



DRAFT Planning Board Meeting Minutes

May 4, 2026 7:00 PM

Lower Meeting Room Warner Town Hall 5 E Main St

I. OPEN MEETING: Vice Chair Barak Greene called the meeting to order at 7:11 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	✓	
Bob Holmes	✓	
Mike Smith – Select Board		✓
John Leavitt		✓
Micah Thompson– Alternate		✓
Vacant – Alternate		

III. PUBLIC COMMENT No public comment given.

IV. MINUTES April 6, 2026 Tabled until the next meeting.

V. NEW BUSINESS

A. Conceptual Consultation

Applicant: David Dalrymple

Owners: David Dalrymple

Address: 28 Summer Street, Northfield, NH 03276

Map/Lot: 18-10

Description: Applicant would like to put a basic one-story home on a foundation with walk out basement to include septic system, drilled well, electricity, shed or small barn, paved driveway, and carport.

Dave Dalrymple via Zoom explained that he owns a piece of property up the street from the police station that he would like to construct a single family home on the property with a walk out basement. He acknowledged that the zoning of OC-1 requires the home to sit back at least 50 feet from the road. He indicated he could have an issue with the 50 foot setback and he thinks that it will be a little under 50 feet. Dave Dalrymple stated that a small culvert could be needed because there is a small creek that runs through the property. He informed the Board that he has a request in with Clearwater Septic to discuss the options for a septic system on the property.

James Gaffney asked for clarification on the location of small creek that runs through the property. Dave Dalrymple explained that the creek runs through the middle of the property which is 5.6 acres. Barak Greene asked if he is proposing to build the house within the setback of the road. Dave Dalrymple confirmed. Barak Greene noted that the 50 foot setback also pertains to adjacent lots and he will need a variance. James Gaffney questioned the road frontage. Dave Dalrymple estimated he has 600-700 feet of road frontage. He reiterated that the issue he could have is the 50 foot setback from the road.

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2 The Board discussed the requirement of 5 acres for a buildable lot in OC-1. Dave Dalrymple stated that the
3 lot is 5.6 acres. Nancy Martin expressed concern regarding Stevens Brook. Barak Greene stated that DES
4 would be the authority regarding the brook. He noted that Warner does not have any regulations regarding
5 setbacks for a brook. Barak Greene explained that the lot is entirely within the 250 foot setback for the NH
6 shore land protection act. He stressed that the applicant will need to work with the DES. Barak Greene stated
7 that it would be a good idea to have the property surveyed. James Gaffney encouraged Mr. Dalrymple to
8 determine if he can fit the proposed house within the lot. Barak Greene stated that a survey will be helpful to
9 the ZBA regarding a variance. Dave Dalrymple spoke about the markers he found on the property.

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11 Pier D'Aprile suggested he stay informed and follow any possible RSA changes that could be happening.
12 Nancy Martin spoke on behalf of the Conservation Commission. She stated that she is thankful that the
13 proposed house will be closer to the road and not the stream. She spoke about the trees in close proximity to
14 the stream that if they were cut down it would do damage to the environment because the trees keep the
15 water cool. She explained that the stream is full of trout and it is stocked annually. She spoke about the
16 wood turtles that inhabit the area. Dave Dalrymple completely agreed with the comments of Nancy Martin.
17 He explained that he is a person who appreciates and values nature. He stressed his support of conservation.
18 Nancy Martin expressed concern about a septic system on the property.

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20 **B. Land Use Open Position** No Discussion

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22 **VI. UNFINISHED BUSINESS**
23 None

- 24
25 **VII. REPORTS**
26 **Chair's Report- Chair, Karen Coyne**
27 None
28 **Select Board – Mike Smith**
29 None
30 **Regional Planning Commission - Barb Marty**
31 None
32 **Economic Development Advisory Committee – Micah Thompson**
33 None
34 **Agricultural Commission - James Gaffney**
35 None
36 **Regional Transportation Advisory Committee – Tim Blagden**
37 None
38 **HOP II Update – Bob Holmes**
39 None

40 **VIII. COMMUNICATIONS**
41 None

42 **IX. PUBLIC COMMENT**
43 None

44 **X. ADJOURN**
45 The Planning Board meeting adjourned at 7:58 PM.

46
47 Respectfully submitted by Tracy Doherty