
Comet LLC Case - Map35, Lot 4-1

From Derek Evans <DerekEvans@evansgroupinc.com>

Date Mon 8/3/2026 11:57 AM

To Landuse Secretary <landuse@warnernh.gov>

Caution: External (derekevans@evansgroupinc.com)

First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

This email originated from outside of the organization. Do not click links or open attachments unless you are 100% sure that it is safe.

Dear Planning Board,

I am writing this note in preparation for the next Planning Board meeting scheduled for August 3, 2026. This note pertains to the Landuse Case for Comet, LLC, which involves a proposed development of the property located on Map 35, Lot 4-1 for the purpose of building a commercial building to be occupied by a Dollar General store. This property is adjacent to my company's land and Evans Expressmart operations. I am a direct abutter under NH RSA 672:3 and my company's property is directly affected by the proposal under consideration.

I would like to first point out a deed restriction on the subject property. The restriction is displayed on Page 11 of the applicant's Application for Site Plan Review. The restriction is meant to prevent any direct competition with businesses on my company's property from the adjacent property. The proposed development, as presented, would violate the deed restriction of record affecting the subject property, which restriction runs with the land and remains valid and enforceable. Accordingly, EGI respectfully requests that the Planning Board deny the application, or at minimum withhold approval pending resolution of this restriction. While I doubt the Dollar General is looking to provide gas to customers, a large amount of products that will be offered will be duplicative, overlap, and directly compete with products at my company's gasoline station. In fact, products offered by the Dollar General will not only compete directly with the products at my property, but likely with four of the other six businesses presently within the Intervale District, including the Circle K, Market Basket, Aubuchon Hardware, and the NH Liquor & Wine Outlet. Why not have an occupying entity of the commercial building provide a unique service/need/activity that isn't already duplicated by multiple businesses next door and across the street?

Second, on a personal note, if the commercial building is eventually approved, I would like to see the occupant be a New Hampshire business, rather than a large, national, big-box retailer with no direct ties to the community. Several of the existing Intervale companies are either New Hampshire-based, run by New Hampshire franchisees, or headquartered in neighboring Massachusetts. Dollar General is headquartered in Tennessee and has 20,000 stores nationwide.

While there seem to be a number of concerns raised in the prior Planning Board meetings regarding the proposed development of the property at Map 35, Lot 4-3 that likely also apply to elements of the proposed development of Lot 4-1, if the development of a commercial building is ultimately approved by the Planning Board, I am opposed to the proposed occupant and use of the commercial building and would ask that the Applicant and Planning Board change the use of the commercial business to not only prevent duplication and competition with several nearby businesses, but also to take advantage of the opportunity to bring in services, activities, or products that will enhance the Town of Warner's residents, visitors and local economy.

Thank you,

Derek Evans
President/Owner
Evans Group, Inc. (DBA Evans Expressmart)

*Derek Evans
President
Evans Group, Inc.
PO Box 246, Lebanon, NH 03766
59 Eastman Hill Rd, Enfield, NH 03748
(Toll Free) 800-258-7552
(Phone) 603-448-3400
(Fax) 603-448-2407*

No to project @ exit 9

From TDS Mail <starrynightfarm@tds.net>

Date Tue 7/28/2026 10:48 AM

To Landuse Secretary <landuse@warnernh.gov>

Caution: External (starrynightfarm@tds.net)

First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

This email originated from outside of the organization. Do not click links or open attachments unless you are 100% sure that it is safe.

Do not want a Dollar General store or a 34 unit apt @ exit 9 off I89 in Warner.

Henry Garcia

Janet SciglianiGarcia

Dollar store in Warner NH

From Lauren Horner <laurhorner@gmail.com>

Date Fri 7/31/2026 6:10 PM

To Landuse Secretary <landuse@warnernh.gov>

Caution: External (laurhorner@gmail.com)

First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

This email originated from outside of the organization. Do not click links or open attachments unless you are 100% sure that it is safe.

I am writing to protest the possibility of adding a Dollar General store to Warner, NH.

If my list of reasons is requested, I'll gladly supply it to you. Otherwise, please register my opinion with whom it may concern.

Thank you for all you do,

Lauren Horner

Dollar store

From Linda Lacasse <webweaver166@outlook.com>

Date Tue 7/28/2026 12:50 PM

To Landuse Secretary <landuse@warnernh.gov>

Caution: External (webweaver166@outlook.com)

First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

This email originated from outside of the organization. Do not click links or open attachments unless you are 100% sure that it is safe.

I am not in favor of a dollar store or Dollar General in Warner. I do think it impacts local businesses and I am a resident who supports local businesses.

Linda Lacasse

Get [Outlook for iOS](#)

Proposed Dollar Store in Warner

From pmpayson <pmpayson@protonmail.com>
Date Tue 7/28/2026 12:18 PM
To Landuse Secretary <landuse@warnernh.gov>

Caution: External (pmpayson@protonmail.com)

First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

This email originated from outside of the organization. Do not click links or open attachments unless you are 100% sure that it is safe.

I am writing to this group of town representatives to state that I am absolutely opposed to having a Dollar Store/Dollar General or any other such business in Warner. While I am aware that Warner will experience changes, modernization and natural evolution over time, I feel that it is essential that Warner not lose sight of our primary asset - which is the charm of this town.

These dollar stores will not provide any great service to the residents of Warner and I do not believe that the store will stay open for long - leaving us with a vacant eyesore as has happened in so many other towns. The majority of what is offered for sale in the Dollar store - is either staple household product, which are available for reasonable prices at Market Basket, or cheap imported junk with a short life. For those intent upon shopping at this type of outlet, there is a store in Henniker. I might add that there is seldom more than one or two cars in that parking lot.

I hope that we can support our community, embrace necessary growth and still maintain a desirable atmosphere for our town. Thank you for your time.

Pam Payson
281 Kearsarge Mountain Road
Warner

Sent from [Proton Mail](#) for iOS.

Dollar Tree

From angelspinney@aol.com <angelspinney@aol.com>

Date Thu 7/30/2026 8:07 PM

To Landuse Secretary <landuse@warnernh.gov>

Caution: External (angelspinney@aol.com)

First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

This email originated from outside of the organization. Do not click links or open attachments unless you are 100% sure that it is safe.

We are not in favor of developing a site for a Dollar Tree in Warner.

Angela Spinney and Chris Ross
157 West Main St

[Sent from the all new AOL app for iOS](#)