TOWN OF WARNER
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DRAFT Planning Board Meeting Minutes

November 2, 2026 7:00 PM
Lower Meeting Room Warner Town Hall 5 E Main St

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		

Karen Coyne elevated Micah Thompson to a voting member.

III. PUBLIC COMMENT

Ian Rogers via Zoom explained that during the October 19, 2026 Planning Board meeting there was talk about updating Master Plan related to the Intervale District. He stated that he believes that would be a good project for the Planning Board. He stated that there was a comment made about waiting for results of the HOP II before updating the Master Plan. Ian Rogers stated that he is willing talk and give suggestions or advice for that but the housing needs assessment, the regulatory audit and fall housing survey would be the most helpful. Ian Rogers addressed the October 5, 2026 Planning Board meeting when someone mentioned that the major drivers of housing are all federal in nature and Warner not having the toolbox to address them such as inflation and interest rates. He sees that as a valid concern. Ian Rogers does not think anyone is arguing that Warner can control interest rates. He noted that it is important to see the causes of the housing issue as a complex puzzle. Ian Rogers stated that the Housing Forum discussed that recently. He read from the housing needs assessment on page 1;

"Like the state, New England and the country as a whole there are many factors impacting the cost of housing. These include changing demographics, the economy, the cost of building materials, land availability, and the local regulatory framework. Given the fact that so many variables impact housing affordability, there are tools available to rural New Hampshire communities to address the issue. Zoning is often the primary tool that a community has at its disposal to address development concerns."

Ian Rogers explained that they were very careful with the wording "zoning is often the primary tool" He stated that the idea that zoning is one of many factors in a very complicated puzzle and the idea that Warner being focused on what is within its power to address.

Karen Coyne referenced the July 7, 2025 meeting where Pier D'Aprile made a motion to defer any discussion on the housing chapter until the HOP II finding were presented.

IV. UNFINISHED BUSINESS

None

V. MINUTES September 14, 2026, September 28, 2026, October 5, 2026, and October 19, 2026

Bob Holmes made a motion seconded by Pier D'Aprile to approve the September 14, 2026 Planning Board meeting minutes as presented.

Discussion on the motion: None

Motion passed 6-0-1 Mike Smith abstained.

Bob Holmes made a motion seconded by Pier D'Aprile to approve the September 28, 2026 Planning Board meeting minutes as amended.

Discussion on the motion: Amendments made.

Motion passed.

Bob Holmes made a motion seconded by Pier D'Aprile to approve the October 5, 2026 Planning Board meeting minutes as amended.

Discussion on the motion: Amendments made

Motion passed 6-0-1 Mike Smith abstained.

October 19, 2026 Planning Board meeting minutes
TABLED to review meeting recording

John Leavitt stated that the motion should be entered, then the discussion on the motion and the vote to be reflected after the discussion.

VI. NEW BUSINESS

a. Conceptual Consultation

Applicant: Bill and Kim Morgan
Owners: same
Address: 137 Mason Hill Rd., Warner NH 03278
Map/Lot: Map 15, Lots 42 and 42-1
District: R-3, low density residential district
Description: Potential subdivision

Bill Morgan distributed materials for the Board to review. He stated that the intent is to subdivide and do a lot line adjustment. Karen Coyne asked for the total acreage, Bill Morgan stated the total is 50 acres. James Gaffney asked about the frontage requirement. Pier D'Aprile asked what the total length of the property. Bill Morgan estimated a half a mile. Multiple conservations occurring.

Karen Coyne recommend that this be done as two applications. She stated that one application would address the minor subdivision and the other application is the lot line adjustment. James Gaffney suggested three applications; two minor subdivisions and a lot line adjustment. Mike Smith agreed. Karen Coyne explained that lot 42-1 would need a lot line adjustment. James Gaffney explained that once the lot line adjustment is done it makes the two minor subdivision much simpler. Mike Smith recommended three applications to make the process clear and simple.

James Gaffney stated that a survey will delineate the buildable area. Karen Coyne agreed. Bill Morgan inquired about the type of survey (compass or meets and bounds). He stated that one is more expensive than the other. James Gaffney stated that would depend on the requirements. He suggested providing the surveyor with the requirements. There was a brief discussion on the buildable area requirement of 3 acres minimum per lot. The Board recommended doing the survey prior to submitting an application for the lot line adjustment. Micah Thompson cautioned that a surveyor does not make the determination of a wetland.

He explained that a surveyor will not give their opinion. Micah Thompson explained that when it comes to buildable area and wetlands that would be addressed by a state septic design, a surveyor cannot make that determination. He stated that a surveyor will determine the property lines.

Karen Coyne advised the applicant that the land use secretary will be able to assist him. She encouraged the applicant to make sure that the three smaller lots have at least 3 acres and then move on to the lot line adjustment.

VII. COMMUNICATIONS

a. White Clover LLC (Holly Riley), Map 35 Lot 3, Application for Conceptual Consultation

Karen Coyne explained that Holly Riley owns map 35 lot 3 which is lot next to the lot with the proposed apartments. Karen Coyne informed the Board that Holly Riley is questioning what is required that would allow her to being accepting customers. Pier D'Aprile asked if the lot is technically in the intervale district. Karen Coyne explained that Peg Bastien will be gathering the original documentation and distribute copies to the Board. Karen Coyne noted that previously it was presented to the Board indicating that there would not be any customers. She stated that has changed, she is not pursuing a retail shop. There was discussion regarding the current use of the property.

VIII. REPORTS

Chair's Report- Karen Coyne,

Chair Select Board - Michael Smith

Reminded everyone that tomorrow is the election. He encouraged everyone to vote.

Regional Planning Commission - Barbara Marty

Barb Marty updated the Board on the recent quarterly Regional Planning Commission meeting.
- Rewriting the master plan for Central Regional and input is accepted at CNHRPC Connect website.
- New DES PILOT program called Stream Crossing Capacity Pilot Project intended to review streams that are a problem with storm overrun. The study focuses on the Merrimack water shed.

Economic Development Advisory Committee - Micah Thompson

Micah Thompson stated the pumpkin carving event was a success. Planning a home town holiday event.

Agricultural Commission – James Gaffney

Regional Transportation Advisory Committee – Tim Blagden

HOP II Update – Robert Holmes AUDIO DIFFICULTIES

Bob Holmes stated that HOP II members will be reviewing language proposed by CNHRPC.

IX. PUBLIC COMMENT

James Gaffney inquired about the cleanup at the property on North Road.

John Leavitt spoke about the recent approval with conditions on the CATCH Housing Development. John Leavitt recapped the conditions: safe sanding and salt management, de-icing log, retail space required, annual recertification and fire approval. He questioned how that turned into a 22 page decision. He stated that he has a real problem with the decision as it is written.

X. ADJOURN

The meeting adjourned at 8:13 PM.

Respectfully submitted by Tracy Doherty