



TOWN OF WARNER

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DRAFT Planning Board Work Session Minutes

July 20, 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	✓	
Bob Holmes	✓	
Mike Smith – Select Board		✓
John Leavitt	✓	
Micah Thompson– Alternate	✓	
Vacant – Alternate		

III. PUBLIC COMMENT

Ed Mical of the Emergency Management Department explained that he has information for the Planning Board regarding the floodplain development ordinance and new flood maps. He explained that the new Floodplain Study and Maps take effect November 13, 2026. Ed Mical stated that the Select Board will be required to hold a public hearing to adopt the new Floodplain Development ordinance. James Gaffney asked if this needs to go before the voters at Town Meeting. Ed Mical noted that the Select Board has the authority under RSA 674:57 to make the change. Ed Mical advised the Planning Board that at the request of the State he forwarded a copy to the office of Planning and Development a copy of Warner's floodplain development ordinance, the site plan review regulations and the subdivision regulations. He state noted that site plan review regulations are missing some items with respect to the NFIP language. He indicated that is included in the information he submitted to the Planning Board. Ed Mical stated that it is highly recommended that all changes take place prior to the enactment in November. Karen Coyne stated that this will be on the agenda for the August 17, 2026 work session. James Gaffney requested the information be emailed to the Board.

IV. NEW BUSINESS

A. Address Applicant Hearing – Dollar General

Karen Coyne explained that the public notice was not posted within the statutory timeframe. Item A is postpone until August 3, 2026.

B. Capital Improvement Plan Update 2027-2032

Karen Coyne explained that three CIP submissions have been received. She noted that Pier D'Aprile will be working with Herm Blanchette Director of Public Works on the DPW's CIP. Karen Coyne explained that the CIP will be reviewed at the next Planning Board meeting.

V. REVIEW MINUTES July 6, 2026

1 The minutes need clarification on page 2 time frame of audio difficulties/multiple conversations. John
2 Leavitt would like a time frame inserted of the audio difficulties/multiple conversations. Bob Holmes noted
3 on page 7 line 17 the motion regarding an ex-officio Select Board member is missing who seconded the
4 motion.

5
6 James Gaffney requested that the Planning Board website be updated to reflect most recent meeting minutes.

7 8 **VI. UNFINISHED BUSINESS**

9 **A. Public Hearing Continued - Site Plan Review**

10 **Applicant: CATCH Neighborhood Housing**

11 **Owners: Comet LLC – Adam Quinn**

12 **Agent: Tom Frutado, CATCH**

13 **Address: Rte 103 West, near Rte 89 exit 9**

14 **Map/Lot: Map 35, Lot 4-3**

15 **District: C1 Interval**

16 **Description: Site Plan Review for 34-unit workforce housing.**

17 Karen Coyne stated that the Planning Board did receive a letter from WRLAC and there is representation
18 from the WRLAC in attendance tonight. She informed the Board that a quote Aries Engineering has been
19 received which was approved today by the applicant. She stated that the engineering review should be
20 submitted to the Planning Board prior to July 28, 2026.

21
22 Karen Coyne addressed the WRLAC concern previously raised regarding the conservation easement. Dan
23 Morrissey Chair of the WRLAC along with Nick Benson explained that the Warner River is one of 19 rivers
24 in the state that is protected. He expressed concerns that the river will be impacted by this proposed
25 development. He explained that this site is adjacent to the floodplain. Dan Morrissey stated that the site also
26 falls within the Groundwater Protection Overlay District and the Wellhead Protection Area for municipal
27 supply wells. Dan Morrissey stated that runoff from this site will go to the river. He expressed concern
28 regarding the wells in the area.

29
30 Nick Benson addressed the concerns regarding the impact on native species in the area and how the
31 construction would negatively affect the soil. He stated that there has been significant concern regarding
32 retaining walls and the surrounding wetlands. Nick Benson stated that he has concerns relating to the storm
33 water pond and runoff. He noted that he did not see architectural drawings regarding elevations to buildings.

34
35 Bob Holmes inquired who the WRLAC talks to at the state level. Dan Morrissey noted that they have not seen
36 any of the permit applications yet. He stated that they assume there will be an alteration of terrain and
37 wetland permit. Dan Morrissey explained that when that process begins the state will contact the WRLAC
38 because the river falls in the river corridor. Karen Coyne explained that the applicant will give feedback on
39 the letter from the WRLAC at the August 3, 2026 meeting.

40
41 John Leavitt explained that some of the concerns raised by the WRLAC are outside of the purview of the
42 Planning Board. Karen Coyne agreed. John Leavitt stated that he is not convinced that the municipal wells
43 will be impacted. Dan Morrissey explained that wellhead protection area is where the well obtains its water
44 from, and this site falls within the wellhead protection area. James Gaffney asked if the Planning Board
45 could be provided with copies of the wellhead protection area map. Dan Morrissey stated that the maps are
46 available through the DES. Micah Thompson asked if the Town water supply comes from the aquifer in the
47 ground or from the Warner River. Dan Morrissey explained that the town water supply comes from the
48 aquifer but when a well is pumped next to a river it can induce infiltration from the river into the well.
49 Micah Thompson explained that it doesn't necessarily mean there will be infiltration. Dan Morrissey

1 acknowledged that there is no guarantee but it is very likely that that the well is inducing some infiltration
2 from the river. Bob Holmes explained that the groundwater protection district in Warner that specifically says
3 the ordinance does not apply to residential uses. He stressed that it would not apply to this project. Dan
4 Morrissey stated that Board should be aware of the groundwater overlay district.

5
6 Pier D'Aprile asked if there is data on the tracking of the water quality of the wells. Ray Martin from the
7 WVWD stated that wells are tested weekly and the information is available online. Peg Bastien explained
8 that the water quality information and the wellhead protection area maps can be found on the DES database;
9 One Stop.

10
11 James Gaffney explained that file for this site including previously proposed/approved projects should be
12 reviewed. He noted that the some materials are not in file. Barak Greene spoke about the infiltration pond,
13 he questioned if the Board can request a retention pond to address the infiltration concerns. He questioned if
14 the Board can require the dumpsters to be covered. Dan Morrissey explained that Board should consider
15 infiltration tests, location of the retention ponds and the seasonal high water table.

16
17 Barak Greene spoke about requiring all run off from paved areas and dumpster area flows to the detention
18 pond. John Leavitt asked when will this project be affected by the new floodplain maps. Karen Coyne
19 explained that the Town is expected to adopt the new maps on November 13th. She will contact NHMA for
20 advice regarding how this project will be affected. Ed Mical stated that he posed the question to the office of
21 Planning and Development and they are looking into it. He will forward their response to the Planning
22 Board. John Leavitt questioned what could be built on this parcel that would not affect the runoff to the
23 river. Dan Morrissey explained that he would like the Planning Board to be aware of the potential impacts.
24 Micah Thompson questioned the elevation of the Market Basket property in relation to this project. James
25 Gaffney stated that the market Basket property abuts a fast stream and the elevation is significant.

26
27 Dan Morrissey explained that the FEMA maps should show the elevation. He state that there are several
28 businesses currently located in the wellhead protection district. Micah Thompson explained that he is
29 familiar with the area noting that it is not pristine wilderness. Barak Greene stated that Warner does not have
30 a lot of commercial property available. He noted that this is the interval district. He explained that any type
31 of commercial development will create more pollution and runoff than a residential building would. Dan
32 Morrissey stressed that it is up to the town to decide if they want this or not. Karen Coyne stated that she
33 appreciates the WRLAC efforts and bringing them to the attention of the Planning Board.

34
35 John Leavitt pointed out that not all the information in the file is stamped with the date receive. He stated
36 that it is important to date stamp materials when they are received. James Gaffney would like the meeting
37 minutes to reflect communications received. Karen Coyne explained that the Planning Board webpage does
38 reflect all documents that come in related to a case. James Gaffney spoke about the importance of
39 comprehensive files. Barak Greene stated that a decision letter includes the rationale behind the decision.
40 James Gaffney would like the file to include everything that goes into a decision. Barak Greene suggested
41 that any evidence that was used to come to a conclusion should have a paper copy attached. James Gaffney
42 indicated that he could support that. He spoke about the need to tighten up the process in an attempt to close
43 up any permeable areas.

44
45 Barak Greene would like the Planning Board to consider the usage of signs depicting a conservation area.
46 Barak Greene explained that as it relates to storm water, the Town does not have anything in the ordinance
47 that requires the submission of a storm water pollution protection plan. He stated that should be included in
48 the Town's regulations and ordinances. He noted that other towns request that as part of the approval
49 process.

1 Nancy Martin Chair of Conservation Commission explained that collaboration between the Planning Board
2 and Conservation Commission would be welcomed. She suggested the Planning Board walk around the
3 conservation easement that pertains to this project prior to the August 3rd meeting. Nancy Martin indicated
4 that it would take 45 minutes. Barak Greene asked what this would accomplish. Pier D'Aprile stated that at a
5 previous meeting there was a discussion about what the land was like. He noted that he would like to witness
6 it for himself. The Planning Board agreed to meet at the property at 6:00 PM on August 3, 2026. The notice
7 will be posted.

8 9 **VII. COMMUNICATIONS**

10 **None**

11 12 **VIII. PUBLIC COMMENT**

13 Sarah McNeil stated that she came to this meeting expecting a hearing. She explained that she has written a
14 rebuttal to an article in the Concord Monitor. Sarah McNeil stated that she felt the article was very negative.
15 She stated that it is important to consider the people that this development will help. She spoke highly of the
16 CATCH Company.

17
18 Laura Colburn of Howe Street asked about additional infrastructure impacts on water and traffic.
19 Karen Coyne explained that the Planning Board has raised those questions with the applicant and they will
20 be submitting their response.

21
22 Ray Martin from the Water District addressed the issue regarding water capacity. He stressed that there is
23 adequate capacity. He indicated that the Water District is at 35,000 to 40,000 per day on a permit of 110,000.

24
25 James Gaffney stated that the article in the Concord Monitor has several discrepancies.

26
27 Mary Mead of Pumpkin Hill Road stated that House Bill 685 is coming from the state regarding
28 manufactured homes. She explained that the bill mandates that manufactured housing be permitted. She
29 stated that the CATCH project will artificially increase the population. She expressed concern regarding how
30 this will impact emergency services.

31 32 **IX. ADJOURN**

33 The Planning Board meeting adjourned at 8:18 PM.

34 Respectfully submitted by Tracy Doherty
35
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