



TOWN OF WARNER

PO Box 265

Warner, New Hampshire 03278-0265

Telephone: (603) 456-2298 ex. 7

Warnernh.gov email: landuse@warnernh.gov

DRAFT Planning Board Meeting Minutes

March 16th, 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 7:06 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	✓	
Mike Smith – Select Board	✓ via Zoom	
John Leavitt	✓	
Bob Holmes – Alternate	✓	
Micah Thompson – Alternate	✓	

III. PUBLIC COMMENT

None

IV. NEW BUSINESS

A. Elevating an Alternate

James Gaffney made a motion seconded by Pier D’Aprile to recommend Micah Thompson as a voting member to fill the vacancy on the Planning Board.

Point of Order made by Barak Greene. Barak Greene stated that it is the Select Board who is responsible for filling the vacancy. Karen Coyne disagreed, noting that the Planning Board is able to elevate an alternate. Bob Holmes stated that he has carefully read RSA 673:2. James Gaffney explained that the Planning Board has the authority to make a recommendation to the Select Board regarding who they want nominated.

Discussion on the motion: Bob Holmes stated that it is Micah Thompson’s preference that he remain an alternate. Karen Coyne asked Micah Thompson to state his position. Micah Thompson explained that Bob Holmes contacted him about the matter and since he is currently working to revive the EDAC, he would prefer to remain an alternate.

James Gaffney withdrew the motion.

Karen Coyne elevated Micah Thompson to be a voting member for this meeting

B. Ed Mical Flood Plain Discussion

Ed Mical distributed information on the flood plain. He stated that he made contact with the State on the status of the flood plain map for the Contoocook Watershed, specifically the Warner River. Ed Mical stated

1 that the State contact person indicated the map adoption would not take place until late 2026. He explained
2 that until that occurs the 2010 maps are still in effect. James Gaffney asked if the State has given any
3 rationale as to why the maps are changing. Ed Mical explained that the last time a study was done on the
4 Contoocook Watershed or the Warner River was back in the 1970's. He noted that there have been several
5 changes that have occurred since then. Ed Mical explained that in 2021, FEMA hired a contractor to review
6 the Contoocook Watershed. He explained that there is a four party study. Pier D'Aprile questioned if the
7 outlet refers to the spill way. He explained that it is the Army Core of Engineers who designed this and it is
8 manually controlled in that area. Ed Mical confirmed. James Gaffney stated that there are a number of places
9 that were re-engineered to create impediments. Ed Mical explained that the study looked at past flooding
10 events and incorporated that information in the map. Barak Greene expressed concern that the maps have
11 not been adopted. He asked if there is a significant difference between the current maps and the preliminary
12 maps. Ed Mical confirmed. Karen Coyne stated that there is OPD (open public discussion) on March 26th,
13 2026. Pier D'Aprile stated that the method of control is the significant change.

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15 Ed Mical explained the map changes. Barak Greene asked if the calculations include a flash flood scenario.
16 Ed Mical stated that the study did account for that. John Leavitt noted that the flood maps should be done
17 more frequently than they have been to account for the changes. Ed Mical agreed.

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19 **C. Voluntary Merger: Parcels 30-47 and 30-49**

20 Howard Kirchner of 78 East Main Street addressed the Planning Board to discuss the voluntary merger of
21 parcels 30-47 and 30-49. He explained the history of his property and how he acquired the land. He
22 explained that the current appraisal for parcel 30-47 .26 acres is \$9,300 because it is has a deeded right of
23 way into it and is considered a building lot. Howard Kirchner would like to merge the lot with 30-49.

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25 Howard Kirchner stated that he would like to dispose of the right of way because it is not a surveyed right of
26 way. He explained that it is just an old railroad crossing. John Leavitt asked about current use. Howard
27 Kirchner stated that he does not have enough acreage because current use requires a minimum of 10
28 contiguous acres.

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30 Karen Coyne opened the floor to Planning Board questions. Pier D'Aprile asked if Mr. Kirchner is
31 challenging the assessed value of \$9,000. Howard Kirchner stated that he is not. Bob Holmes commented
32 that the registry of deeds will not record the merger without the application being notarized. Karen Coyne
33 advised Mr. Kirchner that he could go to the Town Clerk to have the document notarized.

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35 James Gaffney stated that he is trying to find the language about the right of way. Barak Greene explained
36 that once the lots are merged there will no longer be a deed that exists that the right of way easement is
37 attached to. James Gaffney clarified that he is looking at the deed for lot 49 to see where it currently exists.
38 Barak Greene stated that it would not be relevant once the Planning Board signs the document. James
39 Gaffney stated that it would matter if it was deeded to someone other than the owner of lot 49. Howard
40 Kirchner stated that the Tax Maps reflects the right of way.

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42 **Barak Greene made a motion seconded by John Leavitt to accept the voluntary merger of parcels 30-**
43 **47 and 30-49. ROLL CALL VOTE Leavitt YAY D'Aprile Yay Gaffney YAY Thompson YAY Greene**
44 **YAY Smith YAY Coyne YAY.**

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46 **V. UNFINISHED BUSINESS**

47 None

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VI. REVIEW MINUTES March 2, 2026
Pier D’Aprile made a motion seconded by James Gaffney to approve the March 2, 2026 Planning Board meeting minutes as presented. ROLL CALL VOTE Leavitt YAY D’Aprile Yay Gaffney YAY Thompson YAY Greene YAY Coyne YAY Smith ABSTAIN.

VII. COMMUNICATIONS

Karen Coyne explained that the discussion on Class VI roads is delayed to allow Barak Greene time to complete some additional work.

Video abruptly ends due to an interruption of graphic nature.

Karen Coyne resumed the meeting after an unfortunate interruption. She stated that they will do everything possible to secure the meetings moving forward.

Karen Coyne stated that Peacock is aware that they have not satisfied the last condition and they have asked to come to the next Planning Board meeting to have a conversation. Barak Greene asked if Aries Engineering should attend. Karen Coyne stated that it makes sense to have Aries attend. Chrissy Almanzar advised the Planning Board that additional money from Peacock has been requested but they have not paid that. Barak Greene explained that the Planning Board could email Aries and ask them to attend as a favor to the Planning Board. James Gaffney suggested asking Peacock to submit their questions in writing and the Planning Board will review them at the next meeting to determine if they need to ask Aries to attend. John Leavitt stated that the request is to have discussion with the Planning Board, not Aries. He stressed that the Planning Board does not have to answer the questions. Barak Greene reiterated that their questions might need to be answered by the engineer. James Gaffney stated that there is nothing preventing the board from asking Peacock to specify what they want to discuss.

James Gaffney spoke about the solar array. He would like the Planning Board to conduct a review of discussions/meeting minutes because to his recollection the array was not to be visible from the highway. Barak Greene vaguely remembers that. He questioned if they were referring to solar glare not being visible. James would like a review to be done to ensure they are within the agreement. Barak Greene questioned how that would be remedied. James Gaffney stated that a vegetative barrier would be an option. Mike Smith questioned if the solar array land came out of current use and if a land use change tax was issued.

Karen Coyne stated that on the agenda for the WRLAC March meeting there are AOT permits for 2 lots surrounding the CATCH proposal. She stated that the AOT permits have not come to the Planning Board. Pier D’Aprile stated that that was blocked by the ZBA. Karen Coyne stated that a decision is coming next Monday March 23, 2026 from Superior Court. She noted that if the Senate bill is not overturned they will have the green light to proceed. The Board will follow legislation that would get rid of that. Bob Holmes spoke about the possibility that the judge will impose a builder’s remedy. James Gaffney stated that the Town does have the ability to appeal a decision.

VIII. REPORTS

- Chair's Report- Chair, Karen Coyne**
None
- Select Board – Mike Smith**
None
- Regional Planning Commission - Barb Marty, Ben Frost**

1 None
2 **Economic Development Advisory Committee – Micah Thompson**
3 None
4 **Agricultural Commission - James Gaffney**
5 None
6 **Regional Transportation Advisory Committee – Tim Blagden**
7 None
8 **HOP II Update – Bob Holmes**

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10 **IX. PUBLIC COMMENT**

11 None

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13 **X. ADJOURN**

14 The Planning Board adjourned at 7:58 PM.

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16 Respectfully submitted by Tracy Doherty

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