

Subject: Granite Roots Const. request for special exception

From: Marcia Moyer <marciamoyer@tds.net>

Date: 9/8/2020, 4:15 PM

To: landuse@warner.nh.us

TO WHOM IT MAY CONCERN,

I WOULD LIKE TO EXPRESS MY OPPOSITION TO THE PROPOSED BUILDING BY GRANITE ROOTS CONSTRUCTION LLC ON THE CORNER OF POVERTY PLAINS ROAD AND RT. 127. MY NAME IS MARCIA MOYER AND I LIVE APPROXIMATELY 1/4 MILE FROM THE PROPOSED SITE. THIS IS A RURAL COMMUNITY AND THE IMPACT THAT A COMMERCIAL BUSINESS WILL HAVE ON THE NEIGHBORING RESIDENTS WILL ONLY BE NEGATIVE. THE NOISE AND TRAFFIC ON RT 127 HAS ONLY INCREASED SINCE MY HUSBAND AND I BUILT OUR HOUSE HERE 20 YEARS AGO. WE DO NOT NEED ANY MORE. IT ONLY APPEARS THAT THE OWNER IS LOOKING TO MOVE FROM ONE RESIDENTIAL AREA IN WEBSTER TO ANOTHER IN WARNER. AREN'T THERE ENOUGH COMMERCIAL ZONED PROPERTIES AVAILABLE?

RESPECTFULLY,
MARCIA MOYER
79 RT 127
WARNER, NH

94 Route 127
Warner, NH 03278
6 September 2020

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

Ladies and Gentlemen,

We noticed that the next zoning board meeting is scheduled for September 9th and we plan to attend the meeting of Wednesday next.

We bring to your attention the following observations and concerns about commercial construction in our neighborhood, at Route 127 and Poverty Plains Road:

1. Because of the nebulous discussion of definitions, I offer the fact that the terms "Major Subdivision" and "Minor Subdivision" are defined at the top of the ZBA Ordinance: Major subdivisions require new streets, minor don't.
2. The Article XV absolutely does not allow a variance at all. Read both paragraphs carefully. The word "only" is used in both paragraphs. In this zoning article, the town forcefully rejected commercial development by businesses because of encroachment on private property in rural residential neighborhoods outside the town center or economic zones. If this non-residential exception and variance go forward, you will likely be tied up in court because of strong precedent in the Town of Warner. The will of Warner voters is explicitly laid out in the zoning regulations, which must be voted on, and usually are, at the Warner Town Meetings. The residents in other parts of Warner are likely to be highly irate with any exceptions to the zoning regulations, as they were at all of the town meetings I attended which discussed zoning.
3. Lighting. This neighborhood previously unanimously petitioned the electric company to remove the street lights from the corner of Route 127 and Poverty Plains Road to reduce light pollution. The conservation area in this neighborhood is one of the pollution free zones for watching the night skies in Warner. Any lighting and lit signs damage the character of this neighborhood.
4. Traffic. Route 127 is a state road but traffic is mostly locals. Except for Bike Week, there is so little pass-through traffic that any noise pollution is readily apparent. The character of this neighborhood is quiet and rural. Commercial establishments add to noise pollution.
5. Lot size. The neighborhood dwellers chose this site because most of the parcels were large and residential only. The smaller parcels are generally occupied by the original owners of more than 30 years. The original owners strongly supported the minimum lot size of two acres. This zoning law was the subject of hefty debate by the townspeople when it was introduced, because of public opinion on the quality of life.

In respect to the foregoing items, we sincerely request denial of any variance or exception in this case.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard J. Mueller". The signature is written in a cursive style with a large initial "R" and "M".

Richard J. Mueller, and for Linda M. Mueller