



Planning Board Minutes
 December 1, 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 7:00 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	✓ via Zoom	
John Leavitt	✓	
Bob Holmes – Alternate	✓	
Micah Thompson – Alternate	✓	

III. PUBLIC COMMENT

None

IV. NEW BUSINESS

A. Public Hearing – Lot Line Adjustment

Applicant: Jonathan Kling

Owners: Jonathan & Bonnie Kling

Agent: Higginson Land Services Surveyor: Dan Higginson

Map & Lot: Map 31, Lot 15 & 16

Address: 46 & 38 West Main St, Warner, NH 03278 District: R-1

Description: Proposed is the adjustment of the common line between Map 31, Lots 15 & 16.

Karen Coyne opened the public hearing. She noted that the land use secretary is out sick and she has the file and she can confirm that all notices were sent and fees have been paid.

Dan Higginson addressed the Planning Board. He explained that the lot in question is at the corner of West Main and Geneva Street. Dan Higginson stated that the applicants would like to transfer parcel A from map 31, lot 16 to map 31, lot 15. He stated that the objective is to bring lot 15 closer to the conforming 20,000 square feet. He explained that other than the lot line adjustment nothing else is changing.

Karen Coyne opened the discussion up to the Planning Board. James Gaffney asked for confirmation of the proposed new lot line. Dan Higginson explained that the existing lot (map 31, lot 15) is proposed to receive parcel A, going from 8,235 square feet to 17,360 square feet. He noted that the frontage of map 31, lot 15 is 334.29 and map 31, lot 16 is 160.42. Ian Rogers asked about the lot line in relation to the existing barn.

Karen Coyne opened the discussion up to the abutters.

Daniel Del Caro asked if there is any intention of constructing anything on the new lot. Dan Higginson stated that he does not have knowledge of a specific plan. Karen Coyne explained that questions need to be directed

1 to the Planning Board and need to pertain to the lot line adjustment. No other questions from abutters or the
2 public. Karen Coyne closed the public comment.
3

4 The Planning Board resumed discussion. Barak Greene stated that this is not creating a new lot. He stated
5 that they are making a lot that is currently not conforming slightly less non-conforming. Barak Greene stated
6 that this all complies with the town's ordinances. James Gaffney stated that he has not seen anything that
7 jumps out as a red flag. Ian Rogers concurred. He appreciated that Barak Greene pointed out that this is
8 making a lot that is currently not conforming slightly less non-conforming. Ian Rogers thanked the abutters
9 for coming to the meeting. He explained that if in the future the owners decided to build the abutters would
10 receive notice.
11

12 **Barak Greene made a motion, seconded by James Gaffney, to accept the application as complete with**
13 **no amendments. Motion Passed unanimously.**
14

15 **Barak Greene made a motion, seconded by John Leavitt, to approve the Lot Line Adjustment. Motion**
16 **passed unanimously.**
17

18 Karen Coyne closed the public hearing. Karen Coyne stated that a check for \$30.00 has been received and is
19 in the file.
20

21 V. UNFINISHED BUSINESS

22 A. Housing Committee Proposal for Accessory Dwelling Unit

23 The Planning Board began reviewing Barak Greene's proposed edits for Accessory Dwelling Units. James
24 Gaffney requested that the bill that was passed be identified for each change proposed. Bob Holmes stated
25 that it is House Bill 577, passed in the 2025 regular session. Barak Greene explained that that has nothing to
26 do with his proposal; he is attempting to clean up and provide language consistency throughout Warner's
27 ordinances.

28 Karen Coyne explained that the HOP II Committee is proposing that the Planning Board add Article XIV, but
29 it contradicts the current Article IV. She explained that this would go to a vote at Town Meeting in March of
30 2026. The Planning Board discussed and agreed to remove letter C in the proposed edits and edit F of
31 Article IV to reference ADU. James Gaffney suggested the following language; *"no permit for the erection,*
32 *exterior alteration, moving or repair of any building, or accessory dwelling unit shall be issued until..."*
33

34 The Planning Board considered several suggested edits in an effort to condense item F and edits to the
35 Warner ADU Ordinance; Use Regulations Table. The Planning Board discussed referencing the RSA versus
36 including the actual language. James Gaffney noted that whenever the State RSA changes it will require
37 Warner to change their ordinance. He would like to avoid that. Ian Rogers stated that he believes that it is
38 good for the Planning Board to follow the state level changes and have discussions about them. James
39 Gaffney reiterated that he does not believe that it is prudent for the Planning Board to reiterate an adopted
40 RSA. Barak Greene suggested adding verbiage that clarifies that Warner will follow the state RSA regarding
41 accessory dwelling units. He stated that it makes it easier for an applicant. Bob Holmes noted that there are
42 several things in the new legislation that Warner does not discuss/consider. He explained that this will require
43 the applicant to go read the state statute and determine if the town has something different in the Town
44 ordinances. Bob Holmes explained that they were trying to give a very simple and understandable iteration
45 for the applicant. James Gaffney stated that he does not see any benefit in the Planning Board rewriting their
46 interpretation of what the ADU ordinance says. He stressed that the state law is the state law.
47

48 Micah Thompson stated that the state law supersedes a town ordinance. Pier D'Aprile pointed out that the
49 Town ordinance can be more but it cannot be less than the state statute.
50

1 Barak Greene offered a way to resolve this; members could provide suggested verbiage for the Board to
2 consider. James Gaffney will provide verbiage to simplify item F. Ian Rogers pointed out that there is a time
3 constraint relating to the zoning calendar. He stated that the committee, in particular Bob Homles, worked
4 hard on this. Barak Greene appreciates the work of the HOP II committee. He stated that the committee is an
5 advisory committee; it is the Planning Board's responsibility to make these changes. Ian Rogers cautioned
6 that this should not be political. There was a discussion regarding the rewriting of the proposed edits. Karen
7 Coyne stressed that there was a consensus that the section should be edited.
8

9 Barak Greene inquired if the Board wanted to move the definition of the accessory dwelling unit and
10 detached accessory dwelling unit into the definition portion of the ordinances. He asked about addressing the
11 definition that already exists. Ian Rogers acknowledged that definitions are meant to be placed in the
12 definitions portion of the zoning ordinance.
13

14 **VI. REVIEW MINUTES November 17, 2025**

15 Pier D'Aprile made a motion seconded by John Leavitt to approve the November 17, 2025 Planning Board
16 meeting minutes as amended.
17

18 *Discussion on the motion:* Karen Coyne asked if the minutes should be tabled until after the Zoom video is
19 reviewed. The Planning Board agreed to table the minutes.
20

21 **VII. COMMUNICATIONS**

22 Karen Coyne informed the Planning Board that Aries Engineering sent a response indicating that the
23 drainage requirements are not satisfied by Peacock LLC. There was a discussion regarding the status of the
24 ZBA appeal made by Peacock LLC.
25

26 **VIII. REPORTS**

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

28 None

29 **Select Board – Mike Smith**

30 None

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

32 None

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

34 None

35 **Agricultural Commission - James Gaffney**

36 None

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

38 None

39 **HOP II Update – Bob Holmes**

40 Bob Holmes stated that the committee put out a survey. Ian Rogers stated that the survey deadline is
41 December 12, 2025.
42

43 **IX. PUBLIC COMMENT**

44 Barak Greene spoke about remote participation in meetings pursuant to RSA 91-a II, b. He explained that all
45 votes taken must be taken by roll call and reasoning for the remote participation.
46

47 **X. ADJOURN**

48 The meeting adjourned at 8:19 PM.

49 Respectfully submitted by Tracy Doherty