



TOWN OF WARNER

P.O. Box 265, 5 East Main Street
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Planning Board Notice of Decision

Date of Decision: Monday, April 7th, 2025

Minor Subdivision

Applicant: Pierre J. Bedard
Owners: Pier D. D' Aprile 2021 Revocable Trust
Address: 115 Bible Hill Rd, Warner, NH 03278
Map/Lot: Map 12-05
District: R-3 and OC-1
Description: Proposed is the subdivision of one existing lot into two lots.

On April 7th, 2025, the Warner Planning Board voted to **APPROVE** a Minor Subdivision for applicant Pierre J. Bedard for Map 12, Lot 005 into two lots subject to meeting the following condition:

1. The final site plan must include the condition from the Zoning Board of Adjustment approval regarding a tree screen.

After the condition has been met, the final mylars may be signed by the Chair and submitted to the Merrimack County Registry of Deeds.

The vote tally was 7 to 0 in favor of approving the Lot Line Adjustment.

The Planning Board's decision may be appealed to superior court pursuant to RSA 677:15 or, if it has jurisdiction, to the Housing Appeals Board pursuant to RSA Ch. 679.

Karen Coyne
Planning Board Chair