



TOWN OF WARNER

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Planning Board Minutes

Monday – August 7, 2023

I. OPEN MEETING at 7:00 PM.

ROLL CALL:

Board Member	Present	Absent
David Bates	✓	
Andy Bodnarik (Acting Chair)	✓	
Karen Coyne	✓	
Dan Emanuele - Alternate	✓	
James Gaffney	✓	
Pat Goneau	✓	
Ian Rogers - Alternate	✓	

In Attendance: Janice Loz – Land Use Administration,

II. APPROVAL OF MINUTES: June 5, 2023

Karen Coyne made motion to approve the minutes as amended. David Bates seconded the motion. Discussion: None. **Voice Vote Tally:** 5 to 0 in favor of the motion.

III. PUBLIC COMMENT

Ed Mical, Emergency Management Director, stated he would like to discuss the Contoocook water shed project. He attended the virtual meeting the preliminary map was issued in May of this year. Ed will send out information about this to the board. Ed advises the board that the appeal process starts in the fall and ends by the end of the year. If there are any issues with the map now is the time to look at it and make the corrections from the community and the Planning Board. Final approval is likely by summer of next year. Ed comments to the board during the presentation that the map includes sections of the Warner River being revised, and that the flood plain development ordinances will have to be modified. From the town's perspective if homeowners are in the floodplain, you may have changes to that in the future. Issues should be dealt with during the appeal process. The floodplain development ordinance will have to be modified. He would recommend contacting the state, Jennifer Gilbert. Once the map is approved we will have to change Warner's map to reflect the new map and date. The Chair, Andy ___ inquires if someone could come to the board and explain the changes to the maps. James asked if that would go to town. Ed said the Planning Board could probably do it at a meeting. The Floodplain Development Ordinance make reference to that map. It would probably be submitted for adoption for the 2025 Town Meeting. Andy asked if someone could come to the board and explain the changes. Ed Mical is unsure if that was possible this is a federal contract with FEMA. He will forward to Janice the powerpoint presentation from the seminar. Andy asked Ed to come back to the board at

that time to explain what he found were the changes. Harry said the new mapping in Assessing and thought this would be helpful to have their maps work with this system.

IV. NEW BUSINESS

A. Modification to an existing Site Plan

Applicant: Christopher Collins/Warner Stone, LLC.
Owners: Warner Stone, LLC.
Agent: Christopher Collins
Address: 78 Warner Road, Warner, NH 03278
Map/Lot: Map 3, Lot 39-2
District: C-1
Description: Landscape construction business operation. Modification to an existing site plan.

The Board reviews the application and determines it as complete, then the applicant explained the logistics of the application.

Chris Collins noted that the Northwestern corner of the property the Rail Trail does intersect in that area. A dumpster truck is used for the purpose of moving materials around and having multiple bodies for one trail. He mentioned that nothing on the property is a fixed entity on the lot, these pieces of equipment are placeholders to show that there's space for them if they need to be temporarily placed at the site. The main objective is to have enough business where the equipment will be used at the job site and held there instead. The applicant then highlights the landscape of the trees and plans for the grounds. He also highlights the building for the planned office space and parking lot however this building takes up a very small portion of the lot. Chris continued to explain the rest of the logistics of the property such as lighting and parking lot organization.

Andy inquired about lighting plan. Chris said he met with the Public Works Department after the deadline of this conceptual consultation.

Pat asked about storage for gravel and sand onsite and how that would be kept. Chris mentioned how there is storage for such material at a future site next door. He said this site will mostly have trailers and equipment and not materials used for landscaping.

Chris clarified the potential for the traffic light waiver, and the Eversource waiver. Saying that the hours of operations are Monday-Friday 7am-5pm. There was a temporary sign in place, however an application for a permanent signage will be included in the future.

Harry Seidel asked about the engineering of rainwater and water draining and how the property gets rid of excess water. Chris explained the site plan shows the direction that the water will run off and drain throughout the property. Qualifications for the development of regional impacts, thousands of feet from the boundary of the property so there is no need for a development of regional impacts.

The board agreed to a traffic waiver for the site plan.

James Gaffney made a motion to approve the Site Plan with the condition that the public utilities and lighting plan be completed and approved and eventually the sign permit. Karen Coyne seconded the motion. Discussion: None. **Voice Vote Tally:** 5 to 0. Summary: Approval of the Site Plan for Warner Stone with conditions.

B. Conceptual Consultation

Applicant: Pierre J. Bedard
Owners: Pier D. D'Aprile 2021 Revocable Trust
Agent: Pierre J. Bedard
Address: 115 Bible Hill Road, Warner, NH 03278

Map/Lot: Map 12, Lot 05
District: R-3 and OC-1
Description: Proposed two lot subdivision

James recused himself because he is an abutter. Dan is elevated to a voting member serving in James' places. A variance was granted for the road frontage but has expired and the consultation is back again. Therefore, the applicant needs to go back to the Zoning Board. They would need a referral to the ZBA from the Planning Board for a Variance for the frontage for the proposed lot to be created by a subdivision. The Board could not act on a proposed subdivision without a Variance from the frontage being potentially granted from the ZBA.

Karen Coyne made a motion to refer the Pier D'Aprile to the Zoning Board for a Variance. Harry Seidel seconded the motion. Discussion: None. **Voice Vote Tally:** 5 to 0 in favor of the referral.

- C. Discussion on Planning Board resignations: Ben Frost (Chair) and Neil Nevins (Alternate) And George Pellettieri.
- D. The Select Board appointed Ian Rogers as an alternate.
- E. The Select Board has appointed Harry Seidel as the ex-officio member to the Planning Board.

V. UNFINISHED BUSINESS

A. Housing Advisory Committee & HOP Grant

1. Report on Housing Advisory Committee of July 24, 2023 – Ian Rogers and Bill Hanson.

Ian Rogers summarizes the report of the first Housing Advisory Committee. Stating that there was a total of fifteen members, three members of the planning board. Basic goals of this Housing Advisory Committee and went around the table introducing each other. When discussing their desire to join this committee there was a lot of tension about differences in opinions on solutions on how to approach and solve housing goals in Warner. However, Ian Rodgers spoke to the exciting potential to collect data about the housing chapter opinions during the future discussions of the Housing Advisory Committee. Bill Hanson agrees with everything Ian spoke about to the past Housing Advisory Committee and requests when there is another update in the future Planning Board agenda for the Housing Advisory Committee update.

2. Report on HOP Grant - Discussion with Matt Taylor or Mike Tardiff about next steps.

Mike said the timeline for this project is lengthy and slow, it is directly influenced by community engagement which drives the start of this project. He also hopes there is a consistent date for the meeting of the Housing Advisory Committee.

David asked about ways to engage the community beyond a survey. Mike said it is done in signage, surveys, and attending festivals and handing out brochures, utilizing the website as a resource to further engage the public. Going out to the community to engage people, utilizing the Staff, the Planning Board and the committee.

Andy recommends to David, when public comments are brought to the attention of the Planning Board members it would be advisable to write them down and talk about them during the meeting. Ian agrees with Andy's comments and takes it one step further saying the best way to look at multiple public comments is to look for common themes that multiple people are advocating towards. Janice mentions a web page that is being built to gather people's comments and answer questions regarding HOP Grant and the Housing Advisory Committee. Andy said handing out different pieces to different members of the committee to work on because of the volume of information can overwhelm the committee.

B. Capital Improvement Program – Process Updates

1. Forms sent with August 21, 2023 deadline.
It was advised by James to copy the Select Board on the notice of the deadline.
2. Schedule meeting with Department heads (September)

C. Excavation Site Walks (September 30, 2023)

Received two out of three Excavation site walks.

D. Revisions to Development Applications and Regulations – Site Plan Application and Regulations

[Subdivision](#), [Site Plan Regulations](#), [Site Plan Review](#), [Voluntary Merger](#), [Driveway](#), [Home Occupation](#), [Lot Line Adjustment](#)

Andy reviewed the potential changes. Harry liked the first page of the Site Plan application. The board liked the potential having the forms pdf fillable. Janice asked if the WRLAC committee would be added to the application. Andy didn't think it was fair to do that to the applicants because there isn't a map that would be included to make it easier for the applicant for reference. Until that happens we won't include that.

VI. REPORTS

- A. Chair's Report** – Site plan approval letter attached to the building permits. Communications regarding FEMA work.
- B. Select Board** – Faith Minton was appointed a new Select Board member. The board is taking applications for a volunteer third Select Board member. Selection of the third Board member is still pending at this moment. Bob Blake discussed moving investments that yield a higher rate of return. There is a pending map development request from Elizabeth Labbe. There was an evaluation of the Community Building about the recommendations of the safety of that building. The next Select Board meeting there will be a presentation from Tim about the sub contract for the Rail Trail Grants and developments.
- C. Regional Planning Commission** – Derek Narducci appointed by the Select Board, there may be open position, but we have to check with Ben Frost.
- D. Economic Development Advisory Committee** – None.
- E. Agricultural Commission** – James Gaffney. No updates from James
- F. Groundwater Protection Committee** – Andy Bodnarik. No update, pending scheduling last meeting
- G. Regional Transportation Advisory Committee** – The Board discussed whether or not to have a member on the committee.

VII. COMMUNICATIONS – Andy talks about potential upcoming conceptual consultations.

VIII. PUBLIC COMMENT – Ed Mical, when you wanted to make a change to the site plan, do you have to have a public hearing. Andy said they would make announcements on three meeting agenda's before it is approved. James said we have to have the forms amended in public and accepted in a meeting.

IX. ADJOURN

The meeting was adjourned at 9:55 PM.

Note: Planning Board meetings will end no later than 10:00 P.M. Items remaining on the agenda will be heard at the next scheduled monthly meeting.

All interested parties are invited to attend.

Public correspondence must be received by Noon on the day of the meeting.