



# TOWN OF WARNER

P.O. Box 59  
Warner, New Hampshire 03278-0059  
Telephone: (603) 456-2298 ex. 7  
Fax: (603) 456-2297

**Zoning Board of Adjustment**

**Date of Decision: March 13, 2019**

## NOTICE OF DECISION

**SPECIAL EXCEPTION APPLICATION** – Case: ZBA 2019-02

**PROPERTY OWNER:** Peter and Denise Smith

**MAP 9, LOT 11 ZONING DISTRICT:** OC-1.

**PROPERTY LOCATION:** 89 Mink Hill Lane

**DESCRIPTION:** Request for Special Exception to the terms of: Warner Zoning Ordinance, Article VIII B, Table I USE REGULATIONS, Retail and Services #19.

You are hereby notified that on March 13, 2019, the Warner Zoning Board of Adjustment voted to Grant your request for a Special Exception in accordance with Article VIII B., TABLE 1, USE REGULATIONS, Retail and Services number 19, other amusement and recreations service, event venue and function services, outdoor; including camping groups by a 3 to 2 to 0 vote following a Public Hearing. The approval has been granted with the following conditions:

- No more than 14 outdoor events per calendar year
- Ample parking must be provided on the property, with no on-road parking.
- Town Noise Ordinance to be observed.  
Camping, for tents only, limited to 48 hours prior to or after events.

The Board's decision are based on the following findings/criteria:

- A. The board found that the proposed use of an event venue outdoors and an event tent at 89 Mink Hill Lane was an acceptable use outlined in TABLE 1, USE REGULATIONS, Retail and Services number 19, other amusements and recreations service, event venue and function services, outdoor; including camping groups.
- B. The board found that the requested use of an outdoor event venue at 89 Mink Hill Lane was a desirable public convenience. There is ample event parking on the property and it is not visible to abutter's or the road.
- C. The board found the requested use of an outdoor event venue at 89 Mink Hill Lane will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals or welfare. The property previously held a variance to host auctions and was utilized in a professional and efficient manner.
- D. OC-1 and OR-1 district only: Use of structure must conform to road access and availability of all services to that parcel at the time the Special Exception is requested. The board found that this condition was adequately met and emphasized there is to be no on-road parking at any event held at 89 Mink Hill Lane. Parking for all events must be accommodated on the property at 89 Mink Hill Lane in order to ensure access and availability of services.

Warner Zoning Board of Adjustment Note: The New Hampshire RSA 677 provides that the Board of Selectmen, any party to the action, or any person directly affected has a right to appeal this decision within 30 days after the date of decision. This notice has been placed on file and made available for the public inspection in the records of the ZBA.  
cc: Applicant, Planning Board, Board of Selectmen, Building Department, Town Clerk, and Assessing Clerk.

  
Janice Loz, Chairperson  
Warner Zoning Board of Adjustment

Date: 3/25/19