



TOWN OF WARNER

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Planning Board Meeting Minutes May 5, 2025

Lower Meeting Room Warner Town Hall 5 E Main St

I. OPEN MEETING / Pledge of Allegiance: Vice Chair Barak Greene called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited.

II. ROLL CALL

Planning Board Member	Present	Absent
Karen Coyne, Chair	✓ via Zoom	
James Gaffney	✓	
Pier D'Aprile	✓	
Barak Greene, Vice Chair	✓	
Ian Rogers	✓	
Harry Seidel – Select Board	✓	
John Leavitt	✓	
Bob Holmes – Alternate	✓	
Micah Thompson - Alternate	✓	

III. PUBLIC COMMENT

None

IV. NEW BUSINESS

A. Public Hearing – Subdivision

Applicant: Peter & Denise R. Smith

Owners: Peter & Denise R. Smith

Agent: Patrick T. Dombroski

Surveyor: Patrick T. Dombroski

Address: 89 Mink Hill Lane, Warner, NH 03278

District: OC-1

Description: Proposing a two-lot subdivision of Map 09 Lot 011 into: Lot 11, a 26.14-acre lot, and Lot 11-1, a 6.06-acre lot.

James Gaffney stated that the buildable area of each lot is not clear.

Audio difficulties

Barak Greene made a motion, seconded by Ian Rogers, to accept the application as complete. Motion passed.

Barak Greene opened the public hearing and confirmed that all proper notice had been given, and that all fees have been paid.

Patrick Dombroski, representing Peter Smith, addressed the location of building. He explained that the building will be between the well radius and the working area. He explained the access options. He stated that map 09 lot 11-1 will be a 6.06 acre lot and map 09 lot 11 will be 26.14 acres. James Gaffney clarified that the intended house site needs to be depicted on the application map. Mr. Dombroski reiterated that the intended location has not been determined but it will be in the vicinity of the well and septic. James Gaffney stated that the application is not complete; the board voted that the application was complete, but it is not complete. James

1 Gaffney went on to clarify that he did not vote on the motion of application completeness. He then stated that an
2 indicated building site as a condition would be sufficient. Harry Seidel asked if the septic pit has been dug.
3 Patrick Dombroski stated the septic has not been started. James Gaffney asked if the stream is seasonal. Patrick
4 Dombroski speculated that it is year round. James Gaffney asked about access to the home site given the brook
5 runs between the road and the well area. Patrick Dombroski described the proposed right of way along the
6 existing class 6 road/driveway. He stated that area is really flat. James Gaffney stated that the proposed right of
7 way or easement would need to comply with setbacks. Karen Coyne noted that the applications states that there
8 is not a need for zoning board action. She stated that if a variance or special exception is required the
9 application would need to be modified. James Gaffney stated that he does believe the easement should be
10 pursued because it is not a part of this application. He stated that the applicant has the ability to put in a
11 driveway from Mink Hill Road. Barak Greene asked if a wetlands survey been done on the site. Patrick
12 Dombroski stated that it has not. The Board discussed the concern that of 6.06 acres 5 acres needs to be
13 buildable. The Planning Board considered a condition of wetland survey and the map depicting that the lot is
14 buildable with the building site. The Planning Board discussed asking the applicant to come back with a
15 complete plan that shows the building and buildable area. Mr. Smith questioned from the audience the need to
16 come back. Barak Greene explained that the Planning Board is not able to determine if the lot has 5 acres of
17 buildable area from what has been submitted. Barak Greene stated that a wetland survey will depict the
18 protected area of the brook. Pier D'Aprile stated that looking at the map submitted it does not appear that there
19 is 5 acres of buildable area. He stated that the FEMA flood map would illustrate the protected area around the
20 brook and why that is important to be included with the application. Barak Greene suggested a site walk to
21 determine if there is wetlands.

22 **James Gaffney made a motion seconded by Pier D'Aprile to overturn the previous vote of acceptance**
23 **that the application is complete.**

24 *Discussion on the motion:* Ian Rogers noted that the handbook states that if the Planning Board rejects
25 an application as incomplete a written explanation must be provided to the applicant or they could accept it as
26 complete with conditions. John Leavitt clarified that the application is not being rejected, the hearing is being
27 continued pending further information. James Gaffney explained that the motion is to reconsider whether or not
28 the application is complete and the intent is if we vote that the application is not complete the public hearing
29 will be continued to the next meeting.

30 **Motion Passed, Ian Rogers voted in the negative.**

31
32 **James Gaffney made a motion seconded by Harry Seidel to continue the public hearing to the next**
33 **meeting June 2, 2025 at 7:00 PM. Motion Passed.**

34
35 The Planning Board agreed that the applicant needs to include the building site, buildable area, well and septic
36 sites and location of brook with size of wetlands surrounding it, if any (FEMA map).

37
38 B. Public Hearing – Subdivision Applicant: Peacock Hill Rd LLC

39 Owners: Peacock Hill Rd LLC

40 Agent: Keach-Nordstrom Associates

41 Surveyor: Jacques E. Belanger Land Surveying PLLC

42 Address: Map 07 Lot 039 Route 103 East, Warner, NH

43 District: R-2 R-3

44 Description: Proposing a subdivision into three lots (all more than five acres) to be used as multi-
45 family and single-family housing.

46
47 Barak Greene opened the public hearing. The Planning Board reviewed the application for completeness. John
48 Leavitt expressed concern relating to V.A. 11, (the applicant is indicating that it will be provided upon site plan
49 review) John Leavitt explained that this is a subdivision review and the applicant is referring to a site plan that

1 the Planning Board has not seen. Karen Coyne agreed and stated that a condition of the site plan approval
2 would be V.A. 11. She further explained that if the Planning Board gets to the point of approving the
3 subdivision plan it could be conditional to the site plan review.

4 Barak Greene recapped the conditions:

5 Condition 1 V.A.1 – true north to be indicated on all drawings

6 Condition 2 V.A.11 legal descriptions of easements

7 Condition 3 – is to show location of proposed buildings, wells and septic on Lot 39-2 as per V.A.15

8 Condition 4 – Lots 39 and 39-1 conditional on it being in the plans for site plan review

9 Condition 5 – V.C.2 need permits for well and approved septic

10 Condition 6 – V.C.2 and V.C.7 is conditional on it being in the plans for site plan review

11 Condition 7 – buildable area for each lot

12 **Ian Rogers made a motion seconded by Harry Seidel to accept the application as complete with the**
13 **conditions. Motion passed Karen Coyne and John Leavitt voted in the negative.**

14
15 Jason Lopez from Keach-Nordstrom introduced Gary Fitzgerald from Peacock Hill Rd LLC. Jason Lopez
16 explained that the total parcel is 34.6 acres on the west side of Route 3, north of Iron Kettle Road. He advised
17 the Planning Board that the proposal is for a minor subdivision of the property into 3 lots. He stated Map 7 Lot
18 39 will be 11.2 acres with 350 feet of frontage. Lot 39-1 will be 15.2 acres with 368 feet of frontage and lot 39-
19 2 will be 8.1 acres with 200 feet of frontage. Jason Lopez state the property is spilt by two zoning districts R-2
20 in the back and R-3 in the front. He stated that lots 39 and lot 39-1 will have a shared access. He stated that
21 each lot will have its own well and septic on site. Jason Lopez noted that the site plan does include a number of
22 the missing conditions previously discussed. He explained that he will transfer the missing data over. He spoke
23 about the wetland mapping and the soil mapping. He explained that they have been granted a DOT permit for
24 access for one lot and they are still reviewing another. Jason Lopez spoke about the buildable areas for each lot.
25 There was a discussion regarding the lots being split by R-2 and R-3.

26
27 Barak Greene opened the floor to abutters for comment or questions. Barbara Lassonde asked for clarification
28 on where the shared driveway would be located. Karen Coyne stated that would be a question for the site plan
29 review. Barak Greene closed the public hearing.

30 **Ian Rogers made a motion seconded by John Leavitt to conditionally approve the subdivision of Map 7**
31 **Lot 39 with three conditions V.C.1 true north on the site plan, V.C.2 approved water and septic**
32 **applications from the State, and V.C.15 rough location of structures. Motion Passed.**

33 *Discussion on the motion:* John Leavitt asked how the site plan could be considered if the conditions of
34 the subdivision specifically referring to the septic have not been done yet. Barak Greene explained that the
35 applicant would not want to spend the money on a septic application until he knows that the subdivision plan
36 would be approved. Karen Coyne explained that the septic is required for the subdivision and is a condition of
37 the approval. Harry Seidel explained that the septic is usually the last step because changes could affect the
38 septic design.

39
40 John Leavitt made a motion to table the site plan review pending the septic design. No second. Motion Failed

41
42 *Discussion on the motion:* John Leavitt explained that he has a problem with the septic design being
43 outstanding. He stated that the he does feel it is appropriate to move to the site plan review until the subdivision
44 plan is approved with the conditions met.

45
46 C. Public Hearing – Site Plan

47 Applicant: Peacock Hill Rd LLC

48 Owners: Peacock Hill Rd LLC

49 Agent: Keach-Nordstrom Associates

50 Surveyor: Jacques E. Belanger Land Surveying PLLC

1 Address: Map 07 Lot 039 and 39-1 Route 103 East, Warner, NH

2 District: R-2 and R-3

3 Description: Two buildings with four units each to be used as multi-family housing

4 Barak Greene opened the public hearing. He confirmed that abutters have been notified and all fees have been
5 paid. The Planning Board reviewed the application for completeness.

6
7 Mr. Lopez advised the Planning Board that as discussions develop modifications to the proposed plan might be
8 needed. Conditions/missing information: easements, elevation of buildings, plot plan, vicinity map with labeled
9 districts, use of abutting properties, survey of property lines to show bearings and distances to the angles,
10 zoning districts/boundaries, buildable area, layout of parking, exterior staging and construction details to be
11 indicated, stop sign, note of intention of public utilities service connections, outdoor lighting detailed, signage
12 indicated, landscaping depicted and intention of visibility from the road.

13
14 James Gaffney proposed continuing this until the next meeting to provide the applicant with the opportunity to
15 submit the missing information. Mr. Lopez asked if the application was considered substantially enough
16 complete, allowing the review and discussion of the plan to continue since they aren't proposing any shrubs or
17 trees and a view from the road is not required for completeness. Karen Coyne suggested continuing this meeting
18 to June 2nd and in the meantime work with the applicant to obtain the missing information.

19
20 **Karen Coyne made a motion seconded by James Gaffney to continue the hearing to June 2, 2025.**

21 **Motion passed.**

22
23 Harry Seidel asked about fire and access to the buildings.

24
25 **V. Michael Smith Select Board – Discuss potential lot sales**

26 None

27 **VI. MINUTES**

28 April 7th and April 21st

29
30 **James Gaffney made a motion seconded by Karen Coyne to table the meeting minutes to the next work
31 session. Motion passed. Ian Rogers voted in the negative.**

32
33 Ian expressed interest in approving the minutes with the fifteen minutes left in the meeting.

34
35 **VII. REPORTS**

36 Chair's Report - Chair, Karen Coyne

37 None

38 Select Board - Harry Seidel

39 None

40 Regional Planning Commission - Derek Narducci, Ben Frost

41 None

42 Economic Development Advisory Committee

43 None

44 Agricultural Commission - James Gaffney

45 None

46 Regional Transportation Advisory Committee

47 None

48 **VIII. COMMUNICATIONS**

49 None

1
2 **IX. PUBLIC COMMENT**

3 None

4 **X. ADJOURN**

5 The meeting adjourned at 9:47 PM

6 Respectfully submitted by Tracy Doherty on 5/8/25
7

DRAFT