



## TOWN OF WARNER

P.O. Box 269, 5 East Main Street  
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# Zoning Board of Adjustment NOTICE OF DECISION

**Date of Decision:** May 28, 2025

**Application for a Special Exception**

**Case:** 2025-1

**Applicant:** Concord Area Trust for Community Housing (CATCH)

**Owner:** Comet, LLC

**Address:** Route 103

**Parcel:** Map: 35 Lot: 4-3

**District:** C-1, Intervale

**Details of Request:** Application to construct a 48-unit multi-family workforce housing development in the C-1, Intervale district.

You are hereby notified that on May 28 2025 the Zoning Board of Adjustment voted to **DENY** the special exception to the terms of the Warner zoning ordinance.

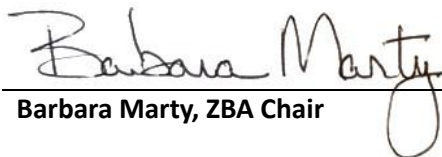
**Summary:** Following a public hearing the Special Exception was denied by a vote of 5 to 0:

The Board found that the proposed development is not essential or desirable to the public convenience or welfare:

1. The 2024 Warner housing survey specifically identified large apartment buildings as the least desirable option for housing in Warner. Warner already has a larger percentage of apartments than any of the abutting communities.
2. There are concerns for the safety and welfare of the town in that the sudden influx of 140+ new residents will create a concentrated volume of traffic and demand on services that will overwhelm a town of Warner's size and resources.

The Board found that the proposed development will impair the integrity and character of the district:

3. The scale and style of this 48-unit development is not in keeping with the character of the district or the rural character of a town of 3,000 residents. All other buildings in the area are single story and meet the setback requirements.

  
Barbara Marty, ZBA Chair

6-2-2025

Date

Warner Zoning Board of Adjustment Note: The New Hampshire RSA 677:2: provides that the Board of Selectmen, any party to the action, or any person directly affected has a right to appeal this decision within 30 days after the date of the decision. This notice has been placed on file and made available for public inspection in the records of the ZBA.