



TOWN OF WARNER

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Planning Board Meeting Minutes

November 3, 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 7:05 PM.
The Pledge of Allegiance was recited

II. **ROLL CALL**

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

III. **PUBLIC COMMENT**

None

IV. **NEW BUSINESS**

A. **Continuation of Public Hearing – Site Plan Review**

Applicant: Peacock Hill Rd LLC

Owners: Peacock Hill Rd LLC

Agent: Keach-Nordstrom Associates

Surveyor: Jacques E. Belanger Land Surveying PLLC

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.

Jason Lopez from Keach-Nordstrom explained that comments from the Alteration of Terrain (AOT) and the Fire Department have been received. He stated that scheduling-wise, he did not have enough time to draft a written response to the comments submitted. He stated that they are prepared to ask for a continuance until November 17, 2025. Jason Lopez inquired if the Planning Board had reviewed the Aries Engineering letter and if there was anything specific the Board wanted to discuss. He asked how the Planning Board wanted to move forward. Karen Coyne asked if he had provided a written response to the Aries Engineering addressing their letter. Jason Lopez explained that he drafted a response today and he has copies for the Planning Board.

Karen Coyne opened the floor to Planning Board questions. Micah Thompson spoke about the steep slope of the driveway. Jason Lopez acknowledged that the steep slope of the driveway will be brought down to 14.5%. Micah Thompson asked if there is any consideration given to relocating the driveway to the other side of the property. Jason Lopez explained that in the past it was determined that the amount of material that would need to be removed made the project not feasible. Jason Lopez recapped the revisions that need

1 to be made to the driveway design. Micah Thompson asked about the amount of ledge removal. Jason
2 Lopez explained that mechanical removal of the ledge is proposed and currently he does not have an estimate
3 of how much.

4
5 Bob Holmes questioned the drainage of ground water discharge and storm water as mentioned by Aries
6 Engineering. He expressed concern that it will impact surrounding properties. Jason Lopez explained that
7 detention ponds are required. Jason Lopez stated that if a problem arises, they might need to look at
8 incorporating drains to control some of the groundwater. Bob Holmes spoke about the seasonal stream that
9 runs through the area and how runoff can affect the surrounding area. Jason Lopez explained that the DOT
10 has designed catch basins in the area of the highway which are intended to catch any ground water that
11 comes down that hill. Bob Holmes clarified his concern relates to the water coming off the project lot and off
12 of Route 103. Jason Lopez stated that that would be an existing condition. He explained that the storm
13 water drainage calculation shows no increase in runoff. Jason Lopez stressed that based on the calculation,
14 the project does meet the requirement for storm water runoff.

15
16 James Gaffney asked what the line of sight and distance is from the next nearest abutter. He expressed
17 concern regarding the impact on abutters relating to the mechanical removal. Jason Lopez stated that he
18 does not have an estimate of how long the mechanical removal of materials will take. James Gaffney asked
19 an abutter in the audience if they know the distance away. The abutter stated that his home is approximately
20 40 yards from the property line. James Gaffney explained that in fairness to the abutters, he would like the
21 applicant to provide the Board with an estimate of time for the mechanical removal.

22
23 Barak Greene inquired about the possibility of blasting at the site that would create a lot of stone. He asked
24 what the applicant would do with the stone. Jason Lopez explained that relative to the blasting question, it
25 would need to be determined if it is cost effective to bring in that kind of equipment. Jason Lopez stated that
26 if it is cost effective some of the stone would probably be used as fill and some of it would need to be
27 exported. He stated that blasting opens up another set of regulations regarding water quality and quantity.

28
29 Barak Greene questioned why on the plans the outline for the units do not match the design of the actual
30 floor plans for the buildings. Jason Lopez noted that a floor plan is missing and he will need to provide the
31 missing floor plans.

32
33 Ian Rogers asked if Jason Lopez could address the community water system issue mentioned in the Aries
34 Engineering letter. Jason Lopez explained that based on the population of each building it does not qualify
35 for a community water system. Jason Lopez stated that in this case there are two separate lots with four units
36 each and they are not required to operate on the same well.

37
38 Karen Coyne opened the floor to public comment.

39
40 Dan Richardson (abutter) expressed concern regarding the drilling and blasting. He stated that he has serious
41 sinkhole issues on his property. He very much opposed to blasting. Dan Richardson stated that the buildable
42 space of this lot is in R-3 and that is where the buildings should be built.

43
44 Karen Coyne closed the public comment and continued the hearing until November 17, 2025. Jason Lopez
45 stated that he hopes at the November 17th meeting there will be solid discussion on conditions of approval.
46 Karen Coyne asked George Holt from Aries Engineering to join the conversation. He distributed a
47 supplement to the previous letter. George Holt recommended that the Planning Board require the applicant to
48 demonstrate that they are going to have enough water to support the development.

George Holt spoke about the steep grade of the driveway. He acknowledged that driveways are allowed up to 15% slope but he feels that this goes beyond a driveway situation. He stated that it will have concentrated use more than a typical single-family use. He stated that the Town road regulation should be applied with a maximum of 10%. He encouraged the board to receive input from the police and fire chief regarding their ability to access the property with such a steep grade.

George Holt spoke about the drainage concerns. He explained the water shed area will be affected. He stated that the neighboring property will be impacted. He reviewed the map depicting the drainage issues. George Holt explained that he estimated the area impacted will increase from 41000 square feet to 150,000 square feet an increase of 3 ½ times. George Holt spoke about the overflow of swale. He explained that currently runoff is fairly dispersed, but in the future the runoff will be concentrated to one area and that could cause erosion.

James Gaffney asked if there is way to do this project and not impact the abutting properties. George Holt confirmed that it can be done by channeling the water. He explained that the water needs to be channeled to a detention pond. Pier D'Aprile asked for clarification regarding why the 112,000 square feet of drainage/impacted post development is so large. George Holt explained that they are trying to keep the water from cascading through the development by capturing it up above. George Holt stated that it is a common practice to direct water around a structure.

Pier D'Aprile asked for clarification on language in the Aries Engineering Review;
The pocket pond will constantly discharge groundwater out of the Outlet Control Structure (OCS) #41, which has a proposed outlet invert elevation of 440.1 feet. 15. Based on this configuration, the proposed storm water management system will unnecessarily cause groundwater levels in this area to decline due to the anticipated constant discharge from OCS #41
Pier D'Aprile explained that it was his understanding that it was going to help reduce the drainage. George Holt explained that the test pit data shows the seasonal high groundwater in the area of the pond at a foot and a half below ground surface. He stated that they observed water at 5 feet down but now they are going to extend that 20 feet which will result in being 15 feet below the water table. George Holt stated that the outlet is 10 feet below the water table. He explained that there is already a discharge out of the embankment along the highway that will create a sink where groundwater from the area will flow to the pond because it is now cut out below him and below the level of the ground water. George Holt explained that over time this will cause the water table to drop.

Pier D'Aprile asked if the size of the culvert is sufficient. George Holt believes that it will be fine for continual flow. He stated that he did not see any issues regarding the size of the culvert in a storm event.

Barak Greene stated that to put the road in there will be deep cuts to the ground. He asked about the risks of seeing ground water running across the driveway. George Holts explained that there will be underdrains installed and swales on one side to capture the water.

George Holt reiterated that the Fire Chief and Police Chief need to decide if the 15% driveway grade is going to work for their departments.

Pier D'Aprile asked for further clarification noting that the catchment does flow across the storm wall of the abutter's property. George Holt explained that water comes down from the drainage swale and the water could be redirected from the swale to go another way.

John Leavitt asked how it is determined if there is enough water to support the development prior to construction. George Holt stated that they will need to drill two wells or they need storage to demonstrate

that there is sustainable yield as a precondition. Barak Greene agreed that the fire department needs to weigh in on the water supply and fire suppression. Jason Lopez explained that the fire suppression for each individual unit will be handled by individual suppression systems in each unit. Jason Lopez explained that the question regarding the well is typically handled through the building permit process.

Pier D'Aprile made a motion seconded by James Gaffney to continue the Public Hearing – Site Plan Review for Peacock Hill Rd LLC to the November 17, 2025 Planning Board meeting. Motion Passed unanimously.

B. Public Hearing – Update to Site Plan Amendment

Karen Coyne explained that the public hearing for the site plan amendment was not properly noticed and will need to be rescheduled for November 17, 2025. Barak Greene explained that there is one additional change to be made regarding the time frame to submit, he wants it to match a request for a consultation which is 5 days.

Ian Rogers, attending via zoom, lost internet around one hour and twenty minutes in.

C. Housing Committee Proposal for Accessory Dwelling Unit

Karen Coyne explained that the proposed edits will be forwarded to the Planning Board members and this will be rescheduled to the November 17, 2025 meeting.

V. UNFINISHED BUSINESS

None

VI. MINUTES: October 6, 2025 and October 20, 2025

October 6, 2025

Barak Greene made a motion seconded by Pier D'Aprile to approve the October 6, 2025 Planning Board meeting minutes as amended. Motion passed

October 20, 2025

James Gaffney made a motion seconded by Pier D'Aprile to approve the October 20, 2025 Planning Board meeting minutes as amended. Motion passed

VII. COMMUNICATIONS

Karen Coyne informed the Board that Charlebois has submitted the drawings from his surveyor, the drawings were shown on the overhead screen.

Pier D'Aprile made a motion seconded James Gaffney that the drawings submitted are sufficient to what the Planning Board requested. Motion withdrawn

Discussion on the motion: John Leavitt stated that he cannot vote in favor without actually seeing it.

Karen Coyne stated that this will be added to the November 17, 2025 agenda.

VIII. REPORTS

Chair's Report- Chair, Karen Coyne

None

Select Board – Mike Smith

None

Regional Planning Commission - Ben Frost, Barb Marty

1 None

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

3 None

4 **Agricultural Commission - James Gaffney**

5 None

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

7 None

8 **HOP II Update – Bob Holmes**

9 None

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11 **IX. PUBLIC COMMENT**

12 Ed Mical asked if the CIP could be posted to the Planning Board website page.

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14 **X. ADJOURN**

15 The meeting adjourned at 8:26 PM.

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17 Respectfully submitted by Tracy Doherty
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