

UNAPPROVED MINUTES



TOWN OF WARNER

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Planning Board Minutes
Monday – October 2, 2023

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I. OPEN MEETING at 7:00 PM.

ROLL CALL:

Board Member	Present	Absent
David Bates		✓
Andy Bodnarik (Vice Chair)	✓	
Karen Coyne (Chair)	✓	
Dan Emanuele - Alternate		✓
James Gaffney	✓	
Ian Rogers	✓	
Harry Seidel – Select Board	✓	

13 **In Attendance:** Janice Loz – Land Use Administration,

14 **II. APPROVAL OF MINUTES: August 7, 2023**

15 **Harry Seidel made a motion to approve the minutes as amended. Andy Bodnarik seconded the**
16 **motion.** Discussion: None. **Voice Vote Tally:** 5 to 0. The minutes were approved as amended.

17 **III. PUBLIC COMMENT**

18 None

19 **IV. NEW BUSINESS**

20 **A. Planning Board membership:** Janice said Pat Goneau resigned from the Planning Board. Janice
21 said Dan Emanuele is unsure of being the full-time member of the Planning Board. Therefore, the
22 plan is to have a posting on the town website to request people to volunteer as a full-time voting
23 member.

24 **V. UNFINISHED BUSINESS**

25 **A. Lot Line Adjustment Application**
26 **Applicant:** Snowy Cabin, LLP.
27 **Owners:** Snowy Cabin, LLP.
28 **Agent:** Clayton Platt
29 **Address:** Poverty Plains Road, Warner, NH 03278
30 **Map/Lot:** Map 7, Lot 73 & 75
31 **District:** R1 and R3

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32 **Description:** Adjust lot line between lots 73 and 75. Lot 73 will have plus/minus 3.91 acres. Lot
33 75 will have plus/minus 20.6 acres.

34 The board reviewed the checklist for a Lot Line Adjustment application and asked for clarification
35 on existing buildings and roadways on the Snowy Cabin applications. Andy asked for clarification
36 on the driveway and access to the property.

37 **Andy Bodnarik made a motion to accept the application as complete. Harry Seidel seconded**
38 **the motion. Discussion:** James Inquired about road frontage and non-conforming lots and asked
39 if they need a variance on the record. **Voice Vote Tally:** 5 to 0. The application was accepted as
40 complete.

41 Janice clarified that if you have a non-conforming lot of record the property owner can build on it as
42 long as they have 50-feet of frontage and a state approved septic.

43 Harry asked for clarification on the application details, and Erica provided information on how the
44 smaller lot and the lot line will be adjusted to make a bigger lot. Lots 73 and Lot 75 will be adjusted
45 to make two nonconforming lots. The board reviewed the drawings of the map and fence locations.

46 James was concerned the applicant needed to go to the Zoning Board, as he did not agree with
47 the Land Use Administration's (Janice) interpretation of the Non-Conforming Zoning Ordinance.
48 Janice clarified her statements by saying a variance for the Zoning Board needs a referral from the
49 Planning Board or a denial of a building permit based on a violation of an ordinance.

50 Public comment on the lot line adjustment began. Neighbors Rick Jones asks about construction
51 of the buildings and another neighbor Fred Smith asked about the driveway and water drainage
52 issues. The Chair reiterated that the Planning Board is just reviewing lot line adjustment and there
53 is no discussion of construction. Andy said the question may be better suited for the Public Works
54 Department.

55 **James Gaffney made a motion to approve the Lot Line Adjustment with improvements to**
56 **the map indicating where the log road entrance is located verifying that it does not go over**
57 **the neighbor's lot. Andy Bodnarik seconded the motion. Discussion:** None. **Voice Vote Tally:**
58 5 to 0. The motion passed.

59 **B. Capital Improvement Program – Process Updates**

60 1. Michele Courser – Town Clerk

61 The board reviewed the paperwork provided by Michele Courser. Andy requested an email to
62 let the Board how much the balance is currently. Michele said she would follow up as she is not
63 sure exactly what the current balance is. Harry clarified that the record preservation process will
64 take two more years to complete.

65 2. Diane Ricciardelli – Town Administrator - Town Hall Roof, Community Center

66 Harry spoke on behalf of the Town Administrator's Capital Improvement program updates. He
67 gave details about the repair estimates for the roof of the Town Hall. Karen asked for a revised
68 CIP of just the required components of the community center noting areas that have to be fixed.

69 3. Bill Chandler – Police Chief

70 The board reviewed the Police Department's CIP and expenditures for the next year, and the
71 mindset behind replacing and upgrading the police cruisers.

72 4. Jonathan France – Fire Department. – Vehicle Replacement, Equipment

73 The Board reviewed the Fire Department CIP.
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75 **VI. REPORTS**

76 **A. Chair's Report** – Chair, Karen Coyne. Nothing to report.

77 **B. Select Board** – Harry Seidel. There was a perambulation request from Henniker. There will be a
78 Warner team of two or three residents to survey the grounds and look for violations. The signup
79 sheet will be on the library website and Warner website. The new interim Town Administrator will
80 be in place next month in October. He raised the issue of residential use in a commercial zone on
81 North Road. The town's Ordinances say you can build a resident on North Road in the Commercial
82 District with a Special Exception. Harry suggested a residence in a commercial district could be a
83 permitted use. Andy wanted to protect the commercial district arguing there are not enough
84 commercial districts in Warner.

85 **C. Regional Planning Commission** – Derek Narducci, Ben Frost – None.

86 **D. Economic Development Advisory Committee** – None.

87 **E. Agricultural Commission** – James Gaffney – None.

88 **F. Groundwater Protection Committee** – Andy Bodnarik. Excavation site walk was conducted on
89 September 30 and he is working on the minutes. For meetings most of the conversation revolves
90 around the discussion on maps and creating a cohesive map.

91 **G. Regional Transportation Advisory Committee** – None.

92 **VII. COMMUNICATIONS**

93 Work plan meeting October 16. DPW and the transfer station need to submit the CIP provisions. To
94 be posted is a call to volunteer on the Planning Board. In November start discussion on any changes
95 to the ordinances. Posting a notice for community members to come to the Planning Board for
96 suggestions to change any ordinances.

97 **VIII. ADJOURN**

98 The meeting was adjourned at 9:12 PM.

/jll