

TOWN OF WARNER



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September 7, 2021

BOARD OF SELECTMEN MEETING DRAFT MINUTES

Tuesday, 7:00 pm

I. Roll Call / Attendance

Present: Selectman: Clyde Carson, Chair, Sam Bower, Christine Frost

II. Comet, LLC

Building Permit Request

Adam Quinn, Comet, LLC., said he went through many zoom meetings over the past winter. One of the Planning Board conditions for approval was to have the NH Department of Transportation (DOT) approval for the driveway access. (Route 103 is a state road). Mr Quinn said he submitted his request for a driveway permit in March 2021. The DOT gave feedback a few months later that it was approval but wanted to go through the drainage plan and a traffic study; as of today Comet LLC does not have the permit. Mr. Quinn personally called DOT to ensure that the issue was not with his developer. He was told it requires 12 people to sign one permit - "it is complicated".

Mr. Quinn said not having the driveway permit has caused a hardship which holds up development. The existing Dunkin' Donuts (across Rt 103 at the Irving Plaza) has a lease that expires December 31, 2021. He said he thought that would be fine but that is no longer the case. When he was sent a Building Permit from the Town last week, he set in motion the construction team. They ordered the seal, the wood, and everything else. Then he said he was notified that the Building Permit would not be issued. He asked about it and said he understands moving forward without one, puts the risk on the property owner; however, unfortunately, 3-4 weeks is a very long time in the construction business and Mr. Quinn said he is eager to build the project. Clyde introduced the other board members, Christine Frost, and Sam Bower. A discussion followed.

Christine Frost – Is it your understand that all DOT permits take this long?

Adam does not know. They are only saying that his takes this long.

Christine: And the only reason is that it takes 12 people to sign?

Adam: I am now nervous that four weeks is not four weeks.

Clyde: At the time that you go the Planning Board approval, it was with the understanding that driveways would be in a certain place.

Adam: Correct. After they went through the process.

Clyde: We are asking the DOT to sign off on their recommendations.

Sam: One of my thoughts is that I am a little uncomfortable that our Planning Board has put conditions as part of a process. Is it possible to go to the Planning Board and ask that the one condition be removed?

Clyde: The Planning Board issued and Approval with Conditions.

Adam: I would like to have the full building permit, but if that is not what you are comfortable with, the next step is the underground plumbing and electrical, and pouring the base and a slab. I would prefer not to come back again. At this point, the Town has been so good to me, whatever you can work out with me - I would appreciate.

Christine: Would the plumbing have any impact on state owned property?

Adam: No. The foundation is already in.

Christine: Is there anything we can do?

Clyde: I think we should confirm that there are no other pre-conditions to be met.

Clyde made a Motion: **To approve Comet, LLC completing laying electrical and plumbing, and a slab. The Town of Warner will recommend three commercial building inspector and it will be at Adam's expense. Second. Voice Vote. All in Favor. Motion Passed.**

Adam: I will tell my contractor to get going on that tomorrow. I want to be clear. The PGR construction will re-apply for the building permit tomorrow. They will reach back to the town when they are ready to go vertical.

Clyde: We might reach into one of our legislature supporters.

Meeting Adjourned.

XI. Any Other Business
None.

XII. Non-Public Session Under 91-A:3 _____ (if needed)

Adjournment

Respectfully submitted,
Diane Ricciardelli
Edit by Judith Newman-Rogers