



**TOWN OF WARNER**

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**Planning Board  
AGENDA**

Monday, September 11, 2023  
Town Hall Lower Meeting Room  
7:00 PM

7 **I. OPEN MEETING at 7:02 PM.**

8 **ROLL CALL:**

Board Member	Present	Absent
David Bates	✓	
Andy Bodnarik (Acting Chair)	✓	
Karen Coyne	✓	
Dan Emanuele - Alternate		✓
James Gaffney	✓ (arrived 7:11)	
Pat Goneau		✓
Faith Minton (Select Board alt.)	✓	
Ian Rogers - Alternate	✓	

9 **In Attendance:** Janice Loz – Land Use Administration

10 **II. APPROVAL OF MINUTES: July 10, 2023**

11 **Karen Coyne made a motion to approve the minutes as amended. Ian Rogers seconded the**  
12 **motion. Discussion:** None. **Voice Vote Tally:** 5 to 0. The minutes were approved as amended.

13 **III. PUBLIC COMMENT - None**

14 **IV. NEW BUSINESS**

15 **A. Lot Line Adjustment Application**

16 **Applicant:** Snowy Cabin, LLP.

17 **Owners:** Snowy Cabin, LLP.

18 **Agent:** Clayton Platt

19 **Address:** Poverty Plains Road, Warner, NH 03278

20 **Map/Lot:** Map 7, Lot 73 & 75

21 **District:** R1 and R3

22 **Description:** Adjust lot line between lots 73 and 75. Lot 73 will have plus/minus 3.91 acres. Lot  
23 75 will have plus/minus 20.6 acres.

## UNAPPROVED MINUTES

24 The Acting Chair (Chair) started the conversation letting everyone the abutters for the application  
25 were notified before the public meeting. The Chair didn't see a reason to consider regional impact  
26 on the application. The board reviewed and accepted the application as complete. Erica Black said  
27 Clayton was not able to make it to the meeting. The Chair advised the representative of Snowy  
28 Cabin's that there is a checklist that has to be done for the lot line adjustment, which includes all  
29 the required information for this adjustment.

30 The Chair, summarized for the board clarifies based on the packet that the road frontage and co-  
31 ownership of these lots make it a nonconforming lot. The Chair also summarized how 50 feet of  
32 road frontage is required for this particular lot. This was discussed previously in the July 2022  
33 minutes. Since the engineer is not here, the Chair suggested to the board that this application be  
34 postponed. The Chair noted the applicant does not have the completed and filled out lot line  
35 adjustment checklist. The applicant agreed to review and complete the checklist. Karen informed  
36 the applicant how to obtain the checklist through the application. The Chair apologized to the  
37 applicant and commented that the process can be confusing at times.

38 In regards to public comment, a handful of abutters were present in the audience and wondered  
39 about the logistics of the lot line adjustments and how it was going to affect them. James believed  
40 that the abutters should be notified of the new meeting with the Board. The Chair agreed with this  
41 statement; however, Janice made a comment about how this would be an added cost to the  
42 applicant. The Chair recommended using the same list of abutters and to repost the Planning Board  
43 notice to meet the fair notice requirement.

44 **James Gaffney made the motion to continue this application to the next Planning Board**  
45 **meeting of October 2, 2023. The motion was seconded by Ian Rogers. Discussion: None.**  
46 **Voice Vote Tally: 5 – 0. The motion was approved.**

### 47 **B. Conceptual Consultation**

48 **Applicant: Harold Fletcher**

49 **Owners:** Robert Fletcher

50 **Agent:** Harold Fletcher

51 **Address:** 3 Gould Road, Warner, NH 03278

52 **Map/Lot:** Map 10, Lot 29

53 **District:** R3

54 **Description:** Build a single-family home on property approximately where square is on map.  
55 Subdivide. Needs road frontage.

56 Harold Fletcher was hoping to build on his father's land. However, there is not much road frontage  
57 so they are hoping to extend the road, as well as subdivide the land to the three-acre minimum.  
58 The Chair pointed out on the map the multiple roads surrounding Gould Road. The Chair advised  
59 the applicant that it might be useful to talk to the Department of Public Works on the classification  
60 of the surrounding roads. The Chair advised the applicant as to the road frontage required when  
61 subdividing, and in response the applicant is open to ideas on how to build the road in order to build  
62 another house on the lot. The Chair advised the applicant to meet with the Department of Public  
63 Works, to make sure the new road frontage is not encroaching on any other roads and not  
64 overlapping Lot 28.

65 Harold asked questions related to the road status and classification. James responded saying the  
66 road status is going to dictate what happens and how to achieve the subdivision. The Chair  
67 suggested maybe dig up the history of the roads and district classification as to how to best go  
68 about the road frontage issue.

69 Harold showed the Board where the original house is and where he wants to build. Janice's  
70 summarized the applicants. He wants to put two houses on one lot, however in order to do that he  
71 needs to subdivide. However, when subdividing one of the lots will be nonconforming and have no  
72 road frontage. The Board advised the applicant to look more into the classification of the road and

## UNAPPROVED MINUTES

73 complete the lot line adjustment checklist. Janice recommended to the applicant ask Tim if this road  
74 is a town road or a private road.

75 James said the ideal situation is that this road is a town road, however, he advised the applicant to  
76 seek the help of Tim. The Chair advised research needs to be done on this property to find out the  
77 history of the roads. The Chair asked Harold to go and get more information on the property and  
78 come back to the Planning board with more information as it arises.

### 79 C. Selectboard appointments.

- 80 1. Ian Rogers was appointed as a regular Planning Board member by the Select Board.
- 81 2. Regional Planning Commission discussion. Currently there are two members on the Regional  
82 Planning Commission. Janice said Ben Frost is not resigning. In the future, the proper  
83 procedure is for the Planning Board to make a recommendation to the Select Board on whom  
84 to recommend.

85

## 86 V. UNFINISHED BUSINESS

### 87 A. Capital Improvement Program – Process Updates

- 88 1. Update on forms received.

89 Janice advised the board that CIP has been submitted by the Police Department, Fire  
90 Department, and Town Clerk, which includes the estimate for the roof of the Town Hall. Janice  
91 also mentioned how she sent a reminder to Nancy Martin about the CIP, and spoke with Diane  
92 to work with Tim to get the DPW CIP done. Still missing a CIP from the Transfer Station, Library,  
93 and Conservation. The Chair clarified with Nancy that you need to fill out a CIP if any money is  
94 going to be spent next year. Since this is a planning exercise so we can see how funds are  
95 going to be spent in the future.

- 96 2. Schedule meeting with Department Heads (September)

97 Next work schedule would be September 25 to review the CIP that have already been  
98 completed and returned. However other CIP's can be reviewed during the October 2<sup>nd</sup>. The  
99 Chair agreed to compose the email for this action item.

### 100 B. Review Agenda for Excavation Site Walks (September 30, 2023)

101 It was discussed that David, Ian, Andy, and Dan will be able to attend the site walks. However,  
102 David has to recuse himself from one of the three site walks. He just has to recuse himself from the  
103 Courser site walk, Janice said she will ask Pat or Harry to substitute.

### 104 C. NH Granite Phase III Maps

105 Need to be reviewed and compared to previous maps. The Chair requested Janice to ask Michael  
106 about an overlay maps and logistics of where that stands.

### 107 D. Revisions to Development Applications and Regulations – Site Plan Application and 108 Regulations

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

111 Edits completed and then discussion can continue, this will resume October 2, 2023.

## UNAPPROVED MINUTES

### 112 VI. Election of Planning Board Officers(s)

113 A. Janice and Andy discuss the description and responsibilities of the Chair.

114 **James Gaffney nominated Karen Coyne as Chair.** Karen accepted the nomination. **David Bates**  
115 **seconded the nomination. Voice Vote Tally: 5 – 0.** Karen was voted in as Planning Board Chair.

116 B. Members identify their interest in being nominated as Vice Chair. Make nominations for Vice Chair.  
117 Second. Discuss. Vote.

118 **Karen Coyne nominated Andy Bodnarik as Vice Chair.** Andy Bodnarik accepted the nomination.  
119 **James Gaffney seconded the nomination. Voice Vote Tally: 5 – 0.** Andy was voted in as  
120 Planning Board Vice Chair.

### 121 VII. REPORTS

#### 122 A. Chair's Report – (Acting Chair, Andy Bodnarik)

123 Andy discusses census database results and references, as well as the Housing Advisory  
124 Committee census.

#### 125 B. Select Board – Faith Minton (substituting for Harry Seidel) 15240

126 Faith discussed how in August, Allan Brown was appointed to the Select Board (SB). Ed Mical  
127 updated the SB on the Emergency Management process. She summarized the Friends Concord  
128 Rail Trail presentation in August and provided background for the Exit 9 project. The SB meet and  
129 signed the grant and the next steps of the Rail Trail will start. Bob Blake has been investigating how  
130 to best make investments for the Town.

#### 131 C. Regional Planning Commission – NONE (Derek Narducci, Ben Frost)

#### 132 D. Economic Development Advisory Committee – NONE

#### 133 E. Agricultural Commission – NONE (James Gaffney)

#### 134 F. Groundwater Protection Committee – NONE (Andy Bodnarik)

#### 135 G. Regional Transportation Advisory Committee - NONE

136 VIII. COMMUNICATIONS – Janice discussed how it might be useful to create a clause in the Subdivision  
137 Regulations that notes that subdivisions have to acted on or will expire in five years.

### 138 IX. PUBLIC COMMENT

### 139 X. ADJOURN

140 The meeting was adjourned at 8:58 PM.

/mbl