



## **TOWN OF WARNER**

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Warner, New Hampshire 03278-0059  
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### **Planning Board Meeting AGENDA**

Monday, February 16th, 2026

Town Hall Lower Meeting Room  
7:00 PM

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Join Zoom Meeting: <https://us02web.zoom.us/j/87061407427> Meeting ID: 870 6140 7427 Passcode: 1234

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**I. OPEN MEETING / Pledge of Allegiance**

**II. ROLL CALL**

**III. PUBLIC COMMENT**

**IV. NEW BUSINESS**

**A. SB 281: Building on Class VI Roads**

1. Recommendations to the Select Board Regarding [Building on Class VI Roads](#)
2. Discussion on Zoning Controls regarding [Subdivision Regulations](#)

**V. UNFINISHED BUSINESS**

**VI. REVIEW MINUTES: January 19<sup>th</sup>**

**VII. COMMUNICATIONS**

**VIII. PUBLIC COMMENT**

**IX. ADJOURN** - Note: Planning Board meetings will end no later than 10:00 P.M. Items remaining on the agenda will be heard at the next scheduled monthly meeting.

As we continue discussing potential development along Class VI roads, I wanted to identify several areas of our Subdivision Regulations that are potentially impacted by the upcoming RSA 674:41(1)(c).

I want to explain the goal is not to create new barriers, but to clarify how subdivision review interacts with the statutory waiver and insurability requirements that now apply at the building permit stage.

#### **Section IV:A, 2; Preservation of Natural and Cultural Features**

No immediate changes may be necessary here. However, subdivisions along Class VI roads often occur in more environmentally sensitive areas than typical Class V corridors. It may be worth considering whether our existing authority under RSA 674:36 is sufficient to ensure preservation of wildlife corridors, scenic resources, and ecological features in these areas when subdivision is proposed.

#### **Section IV:A, 6; Off-Site Improvements**

This section presents the most significant intersection with Class VI road frontage.

We cannot require improvement of a Class VI road as a condition of building on an existing lot, as RSA 674:41(1)(c) allocates that risk to the applicant through a recorded liability waiver and proof of insurability.

However, where a major subdivision might increase demand on infrastructure, including a Class VI highway, RSA 674:36 allows us to require improvements that are proportionate and rationally connected to impacts created by the subdivision. It might also be worth inserting language to enforce that any NEW roads must meet the standards set forth by the town.

It may be helpful to clarify that:

- Off-site improvements must be tied to measurable subdivision impacts, and
- Nothing in this section shall be interpreted to require upgrading a Class VI road solely due to its classification, where access is otherwise permitted under RSA 674:41.

We may also consider referencing the statutory waiver requirement so subdivision applicants understand that each future building permit will require compliance with RSA 674:41(1)(c).

#### **Section IV:A, 7; Fire Protection Requirement**

Given that RSA 674:41 now requires a recorded liability waiver and proof of insurability prior to building permit issuance, it may be appropriate for our subdivision regulations to reference that requirement when reviewing subdivisions fronting on Class VI roads.

This would not create a new waiver requirement, but would clarify that subdivision approval does not eliminate the statutory conditions that must be met prior to construction.

Emergency access standards should remain grounded in measurable safety criteria consistent with RSA 674:36. We can define low impact requirements for subdivision on class VI roads that the Fire Department would need to approve. In that same instance, we also need to allow a mechanism for appealing decisions. Add a section “Emergency access standards for subdivisions on existing unmaintained rural roads” maybe.

#### **Section IV:A, 9; Substandard Streets**

This provision requires dedication of right-of-way where a subdivision borders a street below current standards.

We should consider clarifying that right-of-way dedication or improvement requirements for Class VI roads must remain proportionate to impacts created by the subdivision and not function as an automatic upgrade requirement that conflicts with RSA 674:41(1)(c).

The intent here is to:

- Ensure internal consistency between our regulations and state statute
- Preserve our authority to address legitimate subdivision impacts
- Avoid unintended conflicts between subdivision review and the statutory Class VI waiver framework
- Avoid the appearance that we are building workaround for 674:41(1)(c).



## TOWN OF WARNER

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## Planning Board Meeting Minutes

January 19, 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	✓	
Ian Rogers	✓	
Mike Smith – Select Board	✓ via Zoom	
John Leavitt	✓	
Bob Holmes – Alternate	✓	
Micah Thompson – Alternate		✓

**III. PUBLIC COMMENT**

None

**IV. NEW BUSINESS**

Karen Coyne explained that there are two minor edits that are needed.

1. "Accessory Dwelling Unit means an either (...)" should be "Accessory Dwelling Unit means either an (...)"

2. "Attached Dwelling Unit may be a new build (...)" should be "Attached Dwelling Unit may be a new structure (...)"

James Gaffney suggested adding "Amended March 2026" and including the RSA. He expressed concern that the RSA is not referenced in the proposed ordinance. He stated that there is more in the RSA than is in the Town's Ordinance. He suggested adding language that states the Town's Ordinance is pursuant to the RSA. James Gaffney explained that the State has insured the rights of the property owner on a number of points and they limited what a Planning Board can do.

**Pier D'Aprile made a motion seconded by Barak Greene to accept the two changes presented by the Chair. Roll Call Vote: Rogers YES Leavitt YES D'Aprile YES Gaffney YES Greene YES Smith YES Coyne YES**

**James Gaffney made a motion seconded by Barak Greene to add the following language "Amended March 2026 as per NH RSA 674:72". Roll Call Vote: Rogers YES Leavitt YES D'Aprile YES Gaffney YES Greene YES Smith YES Coyne YES**

A. Public Hearing - Proposed Edits to our Zoning Ordinance as necessary to comply with State ADU requirements in RSA 674:72

1 Karen Coyne opened the public hearing for the proposed edits to Warner's Zoning Ordinance as necessary to  
2 comply with State ADU requirements in RSA 674:72. No public comment was given.  
3 Karen Coyne read the ballot question: *Are you in favor of the adoption of Amendment No. \_\_ as proposed by*  
4 *the Planning Board for the Town's Zoning Ordinance, as necessary to comply with the new State ADU*  
5 *requirements as follows: Amendment to Article III Definitions, Article IV General Provisions, Article XIV-B*  
6 *Accessory Apartment, and Table 1 Use Regulations?*

7  
8 No further discussion by the Planning Board. Karen Coyne closed the public hearing.

9  
10 **Barak Greene made a motion seconded by Ian Rogers to approve the amendment to the ADU**  
11 **ordinance. Roll Call Vote: Rogers YES Leavitt YES D'Aprile YES Gaffney YES Greene YES Smith**  
12 **YES Coyne YES**

13  
14 B. Public Hearing – Proposed Edits to Site Plan Review Application, Section V  
15 Karen Coyne opened the public hearing for the proposed edits to Site Plan Review Application, Section V.  
16 No public comment was offered. Karen Coyne closed the public hearing.

17 **James Gaffney made a motion seconded by Barak Greene to adopt the proposed edits to Site Plan**  
18 **Review Application Section V. Roll Call Vote: Rogers YES Leavitt YES D'Aprile YES Gaffney YES**  
19 **Greene YES Smith YES Coyne YES**

20  
21 **VI. UNFINISHED BUSINESS**

22 A. Peacock Files

23 Karen Coyne stated that additional files from Peacock have been received, and a notice from Aries  
24 Engineering that additional fees have been incurred. Chrissy Almanzar questioned if the Board needs to  
25 request that Peacock put additional monies aside for the additional review that will be required by Aires. The  
26 Board confirmed the need for this. Karen Coyne recommended that she ask George at Aries Engineering for  
27 an estimate needed for the additional work.

28  
29 **VII. REVIEW MINUTES January 5, 2026**

30 **Barak Greene made a motion seconded by Pier D'Aprile to approve the January 5, 2026 Planning**  
31 **Board meeting minutes as amended. Roll Call Vote: Rogers YES Leavitt YES D'Aprile YES Gaffney**  
32 **YES Greene YES Smith ABSTAIN Coyne YES**

33  
34 **VIII. COMMUNICATIONS**

35 None

36  
37 **IX. REPORTS**

38 **Chair's Report- Chair, Karen Coyne**

39 None

40 **Select Board – Mike Smith**

41 None

42 **Regional Planning Commission - Ben Frost, Barb Marty**

43 None

44 **Economic Development Advisory Committee – James Sherman**

45 None

46 **Agricultural Commission - James Gaffney**

47 None

48 **Regional Transportation Advisory Committee – Tim Blagden**

49 None

1                   **HOP II Update – Bob Holmes**

2                   Barak Green asked what is next on the list for the HOP II Committee. Ian Rogers explained that the  
3                   committee will be reviewing the results of housing survey and the state change to the commercial  
4                   multifamily. Ian Rogers explained that the housing needs assessment and the zoning audit are still in the  
5                   works. Barak Greene would like the Planning Board to address the Class VI road issue. The Board discussed  
6                   the challenges and beneficial potential of addressing the Class VI road issue. The Planning Board discussed  
7                   scheduling a work session to determine how they want to tackle this.

8                   **X. PUBLIC COMMENT**

9                   None

10                   **XI. ADJOURN**

11                   The Planning Board adjourned at 7:41 PM.

12                   Respectfully submitted by Tracy Doherty