



## TOWN OF WARNER

P.O. Box 59, 5 East Main Street  
Warner, New Hampshire 03278-0059  
Land Use Office: (603)456-2298 ex. 7  
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**Date of Decision:** August 16, 2022

**Application for Special Exception:** Case 2022-03

**Applicant:** Comet, LLC., Adam Quinn

**Owner:** Comet, LLC., Michael Quinn

**Address:** 9 Route 103 West

**Map/Lot:** Map 35, Lot 4-3

**District:** INT and C1

**Description:** Special Exception to the terms of Article XI-A, B., Table 1, Use Regulations: 6. Multi-Family Workforce Housing. Request to build a 24-unit apartment building for workforce housing.

You are hereby notified that on August 16, 2022 the Warner Zoning Board of Adjustment found that the conditions for a Special Exception have been met. The Board voted to **GRANT** the requested Special Exception for a Multi-Family Workforce Housing on the property in the Intervale district located on Map 35, Lot 4-3. Following a public hearing the special exception was **approved** by a vote of 4-to-1.

**The Board's decision was based on the following findings/criteria:**

- The use is specified in the Warner Zoning Ordinances under Table 1 - Use Regulations - Residential #6 to allow multi-family workforce housing by special exception in the Intervale/Commercial district.
- Multi-family workforce housing is strongly recommended in the 2011 Master Plan and in Article XIV-A Workforce Housing, that was adopted in 2021 by public vote in the Warner zoning ordinances.
- The use will not impair the integrity or character of the Intervale district. Workforce housing close to Interstate 89 and to Intervale shops and services is both convenient and beneficial.

Barbara Marty, Chair, Zoning Board of Adjustment

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 the public inspection in the records of the ZBA.

cc: Applicant, Applicants File, Planning Board, Board of Selectmen, Building Department, Town Clerk, and Assessing Clerk.