



TOWN OF WARNER

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**Planning Board
Minutes of March 4, 2024**

I. OPEN MEETING at 7:00 PM.

ROLL CALL:

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

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

6 **II. REVIEW OF MINUTES** – September 11, 2023, October 2, 2024, November 6 and November 20,
7 2023, December 5, 2023 and January 17, 2024.

8 **David Bates made a motion to approve the minutes as amended of September 11, 2023. Ian**
9 **Rogers seconded the motion. Discussion: None. Vote Tally: 7 to 0.**

10 **Andy Bodnarik made a motion to approve the minutes as amended of October 2, 2023. Dustin**
11 **Chamberlain seconded the motion. Discussion: None. Vote Tally: 7 to 0.**

12 **Ian Rogers made a motion to approve the minutes as amended of November 6, 2023. Andy**
13 **Bodnarik seconded the motion. Discussion: None. Vote Tally: 7 to 0.**

14 **David Bates made a motion to approve the minutes as amended of December 5, 2023. Andy**
15 **Bodnarik seconded the motion. Discussion: None. Vote Tally: 7 to 0.**

16 **Andy Bodnarik made a motion to approve the minutes as amended of January 17, 2024.**
17 **Harry Seidel seconded the motion. Discussion: None. Vote Tally: 7 to 0.**

18 There was a brief conversation about if minutes need to be done by the board, and Andy mentioned
19 that they should keep outsourcing the minutes because the Planning Board has enough to manage.

20 **III. PUBLIC COMMENT** – No public comment

21 **IV. NEW BUSINESS**

22 **A. Short Term Rental (STR) Discussion**

23 David started the conversation for short term rental discussion. He brought up the example of
24 Conway, NH, and how there might be a problem enforcing the short term rentals.

25 Harry explained his understanding of the Conway case for STR's. He mentioned that it is imperative
26 to look at our current ordinances and be careful what we add or change to the definitions.

27 James said it was important to make sure the Board is brought up to speed on what was discussed
28 previously.

29 Andy discussed previous cases from surrounding towns that relate to STR's, and how other towns
30 have defined these entities.

31 Beverley Howe commented that she lives across a street from an STR, and is concerned how this
32 property acts more like a business than a residential unit. Where she lives is not a street for a hotel.
33 There are multiple people staying there and no one lives there. She is worried that people might
34 not buy a house in Warner, if they knew there was an STR across from their property.

35 James told Beverley she needed to take this complaint to the Selectboard and not the Planning
36 Board or file a complaint with the police for a noise disturbance.

37 Janice said that the Planning Board should hear public feedback as part of the whole discussion on
38 STR's. Janice informed the Board as to the history of the amendment and the potential reason why
39 it failed. People who don't want an STR did not like that it was defined and put into the use table.
40 Then the people who want an STR did not like it because it meant they had to go get a special
41 exception and they like it to remain ambiguous.

42 Harry said there might be a need gather more public opinions on the topic of STR, before making
43 a decision on whether or not to add it to the use table and better define the terms.

44 Dan Emanuele said yes, everyone should be afforded the opportunity to make a living. But at the
45 same time the owners of his neighborhood STR are circumventing what they think the rules might
46 be by listing the property for more 30 days in order to keep it from being considered what could be
47 a STR.

48 Janice suggested to the Board that in the April meetings they may want to create a to-do list.

49 The Chair mentioned that currently the Selectboard is working with a legal council on what to do
50 with the STR process. The Chair recommended that it might be necessary to wait until those
51 discussions are resolved. The Chair decided to put STR's on the calendar, and make a decision at
52 a later time when the Board has more information from the Selectboard and can review previous
53 discussions on STR's.

54 David said he can see the importance of tabling this discussion. David said to the public, that the
55 Planning Board cannot really do anything with their concerns until next year. He also mentioned
56 this board is not an enforcement unit. Ian added to David's and James' point, that the town does
57 have noise ordinances and other disturbance ordinances in which the police have a job to enforce.
58 The Chair mentions that the Housing Advisory Committee is also looking into the needs and wants
59 of Town of Warner, where more public comment can be obtained. Karen said the conversation
60 needed to be tabled until there is more information available on the Selectboard's conversations
61 with the counsel.

UNAPPROVED Minutes of March 4, 2024

62 **James Gaffney made a motion to adjourn the meeting and postpone the remaining agenda**
63 **items to the March 18 work session. David Bates seconded the motion.** The meeting was
64 adjourned at 9:00 PM.

65 **V. UNFINISHED BUSINESS**

66 **A. Start review of Subdivision application and Checklist – Postponed.**

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

69 **VI. REPORTS (post-poned)**

70 **A. Chair’s Report – Chair, Karen Coyne**

71 **B. Select Board – Harry Seidel**

72 New flood plan mapping, and first meeting commence. There was a request to have a
73 representative from the Planning Board be part of this process. Karen mentioned that she
74 volunteered for this position.

75 **C. Regional Planning Commission – Derek Narducci, Ben Frost (See attached) - None**

76 **D. Economic Development Advisory Committee – E. Agricultural Commission – James Gaffney**
77 - None

78 **F. Groundwater Protection Committee – Andy Bodnarik -None**

79 **G. Housing Advisory Committee – Ian Rogers -None**

80 **H. Regional Transportation Advisory Committee -**

81 **VII. COMMUNICATIONS**

82 **VIII. PUBLIC COMMENT**

83 **IX. ADJOURN**