

**Subject:** Granite Roots Construction, Poverty Plains Rd  
**From:** Mildred Allen <mcrauhn@gmail.com>  
**Date:** 8/11/2020, 10:46 PM  
**To:** landuse@warner.nh.us

Why are we even here-----Lot is zoned R-2----a residential area!!  
By today's regulations a sub-standard building lot.....how can you possibly consider it a commercial lot?! Where is water coming from for fire protection? Is the lot large enough for a septic system for commercial bathrooms?

Traffic is very heavy ..... day and evening! Plains Rd is used as a cross over from Rte. 127 to up town area of Warner Village and Schoodac area for both trucks and cars!

,  
(Even come through our drive way if they can't wait)

To bring more commercial traffic into area would be NOT pleasant!!

C. Richard and Mildred Allen, 484 Poverty Plains

PLEASE CONFIRM E-MAIL RECEIVED Thanks!

**Subject:** ZBA Special Exception Comment  
**From:** Matt Hamilton <mattgator329@yahoo.com>  
**Date:** 8/11/2020, 10:04 PM  
**To:** "landuse@warner.nh.us" <landuse@warner.nh.us>

To whom it may concern,

My name is Matt Hamilton. I am writing to Oppose the Special Exception for Map 3, Lot 94.

I own property at 380 Poverty Plains Road and will be building a new home there. I am concerned that a commercial building would hurt the resale values of the surrounding properties and change the nature of the area. Because of this, I cannot support a commercial building coming into the neighborhood.

Sincerely,

Matt Hamilton

94 Route 127  
Warner, NH 03278  
10 August 2020

Town of Warner  
Zoning Board of Adjustment  
P.O. Box 265  
Warner, NH 03278

Ladies and Gentlemen,

We received your abutter notice of public hearing on Friday, 7 August, and plan to attend the meeting of Wednesday next.

We wish to proffer for your notice the following items:

1. We oppose all commercial activity in our residential neighborhood. Areas are zoned residential for a reason, that owners and occupants desire continuous, daily peace and quiet and a pleasant environment for their families.
2. Warner's long-term plan directed the location of specific business and commercial areas that have been debated, discussed and approved years ago: and this is not one of them. Warner's business and commercial areas cluster about Exits 7 and 9 and in the village. There are many tracts for sale in those areas.
3. This neighborhood hosts a major conservation area and several seasonal wetlands, which should be free of noise, pollution and hazardous materials, and a pleasant place for relaxation and recreation.
4. This residential neighborhood is characteristically rural by design, not suburban, and the owners strive to keep it natural and forested for the pleasure and happiness of its residents and for the habitats of New Hampshire's field and woodland wildlife.
5. Any current or future exceptions to the residential character of this neighborhood lead to a cascade of establishments and the commercialization of its atmosphere.
6. The current residents have made great strides to oppose commercialization of properties in this area: see Town Selectman minutes for the court case of the prior owner of 104 Route 127; the zoning minutes for the driveway and boundary issue for the owner at 84 Route 127 (Ox Pond Road driveway); and consider the reversion of the Davisville corner store at Routes 103 and 127 to a residential use, which by current Warner regulation cannot be reversed.
7. In our knowledge, all of the current neighborhood residents acquired or rented their homes with the expectation of the preservation of the area's residential character.
8. Warner's own zoning regulation (XVb) prohibits all commercial activity, especially in (R2/R3)

residential areas, on tracts less than two acres. Thus the Warner Zoning Board of Adjustment should not grant exceptions or waivers to remedy the lack of due diligence on behalf of negligent and unforesightful owners.

9. The activity proposed is moving from one residential area with a stated purpose of reducing traffic through a residential area. The implication is that the construction traffic will increase in our residential area. This will shatter the residential character of this neighborhood.

10. The effluent from the proposed construction parking lot will direct run-off of hazardous materials via the downward drainage slope to the road culvert into the seasonal wetland, long on record at the Warner Town offices for map 3, lot 89.

The above ten items contain several cogent reasons to deny any exemptions to the Warner zoning regulations for this case.

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard J. Mueller".

Richard J. Mueller, and for Linda M. Mueller