



TOWN OF WARNER

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DRAFT Planning Board Work Session Minutes

August 17, 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 7:03 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

Karen Coyne opened the floor for public comment at 7:05 PM

None

Karen Coyne closed the floor for public comment at 7:05 PM

IV. NEW BUSINESS - Conservation Commission

None

V. MINUTES - July 20, 2026, and August 3, 2026

Barak Greene made a motion seconded by Pier D'Aprile to approve the July 20, 2026 meeting minutes as amended. Roll Call Vote Coyne YES Greene YES Gaffney YES D'Aprile YES Holmes YES Leavitt ABSTAIN Smith ABSTAIN

Barak Greene made a motion seconded by Pier D'Aprile to table the minutes of August 3, 2026. Coyne YES Greene YES Gaffney YES D'Aprile YES Leavitt YES Holmes YES Smith ABSTAIN

VI. UNFINISHED BUSINESS

A. New Floodplain Map Adoption

Ed Mical informed the Planning Board that he submitted to the state Warner's site plan review regulations, the subdivision regulations and the floodplain Management ordinance that he retrieved from the Town's website. He stated that the floodplain management ordinance was reviewed. The dates will need to be updated by the Select Board. Ed Mical expects that to be done by the end of the month.

Ed Mical explained that the subdivision regulations were reviewed without issue. He advised the Planning Board that the language on page 34 section 25 of the site plan review regulations (flood hazard area) needs to be revised. He has provided the language that the State would like to see in the site plan review regulations.

1 **Barak Greene made a motion seconded by Mike Smith to insert the recommended language to the site**
2 **plan review regulations in section 25:**

3 *“For subdivisions and site plans that involve lands designated as special flood hazard areas by the National*
4 *Flood Insurance Program. A) Planning Board shall review the property development to assure all necessary*
5 *permits have been received from those government agencies, and which approval is required by federal or*
6 *state law, including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33*
7 *U.S.C.1334. B) The Planning Board should require that all proposals for development greater than 50 lots*
8 *or 5 acres, whichever is lesser, including base flood elevation data within such proposals ie; flood plain*
9 *boundary and 100-year flood elevation. C) The Planning Board should require the applicant to submit*
10 *sufficient evidence, construction drawings, grading and land treatment plans so as to allow a determination*
11 *that i. All such proposals are consistent with the need to minimize flood damage. ii. All public utilities*
12 *and facilities such as sewer, gas, electrical, and water systems are located and constructed to minimize or*
13 *eliminate flood damage iii. Adequate drainage is provided so as to reduce exposure to flood hazards.*

14 **Motion passed unanimously**
15

16 Karen Coyne stated that this will be noticed for the September 14, 2026 meeting. James Gaffney expects the
17 Planning Board will vote to continue or adopt the revision. Karen Coyne explained that the Office of
18 Planning and Development has made it very clear stating *“that for any upcoming projects that are being*
19 *proposed around Exit 9 since the new flood maps will effective in 3 months and since the new maps are more*
20 *restrictive in terms of flood risk these are the maps that should be used when permitting development in the*
21 *floodplain. Also, if any of the old maps were used and if there are any substantial development or*
22 *improvements, then depending on the severity of the renovations, the entire structure would need to be*
23 *brought into compliance based around the new maps”.*
24

25 **B. Capital Improvement Plan (CIP), 2024-2029**

26 The Planning Board began to review the CIP. Barak Greene expressed his concern regarding the Police
27 Department CIP request. He stated that with the 34 housing unit and the potential to lose the ability for the
28 State Police patrols. He inquired if the Planning Board should ask the Police Department to reconsider their
29 proposed CIP. James Gaffney explained that it is not a capital expense. Barak Greene questioned if an
30 additional police officer should be hired.
31

32 Karen Coyne explained that the Planning Board has received two documents; project expenditures and town
33 meeting appropriations. She explained that the fire department made a few revisions to lighten the load by
34 extending the life of two vehicles. Karen Coyne explained that the Assessing CIP beyond five years is an
35 estimation. She stated that the town is in a five year contract and anything beyond the five years is an
36 estimation. James Gaffney questioned the lawfulness of the 5 year contract, he stated that it would need to
37 go to Town meeting to be approved. Karen Coyne stated that a copy of the contract is included in the backup
38 information.
39

40 Pier D’Aprile questioned the DPW project expenditures under highway road construction. He stated that
41 2032 does not include an amount. He stated that is an oversight and it should be \$575,000.
42

43 **Pier D’Aprile made a motion seconded by James Gaffney to submit the CIP (Capital budgets) as**
44 **amended. Motion passed, John Leavitt and Mike Smith abstained**
45

46 **C. Public Hearing Continued - Site Plan Review for Comet LLC** Ben Osgood, Michael Quinn

47 Site plan review for commercial building to be occupied by a Dollar General.
48 Ben Osgood explained that the plans have been revised to reflect three additional parking spaces, revised
49 grading on the side and back of building. Ben Osgood stated that a berm has been added to collect the water
50 that comes off of the building. He explained the storm water will be sand filtered before it goes into the
51 underground storage. He stated that he has submitted the traffic reports and the trip generation reports. Ben

1 Osgood informed the Planning Board that the previous plan reflected 1829 trips per weekday but with the
2 new use that dropped to 1666 trips. He explained that the traffic count from the previous study indicated
3 4464 trips a day east of North Road and a recent count there were 3,774. Ben Osgood noted that was done in
4 April and that should be adjusted up by 15% resulting in 4,340. James Gaffney spoke about the traffic flow
5 coming from exit 9 the first driveway will be an entrance only and the exiting traffic they will be using the
6 second driveway which allows them to turn left or right. Ben Osgood informed the Planning Board that they
7 submitted the plans to Alteration of Terrain (AOT) for their review. He explained the recommended revisions
8 for AOT approval.
9

10 Karen Coyne opened the floor to Planning Board questions. Pier D'Aprile asked for clarification on the
11 traffic count and the location of case documentation. James Gaffney questioned the snow storage/melting
12 going down the slope as opposed to the retention pond. Ben Osgood assured the Planning Board that the
13 slope and elevation will direct run to the surface sand filter.
14

15 Karen Coyne opened the floor to public comment.
16

17 Daniel Del Caro 24 Geneva Street stated that he is against a Dollar General store in Warner because it brings
18 nothing to society. He stated that it is a corrupt multi-million dollar corporation.
19

20 Carol Ann Sims 24 Geneva Street spoke against the Dollar General coming to Warner. She spoke about labor
21 issues, low pay, understaffed, OSHA violations. She stated that there are many lawsuits filed New York, New
22 Jersey, Oklahoma, South Carolina and Missouri. She spoke about the unique character of Warner and other
23 communities that Dollar General is eroding.
24

25 Ashley Duquette (online) spoke against the Dollar General store. She stated that the Dollar General is not
26 good for the community. She stated that Comet LLC should be ashamed for putting profit over the good of
27 the community.
28

29 Colleen Murphy 24 School Street spoke in opposition to the Dollar General. She stated that Warner has
30 unique character. She stated that Dollar General sells cheap merchandise from China and does nothing to
31 benefit Warner.
32

33 James Gaffney point out that New Hampshire law and Warner's zoning ordinance (approved by the voters)
34 do not permit the town to discriminate based on the tenant. He stated that Comet LLC did not have to tell the
35 Planning Board who they intended to rent to. James Gaffney explained that the Planning Board is required to
36 make their decision based on the setbacks, use, required parking and other specific criteria. Daniel Del Caro
37 stated that the Planning Board decision could be based on what the tenant brings and that should not be
38 excluded. James Gaffney reiterated that is not permitted by law. He stressed that the town voted on and
39 passed the zoning ordinance. He explained that businesses must comply with the state law. James Gaffney
40 stated that if the Town were to discriminate it is likely that the Town will incur ~~find itself in very~~ large losses
41 from lawsuits. He reiterated that the law does not permit a decision to be based on who the tenant is. Daniel
42 Del Caro explained that the citizen of Warner are able to make comments and observations. James Gaffney
43 agreed, and he reminded those in attendance that the Planning Board members took an oath of office to
44 uphold the laws of the State of New Hampshire and the New Hampshire constitution.
45

46 Colleen Murphy asked if the residents have a right to decide what comes to Town. Karen Coyne explained
47 that the time to do that is not when there is an application before the Board. James Gaffney explained that
48 restraints by the State legislature have been put on municipalities. Karen Coyne noted that there could be
49 other ways through Town meeting. James Gaffney stated that it would have to be done by use, it cannot be
50 by name. Barak Greene explained that an Economic Development Advisory Committee (EDAC) could also
51 be helpful in situations like this but currently the EDAC is defunct from the lack of volunteers. He stressed

1 that the town needs volunteers. Pier D'Aprile stated that the EDAC was mentioned at the last meeting and
2 Mr. Quinn has not reached out. Mr. Quinn stated that was a false statement. He explained that he has been in
3 contact with the EDAC for the last few years. He informed the Board that he was in talks with Concord
4 Hospital regarding the space but they were not interested because there was not enough traffic for the
5 hospital. Mr. Quinn explained that he personally went out of his way to contact the committee.
6

7 John Leavitt stated that public comment does not have lawful restrictions but that does not mean that the
8 Planning Board can comply with the requests. He explained that the Planning Board is very limited as to
9 what they can and cannot accept.
10

11 Bob Holmes explained the New Hampshire Municipal Association position on public comment. NHMA said
12 that public comment is reserved for abutters and those with special impact. He explained that NHMA says
13 the general public has no driving impact under New Hampshire law and in some instances NHMA
14 recommends not allowing public comment. Karen Coyne stressed that fortunately for Warner's public that is
15 not a shared opinion. James Gaffney stressed the Planning Board's efforts to be transparent.
16

17 Karen Coyne closed the public comment at 8:17 PM.
18

19 Mr. Quinn addressed the issue of preferred signage, he explained that he has low confidence that he will be
20 successful with Dollar General but he would be happy to help. James Gaffney explained that lighting,
21 signage and hours of operation continue to be areas of concern. Karen Coyne explained that the Board can
22 also address those concerns as conditions of approval.
23

24 Karen Coyne continued the discussion to September 14, 2026.
25

26 **VII. COMMUNICATIONS**

27 Karen Coyne stated that a few additional letter regarding the Dollar General have been received.
28

29 James Gaffney addressed the need to the document folder on the website. Karen Coyne explained that there
30 needs to be enforcement. James Gaffney suggested drafting a letter to the Select Board to address the issues
31 on the website. Margaret Bastien stated that she will assist the Board in whatever way she can. Karen Coyne
32 stressed that the draft minutes need to post to the website within 5 days. Pier D'Aprile explained the
33 importance of timely distribution of materials and posting. The Board discussed the challenges of naming a
34 case file. James Gaffney stressed the importance of making the public aware of the criteria that the Planning
35 Board must follow in their decision making process.
36

37 **VIII. PUBLIC COMMENT**

38 Karen Coyne addressed the topic discussed earlier about the public's right and ability to make changes. She
39 stressed that it comes down to the zoning laws. Karen Coyne acknowledged that the Town cannot refuse
40 based on brand names but they can say that the Town does not want big box stores if the town ordinance
41 reflects that.
42

43 The Board discussed the need for volunteers.
44

45 **IX. ADJOURN**

46 The meeting adjourned at 8:34 PM
47

48 Respectfully submitted by Tracy Doherty