

Central New Hampshire Regional Planning Commission

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TO: Warner Planning Board
FROM: CNHRPC staff
DATE: September 30, 2022
RE: Comet LLC Workforce Housing, DRI notice

Thank you for referring the site plan application for a 24-unit workforce housing project to CNHRPC for review as a development of regional impact (DRI). A memo was previously sent to the Planning Board on August 19, 2022; most of those comments also apply to your review of this proposal as a DRI. From NH RSA 36:55--

“In this subdivision "development of regional impact" means any proposal before a local land use board which in the determination of such local land use board could reasonably be expected to impact on a neighboring municipality, because of factors such as, but not limited to, the following:

- I. Relative size or number of dwelling units as compared with existing stock.
- II. Proximity to the borders of a neighboring community.
- III. Transportation networks.
- IV. Anticipated emissions such as light, noise, smoke, odors, or particles.
- V. Proximity to aquifers or surface waters which transcend municipal boundaries.
- VI. Shared facilities such as schools and solid waste disposal facilities.”

Relating to the size of the project, the addition of 24 dwelling units represents an increase of 0.05% to the housing stock in the region. The site is closest to the Town of Sutton, which is approximately 3 miles away. The site’s location near the junction of Interstate 89 and New Hampshire Route 103, with a full-service exit, helps to minimize the impact to surrounding towns. It is recommended that the Planning Board consult with experts representing local and regional interests with respect to impacts related to traffic and air and water quality. It is also recommended that the Planning Board consult with Kearsarge Regional School District determine the impact (if any) on shared facilities.