



Zoning Board of Adjustment
 Wednesday, October 30th, 2025, 7:00 PM
 Town Hall Lower Meeting Room

TOWN OF WARNER P.O. Box 265, 5 East Main Street Warner, New Hampshire 03278-0059 Land Use Office: (603)456-2298 ex. 7
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I. OPEN MEETING and ROLL CALL

The Chair Barb Marty called the meeting to order at 7:00 PM.

Board Member	Present	Absent
Sam Carr (Alternate)	✓	
Jan Gugliotti	✓	
Beverley Howe	✓	
Barbara Marty (Chair)	✓	
Lucinda McQueen	✓	
Derek Narducci (Vice Chair)	✓	
James Zablocki (Alternate)		✓

The Chair asked if anyone has a conflict of interest, Sam Carr stated that the applicant is an abutter to his property. The Chair explained that a motion for rehearing must be heard within 30 days pursuant to state law.

II. NEW BUSINESS:

A. Motion for Rehearing of CASE 2025-7

Case: 2025-9

Applicant: Nathaniel Burrington

Address: 27 Annis Loop

Parcel: Map:07, Lots 34

District: R-2

Description: Motion for rehearing on the application appealing the Town of Warner Land Use interpretation of buildable area calculation. Warner Zoning Ordinance Article II. C. 2., and Article III Definitions: Buildable Area

The Chair explained that within the motion the Board is being asked if there is anything that convinces them that the ZBA findings were either unlawful or unreasonable. The Chair stated that the ZBA only deliberated on the buildable area. Derek Narducci stated that while he agrees with much of the applicant’s reasoning, the ZBA must follow the law and the argument being made does not show that the decision was unlawful or unreasonable. Jan Gugliotti agreed, stating that the applicant has not demonstrated that the Board’s decision was unlawful or unreasonable. Lucinda McQueen echoed the previous comments, noting that the Board adhered to the Warner zoning regulations. Bev Howe questioned how this can be allowed to be built. The Chair explained that the applicant meets the requirements of the zoning district. The Chair stated that the ordinance says the buildable area is the entire lot. She explained that the ordinance describes a lot as the entire parcel. The Chair explained that the application still has to go through site plan review. Bev Howe spoke about the recent State changes to local zoning ordinances.

Jan Gugliotti made a motion seconded by Lucinda McQueen to deny the motion for a rehearing of Case 2025-9 based on no new evidence. Roll Call Vote: Howe NO, Narducci YES, Gugliotti YES, McQueen YES, Marty YES,

Discussion on the motion: Jan Gugliotti reiterated that no new evidence has been presented.

The motion for rehearing is denied. The Chair explained to the applicant that once a motion for rehearing is denied the only available next step for the applicant is to appeal to the Superior Court.



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III. REVIEW MINUTES – September 10, 2025

Page 1 line 36 strike “considering” insert calculating

line 36 strike “it” insert buildable area

line 37 should strike “in” insert from

line 45 insert a comma after in

line 47 insert a semicolon after measurement

Page 2 line 98 strike “defend” insert explain

line 89 and 90 Sam Carr questioned reversing R2 and R3 the video to be reviewed

line 95 strike should read buildable area not buildable R.

Page 4 line 154 should read recent legislative zoning and land use changes.

Jan Gugliotti made a motion seconded by Bev Howe to accept the September 10, 2025, Zoning Board of Adjustment meeting minutes as amended. Motion Passed unanimously

IV. COMMUNICATIONS – New Application Form-Motion for Rehearing, CATCH appeal to Superior Court

The chair explained that they do not have a form for a motion for rehearing. She asked the Board to provide their thoughts on the draft form. The Board discussed who could file a motion for rehearing.

Jan Gugliotti made a motion seconded by Derek Narducci to accept the new application for – Motion for Rehearing. Motion passed unanimously.

The Chair advised the Board that CATCH has appealed to the Superior Court.

V. ADJOURN

Bev Howe made a motion seconded by Jan Gugliotti to adjourn the meeting. Motion passed unanimously.

The meeting adjourned at 7:25 PM.

Respectfully submitted by Tracy Doherty