



Town of Warner

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Planning Board Meeting / Work Session

DRAFT Minutes

October 21, 2024, 7:00 PM

Town Hall Lower Meeting Room

I. Open Meeting and Roll Call

Karen Coyne called the meeting to order at 7:02 PM

Planning Board Members	Present	Absent
Karen Coyne, Chair	X	
David Bates	X	
James Gaffney	X	
Harry Seidel		X
Pier D'Aprile	X	
Ian Rogers via Zoom	X	
Barak Greene	X	
John Leavitt - Alternate	X	
Bob Holmes-Alternate	X	

II. PUBLIC COMMENT

None

III. MINUTES : July 15th, August 5th, August 19th

July 15, 2024

Page 1 Strike Andy Bodnarik

Strike alternate after Barak Greene

Strike May 15th to insert May 20th work session

Footer language regarding AI

Page 4 Line 72 insert seconded by Michael Smith

Unfinished Business 5th line of paragraph strike project engineer

Page 5 Correct Barak Greene name spelling

line g strike for us, insert from us

David Bates made a motion seconded by James Gaffney to approve the minutes of the July 15, 2024

Planning Board meeting as amended. Motion passed unanimously.

August 5, 2024

Page 1 correct roll call delete Andy Bodnarik and alternate after Barak Greene

Page 2 strike land locked insert landlocked

Page 3 line 82 delete apostrophe from septic

line 122 insert a comma and the word with after turn around

line 128 strike or insert of

line 160 insert a comma and the word with after the word only

46 Page 5 line 172 strike of insert if
47 line 180 strike for insert from
48 line 187 insert fence
49 line 198 strike for insert from
50 line 208 strike for insert from

51 **David Bates made a motion seconded by Barak Greene to approve the August 5, 2024 Planning Board**
52 **meeting minutes as amended. Motion passed unanimously.**

53
54 **August 19, 2024**

55 Page 1 Correct roll call: delete Andy Bodnarik, strike alternate after Barak Greene and insert Vice Chair
56 after David Bates

57 recheck attendance of James Gaffney and David Bates
58 line 19 strike 15 insert 50
59 footer language regarding AI

60 Page 2 correct Conservation Committee to Conservation Commission
61 line 46 strike approach funding insert road frontage

62 Page 3 strike said at beginning of each sentence

63 Page 4 strike said

64 line 112 delete repetitive sentence
65 line 119 correct 3300 town population to 2900 in brackets [2900]
66 line 124 strike in insert is.
67 line 136 and 138 correct motion to reflect who seconded the motion and the vote tally.

68 Page 5 line 163 and 165 correct the motion and vote tally.

69 line 163 correct spelling of Pier D'Aprile name
70 line 192 193 correct sentence

71 Page 6 line 220 delete action item.

72 line 206, 209 and 210 strike Conservation Committee insert Conservation Commission

73 **David Bates made a motion seconded by Barak Greene to approve the August 19, 2024, Planning Board**
74 **meeting minutes as amended and Karen Coyne to review the motions and seconds. Motion passed**
75 **unanimously.**

76
77 **IV. NEW BUSINESS**

78 A. Michael Smith, Select Board to discuss potential lot sales

79 Michael Smith was not present to discuss.

80 B. Housing Chapter of Master Plan Review

81 C. Discussion on the Housing Chapter Adoption, Hearings, Public Input, Edits

82 Karen Coyne stated that the Planning Board needs to determine how to proceed with adopting the housing
83 chapter relating to hearings, public input and edits. James Gaffney recommended that the Planning Board spend
84 at least one meeting discussing the Central New Hampshire Regional Planning Commission's needs assessment
85 pertaining to the Fair Share Analysis. Ian Rogers explained that the Fair Share Analysis comes from the State.
86 He stated that the State's assessment of how many housing units are needed for the entire state is then broken
87 out by region. He explained that the various Regional Planning Commissions throughout the state use their
88 base numbers they then assign the fair share needs for every town in their region. James Gaffney suggested
89 inviting Mike Tardiff to discuss the CRPC study. Bob Holmes stated that Mike Tardiff has come in multiple

90 times to discuss this. James Gaffney stated that Mike Tardiff has not come to the Planning Board. Bob Holmes
91 stated the CRPC stands by their study.

92
93 Karen Coyne explained that the Planning Board needs to discuss the chapter and decide how to engage the
94 public. She would like this discussion to determine how the Planning Board is going to discuss, edit and adopt
95 the chapter. David Bates suggested 8 public discussion meetings. He agreed that the CRPC has not been to a
96 Planning Board meeting and if a member feels strongly about discussing something the Board should do that.
97 He would like the board to take their time with this. He acknowledged that the CRPC is not the Town's
98 marching orders. Karen Coyne asked the Board to weigh in on how to hold discussions, work sessions or
99 regular meetings. Bob Holmes does not feel 8 meetings are necessary. Ian Rogers agrees having a large
100 number of meetings and during work sessions. Barak Greene would like to play it by ear regarding the number
101 of meetings that will be needed. James Gaffney spoke about the likelihood that public participation could be
102 low in the approaching holiday season. He stated that he is inclined to holding one or two meetings by the end
103 of the year. He stated that public interest and participation increases as Town Meeting approaches. John
104 Leavitt stated that he is unable to find a state definition regarding work sessions. He stated that the public views
105 work sessions as being closed. He suggested that the work sessions be called public sessions. David Bates
106 would like the many meetings to garner as much public input as possible and for transparency. He would like
107 this to be stretched out to Town Meeting. Ian Rogers spoke about the possibility of holding listening sessions
108 and the importance of getting the word out to the public. He suggested utilizing the Town's flashing road sign,
109 the library newsletter and the survey email list. John Leavitt suggested placing the listening sessions at the
110 beginning of meetings. He stated that there will always be some people who will say they did not know. Barak
111 Greene suggested a joint meeting with the Budget Committee and the Economic Development Committee.
112 James Gaffney stressed the importance of providing all the CRPC study information to the Town departments
113 and request their feedback. He would like all the CRPC study information to be available to the public. Karen
114 Coyne and Ian Rogers both clarified that information is available.

115
116 Pier D'Aprile agrees with requesting input from the town committees and town departments. James Gaffney
117 stressed the importance of posting under the notices on the webpage. Karen suggested that she and David Bates
118 draft a letter to the committees and put something together regarding the advertising.

119
120 The Planning Board agreed to hold listening sessions in November and December and to advertise the January
121 and February listening sessions. They agreed to request input and attendance from town committees and town
122 departments. They agreed to invite CRPC to discuss the study. There was a conversation about the other
123 Master Plan chapters that need updating. Barak Greene suggested kick starting the committees that will be
124 responsible for those chapters. Karen Coyne explained that the Select Board function. There was a discussion
125 about the Planning Board roll and responsibilities.

126 127 **V. UNFINISHED BUSINESS**

128 **A. Feedback from Town Counsel and Hopkinton Planning Board – if received**

- 129 • Lot line adjustment

130 Karen Coyne informed the Planning Board that she heard back from Tim who indicated that it can be done as a
131 lot line adjustment, and it does not change the Town line. She stated that she is waiting to hear back on the
132 specifics.

135 **VI. REPORTS**

136 A. Chair's Report – Karen Coyne

137 None

138 B. Select Board – Harry Seidel

139 None

140 C. Regional Planning Commission – Derek Narducci, Ben Frost

141 None

142 D. Economic Development Advisory Committee –

143 None

144 E. Agricultural Commission – James Gaffney

145 None

146 F. Regional Transportation Advisory Committee

147 None

148
149 **VII. COMMUNICATIONS**

150 None

151
152 **VIII. PUBLIC COMMENT**

153 Dana Myskowki stated that she is pleased to hear the plans for the review of the Housing Chapter of the Master
154 Plan. She offered assistance if needed. She has added the topic to the Library Trustee meeting agenda.

155
156 James Gaffney asked for the one touch links be fixed on the agenda to allow people to join by voice.

157
158 **IX. ADJOURN**

159 The meeting adjourned at 8:33 PM.

160
161 Respectfully submitted by
162 Tracy Doherty

163
164
165
166