115 Bible Hill Road

12 Map/Lot: Map 12-005

13 District: R-3 and OC-1

14 Description: Minor Subdivision proposed, see plans.

15 Pierre Bedard explained that one lot with existing structures would be 3.68 acres and the second lot would be
16 44.32 acres. He stated the frontage for the second lot would be 80.5 feet, variances have been granted for the
17 frontage. Mr. Bedard stated there is a FEMA flood zone above the proposed house site on lot 2. He
18 explained that there is a survey of the entire property referenced on the plan. He noted that lot 1 has received
19 State subdivision approval. John Leavitt stated that he did not see the listing of variances in the board's
20 packet. Mr. Bedard provided a list of the variances granted by the ZBA. Pier D'Aprile clarified that he is
21 seeking a conditional approval until the Supreme Court ruling.

22 **Barak Greene made a motion, seconded by Ian Rogers, to accept the application as complete. Motion**
23 **passed unanimously.**
24

25 Barak Greene questioned if it should be noted on the drawing that the variance requires the planting of
26 evergreen trees at the end of the driveway and the driveway to be built in such a way that headlights do not
27 hit the existing house. Condition #1: the site plan to be updated to include trees per the ZBA approval.
28

29 Karen Coyne opened the floor for public comment. Sue Hemingway stated that she is an abutter she spoke
30 about the historical rock wall on the property. Ed Mical suggested the Planning Board include the date that
31 the variance was approved. Harry Seidel questioned the driveway slope as it relates to run off. Mr. Bedard
32 confirmed that there is a grading plan for the driveway that addresses the storm water runoff.
33

34 **John Leavitt made a motion, seconded by Bob Holmes, to approve the minor subdivision application**
35 **with the condition of including the conditions of the ZBA approval on the site plan of trees. Motion**
36 **passed unanimously.**
37

38 Karen closed the public hearing.

39 Pier D'Aprile and James Gaffney rejoined the board and Micah Thompson and Bob Holmes resumed as
40 alternates.
41

42 **V. REPORTS**

43 **Chair's Report- Chair, Karen Coyne**

44 She stated that she and Barak Greene are working to finalize the work session agenda. John Leavitt stated
45 that the Planning Board rules and procedures should define the difference between a work session and a
46 regular meeting. Karen Coyne explained that the rules and procedures do not necessarily define what can be
47 addressed in a meeting but it does define that the 1st meeting of every month is required and work sessions
48 are optional. She further noted that if the Planning Board does not have any work for a work session but
49 there is an application holding for the next regular meeting the Planning Board does have the ability to
50 entertain that application. John Leavitt acknowledged the ability of Planning Board but he feels there should

1 be a delineation between work sessions and regular meetings. Karen Coyne clarified that the only difference
2 between the two is the statutory requirement that the Planning Board hold the 1st regular meeting of every
3 month. Work sessions are optional but can conduct the same types of business as the regular meeting.

4 **Select Board - Harry Seidel**

5 Harry Seidel urged everyone to read SB84 that permits towns to have a 2 acre lots in areas that are not
6 serviced by town water and sewer.

7 **Regional Planning Commission - Ben Frost, Barb Marty**

8 Barb Marty stated that the Central Regional Planning Commission meeting was well attended. They
9 discussed transportation and proposed legislation. Karen Coyne recapped several impactful legislative
10 changes and proposed bills.

11 **Economic Development Advisory Committee – James Sherman**

12 None

13 **Agricultural Commission - James Gaffney**

14 None

15 **Regional Transportation Advisory Committee – Tim Blagden**

16 None

17

18 **VI. COMMUNICATIONS**

19 Karen Coyne stated that the Town Administrator is asking all town board members to refrain from camping
20 out in town employees' offices and interrupting their work.

21

22 **VII. PUBLIC COMMENT**

23 Barak Greene suggested the Planning Board elect Chair and Vice Chair since time allows.

24 **Barak Greene made a motion, seconded by James Gaffney, to appoint Chair and Vice Chair. Motion**
25 **passed unanimously.**

26 **James Gaffney made a motion, seconded by Pier D'Aprile, to nominate Karen Coyne as Chair.**

27 **Motion passed unanimously.**

28 **Karen Coyne made a motion, seconded by Pier D'Aprile, to nominate Barak Greene as Vice Chair.**

29 **Motion passed unanimously.**

30

31 **IX. ADJOURN**

32 The meeting adjourned at 8:49 PM.

33 Respectfully submitted by Tracy Doherty