



TOWN OF WARNER

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Planning Board Work Session Minutes

September 22, 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 7:02 PM.

II. ROLL CALL

Planning Board Member	Present	Absent
Karen Coyne, Chair	✓	
James Gaffney	✓	
Pier D'Aprile	✓	
Barak Greene, Vice Chair		✓
Ian Rogers	✓	
Mike Smith – Select Board		✓
John Leavitt	✓	
Bob Holmes – Alternate	✓	
Micah Thompson – Alternate		✓

Bob Holmes was elevated to be a voting member. The Pledge of Allegiance was recited.

III. PUBLIC COMMENT

None

IV. NEW BUSINESS

A. Site Plan Review: Public Hearing Continuance

Applicant: Peacock Hill Rd LLC

Owners: Peacock Hill Rd LLC

Agent: Keach-Nordstrom Associates

Surveyor: Jacques E. Belanger

Address: Map 07 Lot 039 and 39-1 Route 103 East, Warner, NH

District: R-2 and R-3

Description: Two buildings with four units each to be used as multi-family housing with a shared driveway.

Karen Coyne opened the public hearing, noting that this is a continuation and it has previously been determined that the proper notice has been given, and all fees have been paid.

Jason Lopez from Keach-Nordstrom and Gary Fitzgerald from Peacock Hill Rd LLC addressed the Planning Board. Jason Lopez recapped the history of events leading up to this public hearing. He explained that the ZBA has recently ruled in Peacock's favor regarding the appeal of administrative decision pertaining to the interpretation of buildable area for the R-2 and R-3 districts. Jason Lopez explained that they asked for a continuation on their application for a variance in case someone wanted to appeal the ZBA decision. He stated that after the 30 days, if there is not an appeal, they will withdraw the application for a variance. Jason Lopez explained that the escrow fee for the third-party review has been paid. He stated that they are looking for feedback from the Planning Board. Jason Lopez explained that they will address any comments

from the third-party review to obtain the DOT permits. He informed the Planning Board that they have gone back and forth with AOT (alteration of terrain). He stated that they have resubmitted with the AOT and WRLAC (Warner River Local Advisory Committee) earlier in September. Jason Lopez stated that he did submit a pdf copy of the revised plans to the Planning Board. Karen Coyne asked if DES is satisfied with what has been provided to them. Jason Lopez explained the snags that he has dealt with.

Karen Coyne opened the public hearing for abutters comment.

Dan Richardson of 406 Route 103 East stated that the property will require major alterations to the terrain. He stated the building will be very large and that will impact the runoff.

James Gaffney stated that the Planning board has in the past voiced their concerns. Karen Coyne acknowledged that, and she referred to the questions from AOT. She stated that the Planning Board will have more clarity when they hear back from Aries Engineering and AOT.

Pier D'Aprile spoke to Dan Richardson's statement. He explained that the Planning Board is seeking a third-party review for a more technical analysis related to the drainage. Pier D'Aprile stated that the Planning Board is following all the steps that they can to ensure that if this does go through it is going through all the checks and balances.

Jason Lopez informed the Planning Board that the Fire Department has a few comments that they will address. Karen Coyne relayed a question from the Planning Board Vice Chair Barak Greene. She stated that Barak Greene would like the Fire Chief to weigh in regarding adequate water for sprinkler systems or will there need to be a cistern.

John Leavitt asked for clarification on when the Planning Board would receive revised plans. Jason Lopez explained that he hopes that by the next Planning Board meeting, they will have their AOT permit and the Aries review.

Karen Coyne closed the public hearing. Karen Coyne stated that public hearing will be continued until October 20, 2025.

B. State Changes in Zoning Ordinances

Karen Coyne explained the legislative tool kit document for the Planning Board to review and incorporate in time for town meeting. James Gaffney stated that it would be best to push this to the next meeting with the full Board. Karen Coyne asked the members present if they have compared the current zoning ordinance and determine what is missing. Bob Holmes and Ian Rogers explained that the Housing Committee has had discussions regarding this. Bob Holmes agreed to provide an update at the October 6th Planning Board meeting. Bob Holmes stated that the Housing Committee is looking at residential uses in a commercial zone, ADU's and class VI roads. The Planning Board reviewed the list of legislative changes to determine the house /senate bills to scrutinize. The Planning Board agreed to review the following:

- HB 296 Building Permits on private roads and deadline to hear ZBA appeals.
- HB 413 Vesting periods and building code appeals.
- HB 457 Zoning restrictions on dwelling units/occupancy requirements
- HB577 ADU's
- HB631 residential uses in commercial zones
- SB 281 Class VI roads
- SB 282 residential stairway requirements

- SB 283 Floor area ratios under local building ordinance
- SB 284 minimum on-site parking requirements.

Karen Coyne spoke about a tentative joint meeting with the ZBA on November 3rd. James Gaffney stated that if the Planning Board is going to propose changes to go to the ballot, two public hearings will be required. James Gaffney spoke about the difference between what needs to be amended to comply with the law and what people would like to see changed. He stated that the Planning Board needs to view this in terms of what the town needs to do. Karen Coyne agreed. James Gaffney stated that the Planning Board should propose what is needed to be compliant with the law.

V. UNFINISHED BUSINESS

A. Site Plan Application Review - continued

Karen Coyne stated the site plan application review is pushed back to the next meeting on October 6, 2025.

VI. MINUTES September 8, 2025

Ian Rogers made a motion seconded by Pier D'Aprile to approve the September 8, 2025 Planning Board meeting minutes as amended. Motion Passed Unanimously.

VII. COMMUNICATIONS

Ian Rogers informed the Board that he recently emailed Sarah Johnson regarding the EDAC committee. He explained that she emailed him back stating that the EDAC committee has not been meeting because they do not have a chair and they need volunteers.

VIII. PUBLIC COMMENT

None

IX. ADJOURN

The Planning Board meeting adjourned at 7:41 PM.

Respectfully submitted by Tracy Doherty