



TOWN OF WARNER

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Planning Board Meeting Minutes

January 19, 2026 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.

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	✓	
Mike Smith – Select Board	✓ via Zoom	
John Leavitt	✓	
Bob Holmes – Alternate	✓	
Micah Thompson – Alternate		✓

III. PUBLIC COMMENT

None

IV. NEW BUSINESS

Karen Coyne explained that there are two minor edits that are needed.

1. "Accessory Dwelling Unit means an either (...)" should be "Accessory Dwelling Unit means either an (...)"

2. "Attached Dwelling Unit may be a new build (...)" should be "Attached Dwelling Unit may be a new structure (...)"

James Gaffney suggested adding "Amended March 2026" and including the RSA. He expressed concern that the RSA is not referenced in the proposed ordinance. He stated that there is more in the RSA than is in the Town's Ordinance. He suggested adding language that states the Town's Ordinance is pursuant to the RSA. James Gaffney explained that the State has insured the rights of the property owner on a number of points and they limited what a Planning Board can do.

Pier D'Aprile made a motion seconded by Barak Greene to accept the two changes presented by the Chair. Roll Call Vote: Rogers YES Leavitt YES D'Aprile YES Gaffney YES Greene YES Smith YES Coyne YES

James Gaffney made a motion seconded by Barak Greene to add the following language "Amended March 2026 as per NH RSA 674:72". Roll Call Vote: Rogers YES Leavitt YES D'Aprile YES Gaffney YES Greene YES Smith YES Coyne YES

A. Public Hearing - Proposed Edits to our Zoning Ordinance as necessary to comply with State ADU requirements in RSA 674:72

1 Karen Coyne opened the public hearing for the proposed edits to Warner's Zoning Ordinance as necessary to
2 comply with State ADU requirements in RSA 674:72. No public comment was given.
3 Karen Coyne read the ballot question: *Are you in favor of the adoption of Amendment No. ___ as proposed by*
4 *the Planning Board for the Town's Zoning Ordinance, as necessary to comply with the new State ADU*
5 *requirements as follows: Amendment to Article III Definitions, Article IV General Provisions, Article XIV-B*
6 *Accessory Apartment, and Table 1 Use Regulations?*

7
8 No further discussion by the Planning Board. Karen Coyne closed the public hearing.

9
10 **Barak Greene made a motion seconded by Ian Rogers to approve the amendment to the ADU**
11 **ordinance. Roll Call Vote: Rogers YES Leavitt YES D'Aprile YES Gaffney YES Greene YES Smith**
12 **YES Coyne YES**

13
14 B. Public Hearing – Proposed Edits to Site Plan Review Application, Section V
15 Karen Coyne opened the public hearing for the proposed edits to Site Plan Review Application, Section V.
16 No public comment was offered. Karen Coyne closed the public hearing.

17 **James Gaffney made a motion seconded by Barak Greene to adopt the proposed edits to Site Plan**
18 **Review Application Section V. Roll Call Vote: Rogers YES Leavitt YES D'Aprile YES Gaffney YES**
19 **Greene YES Smith YES Coyne YES**

20
21 **VI. UNFINISHED BUSINESS**

22 A. Peacock Files

23 Karen Coyne stated that additional files from Peacock have been received, and a notice from Aries
24 Engineering that additional fees have been incurred. Chrissy Almanzar questioned if the Board needs to
25 request that Peacock put additional monies aside for the additional review that will be required by Aires. The
26 Board confirmed the need for this. Karen Coyne recommended that she ask George at Aries Engineering for
27 an estimate needed for the additional work.

28
29 **VII. REVIEW MINUTES January 5, 2026**

30 **Barak Greene made a motion seconded by Pier D'Aprile to approve the January 5, 2026 Planning**
31 **Board meeting minutes as amended. Roll Call Vote: Rogers YES Leavitt YES D'Aprile YES Gaffney**
32 **YES Greene YES Smith ABSTAIN Coyne YES**

33
34 **VIII. COMMUNICATIONS**

35 None

36
37 **IX. REPORTS**

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

39 None

40 **Select Board – Mike Smith**

41 None

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

43 None

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

45 None

46 **Agricultural Commission - James Gaffney**

47 None

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

49 None

1 **HOP II Update – Bob Holmes**

2 Barak Green asked what is next on the list for the HOP II Committee. Ian Rogers explained that the
3 committee will be reviewing the results of housing survey and the state change to the commercial
4 multifamily. Ian Rogers explained that the housing needs assessment and the zoning audit are still in the
5 works. Barak Greene would like the Planning Board to address the Class VI road issue. The Board discussed
6 the challenges and beneficial potential of addressing the Class VI road issue. The Planning Board discussed
7 scheduling a work session to determine how they want to tackle this.

8 **X. PUBLIC COMMENT**

9 None

10 **XI. ADJOURN**

11 The Planning Board adjourned at 7:41 PM.

12 Respectfully submitted by Tracy Doherty