

UNAPPROVED MINUTES



TOWN OF WARNER

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Planning Board Meeting Town Hall- Lower Meeting Room Monday, October 3, 2022 6:00 PM

I. OPEN MEETING at 6:00 PM.

ROLL CALL:

Board Member	Present	Absent
Andy Bodnarik	✓	
Karen Coyne	✓	
Ben Frost (Chair)	✓	
James Gaffney	✓	
Don Hall (Vice Chair)	✓	
Ben Inman		✓
Lois Shea (Select Board)	✓	

In Attendance: Janice Loz – Land Use Administration

Also present: Anthony Costello (A.C. Engineering & Consulting) Via Zoom, Gary Fitzgerald, Mike Quinn and Adam Quinn, Comet, LLC., Ed Mical, Ray Martin (Water Precinct).

II. APPROVAL OF MINUTES: September 12, 2022

Motion to approve the minutes of September 12, 2022 as amended made by Andy Bodnarik. Lois Shea seconded the motion. Discussion: None. **Voice Vote Tally:** 5 - 0 - 1. James Gaffney abstained. The minutes of September 12, 2022 were approved as amended.

III. Capital Improvement Plan (6:00 PM)

A. Fire Department – Jonathan France, Chief (ABSENT)

Some of the figures in the tables were adjusted, assuming they were typo's. There was a discussion of the fire vehicles/apparatus. The fire equipment line numbers matched up with the narrative for 2023. The Chair noted that everything was incrementally higher than it was last year. James urged the Select Board to see if they could use some of the COVID dollars the Town received to take care of some of the personal protection equipment that is in the budget. The Chair thought that was a fair recommendation. It was asked that an electronic copy of the Fire Department budget be sent to the Select Board.

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B. Transfer Station – Varick Proper, Foreman (ABSENT)

There was discussion of the purchase of a skid steer, which would replace the Bobcat and the JCB. Don said he knew a bit about this. He said the JCB is a good machine, and he isn't sure why Varick wants to get rid of it and keep just one machine. If they are down to one machine and it breaks down, they are in for a world of hurt. He has repaired the machine, himself, to save the Town money. Don thought there was enough going on at the facility to keep two machines busy.

There was some discussion of the plans for a new transfer station. James thought that Varick should be there to discuss the plans. Don thought the project should be split in half or ask the Town for more money to get the job done. It didn't make sense to the Planning Board to push the compactor replacement back until 2024. The Select Board has said that the funds are available, so it wasn't clear as to why it wasn't being replaced in 2023. Andy noted that a bailer isn't slated for replacement until 2025 and the narrative says that it is close to catastrophic breakdown. He wasn't sure why this wasn't being made a priority. Don said there are three bailers, another one of these wasn't in great shape either.

Lois understood that a report from the engineer, regarding the improvements to the transfer station, was slated to be reviewed at an upcoming Select Board's meeting.

IV. NEW BUSINESS

A. Conceptual Consultation

Applicant: Gary Fitzgerald
Owner: Joseph Anthony
Agent: Anthony Costello (A.C. Engineering & Consulting)
Address: Vacant Lot on NH Route 103 across from Annis Loop
Map/Lot: Map 7, Lot 39
District: R-2 & R-3
Description: Multi-family residential building

The Chair offered the floor to Anthony Costello to give his review of the project. Anthony was attending via Zoom as he currently has COVID. The property is 34 acres in size that they would like to propose a Multi-family building. They did the calculations for density and based them on the open space numbers. This resulted in a 9-unit building on the property. He wanted to see if he was going in the right direction or if he should be doing something different.

Andy said it was hard to see where the building was going to be placed in terms of the boundary line. He also asked what they should do when they overlap the areas; is the building going to be in both districts? Anthony said it would all be in the R-2 district. There is an area halfway into the R-2 district that looks flatter than the rest. That is where the building will be. The square box on the map shows where the leach field will be. It is almost in the center of the property in the R-2 district.

Andy asked where the well would be located. Anthony said he wasn't sure just yet. The Chair asked how the proposal fit with the Zoning Ordinance? He said this is the first time he has seen an open space proposal. Andy said he looked at the Use Table and wondered if this was Multi-family housing or Multi-Family Workforce Housing. Anthony said that he understands the Town is looking for Workforce Housing so he would like to push in that direction. He wanted to learn more about the Town's incentives/bonuses to construct such housing. He wondered what the Board would like to see.

Andy said that a Special Exception will be needed to build Workforce Housing in the R-2

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district. Anthony said these would be condos and would be for sale. The Chair said Article IV.K. shows the limit of units per structure in the districts. The limit in the R-2 district is four units without doing a Subdivision. His sense is that the open space provisions in the Ordinance were intended for individual single homes, versus Multi-family homes. Therefore, in this district, nine units could not be constructed. Nine units could be constructed in the Commercial district, however.

There was discussion on condo ownership and lot lines. Anthony said the developer would like to build one building. He wondered if this was something they could make work, or if it definitely could not work. The Chair said nine units were not permitted without a Variance from the ZBA. James suggested that splitting the property could work as it is large enough. Anthony said this was an option, but they are trying to make it as clean as possible. The Chair said if they wanted to do more than four units, they would need to do a Subdivision.

Andy suggested the applicant look at the checklist for Site Plan Review. Anthony said he just did a project with the Town about two months ago, so he was familiar with the checklist.

V. UNFINISHED BUSINESS

A. Site Plan Comet, LLC. – Continuation of Public Hearing

Applicant: Comet, LLC. – Adam Quinn
Owners: Comet, LLC., Mike Quinn, Manager
Agent: Jamie Hage, Rath, Young and Pignatelli
Address: Route 103
Map/Lot: Map 35, Lot 4-3 – frontage on Route 103
District: INT & C-1
Description: 24-unit apartment building

The Chair offered the floor to Adam Quinn and said no further information had been forwarded to the Town since the last meeting. His recollection was that Ben Osgood was going to provide updated plans. Adam said that since the last meeting, they have appealed the percentage requirements for Workforce Housing to the Housing Appeals Board and have completed their Invest NH grant. Ben Osgood has not yet completed the list the Planning Board gave them earlier. They need to look through the responses provided by the various groups from the Town that Janice had forwarded to him (School District, Fire Department, and the Regional Planning Commission). James said the Fire Department had requested further information. The Chair said some of the comments from the Fire Department have to do with permitting issues and some are Planning Board issues. Adam said that he would take the comments back to his firm and would address them.

Adam asked if they could come back during the work-session, two weeks away, or for the following month's meeting on November 7. The Chair said November 7th would be best for scheduling reasons. However, the information should be submitted at least a few days in advance of the meeting to review the materials. The new plans would be reviewed by the Town's engineer.

The Chair said they have a statutory deadline. If they were to go into December, they would need a formal extension from the applicant.

Don asked if the Fire Department had an updated version of the plan. Janice answered in the affirmative.

The Chair said they do need to be dealing with the legal documents with regards to Workforce Housing. He said the Housing Appeals Board has up to 150 days to decide.

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Adam wondered if the approval from the Appeals Board could be a condition of approval. The Chair said possibly but they will need some legal documentation attached to anything that has to do with Workforce Housing.

The Chair opened the public hearing for comment.

Ray Martin from the Water District and the Budget Committee said that 24 units would be a much better use of that land, for the Town, financially, rather than a box store. The usage for the housing would be about \$25,000/year in revenue. The local hardware store in town, for example, uses about \$110/quarter. They have the water and sewer available, and these units will not push them anywhere near closer to the maximum. They are in good shape. James wondered how many people are being serviced. Ray said they have 210-215 hooked up currently. There are about 30 commercial businesses and 180 residential hookups. This is approximately 1,000 people, on average. Of this, they collect about \$470,000. There were no further comments from the public, so the public comment portion was recessed by the Chair.

The application would be continued on November 7, 2022 at the same location at 7:00 PM.

VI. COMMUNICATIONS

There were none.

VII. REPORTS

A. Chair's Report – Ben Frost

A meeting is scheduled with Select Board, ZBA and Planning Board for Wednesday, October 12th at 7:00 PM. They will be discussing Short-Term Rentals. Chair Frost asked Janice to prepare the appropriate information for distribution. James asked if the end goal was to come up with a proposal for a warrant for Town Meeting. Chair Frost said possibly. James thought the meeting should be noticed as soon as possible to garner public interest and input for the topic.

Chair Frost said November 7th would be their next regular meeting of the Planning Board. They are scheduled to meet with Central New Hampshire Regional Planning Commission on October 27th. This may be the opportune time to wrap up their CIP discussions.

B. Board of Selectmen – Lois Shea

Lois said she asked for the CMA award to be digitally forwarded. Roadwork on Schoodac Road and Poverty Plains Roads will be started the second week of October. Rail Trail discussions will be heard on October 11th. The topic of the Housing Committee is also being discussed. Chair Frost said they could discuss the suggested Housing Committee with the Central New Hampshire Regional Planning Commission at their upcoming meeting. The intentions of the Select Board are good, but the Planning Board has the capacity to take care of these issues. The Planning Board has already taken their vote about this committee, although they would welcome public comment on these issues.

James thought it was important to take into consideration the population that just wants to be left alone; they don't want improvements to the Town. They expect some stability. He realizes that all positions need to be considered, however. Change should not be rapid or large. Chair Frost said he understood what James was saying, but the irony to have that viewpoint, they have to engage with those people who want to be left alone. James said the Town used to send out periodic communications. They don't do this anymore. It might be time for the Planning Board to consider a small amount of money to submit a monthly

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or quarterly report to let people know what is going on in the Board.

Lois said that they used to have reporters come to meetings and update people through the newspapers. The previous Town Administrator also used to do a little news update in the mail. Nancy at the Pillsbury Free Library currently does a regular newsletter and Lois suggested adding any news they think is important to it. James thought that this is a failed medium as there is a large population that doesn't use email. He would prefer a physical mailing. Chair Frost thought a quarterly mailing would be useful and perhaps should be a directive to the Selectmen to look into this further.

Ed Mical said the quarterly reports were good as they went to the whole town. There are a lot of people who do not use the internet but would read what comes in their mailbox. Janice added that they had staff reduced from full-time to part-time creating busier employees. Something like this needs staff to do it and it would be difficult to find the time. The staff will always do what is asked of them, but time is hard to find when they are already so busy.

C. Regional Planning Commission – Ben Inman (ABSENT)

None.

D. Economic Development Advisory Committee – Ben Frost

They have not met.

E. Agricultural Commission – James Gaffney

Nothing to report.

F. Groundwater Protection Committee – Andy Bodnarik

Andy said they had a meeting to discuss how to get heard. Nancy Ladd from the library said no one reads flyers anymore.

They talked about flyers on bulletin boards throughout the town. They don't have a budget to mail out these flyers. At the meeting, they talked about how to get people aware of the Committee and the topic of protecting ground water. They also talked about having a table with fact sheets at the Warner Fall Foliage Festival.

James asked if a gap analysis has been done with regards to the current RSA. Andy said the Central New Hampshire Regional Planning Commission has been doing a lot of the gap analysis work. They also help with HAZMAT discussions. Their goal is to keep people engaged. The next Committee meeting specifically for public input is November 30th at 6:30 PM. Note that the next regular Committee meeting is October 19th at 6:30 PM.

Andy explained how air pollution and the invention of chemicals has created groundwater pollution.

VIII. PUBLIC COMMENT

Janice said, speaking as a citizen, if the Select Board decides to have a Housing Advisory Committee, she thought it would be nice for it to work with the Planning Board. She felt this kind of committee could appear to be more approachable to the public than the Planning Board. The committee could help with public outreach and doing a survey, etc.

IX. ADJOURN

The meeting was adjourned at 8:26pm.

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Respectfully submitted,

Kristy Heath, Recording Secretary
Town of Warner