



TOWN OF WARNER

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Zoning Board of Adjustment

Minutes of Wednesday, July 10, 2024

I. OPEN MEETING and ROLL CALL – 7:03 PM

A. Roll Call:

Board Member	Present	Absent
Sam Carr (Alternate)	✓	
Jan Gugliotti	✓(arrived 7:07)	
Beverley Howe	✓	
Barbara Marty (Chair)	✓	
Lucinda McQueen	✓	
Derek Narducci (Vice Chair)	✓	
Harry Seidel (Alternate)	✓	
James Zablocki (Alternate)	✓	

Present: Janice Loz – Land Use Administrator

In the absence of Jan Gugliotti, Sam Carr was temporarily elevated to a voting member until Jan arrived at 7:07.

II. NEW BUSINESS

A. Application for a Variance

Case: 2024-04

Applicant: Daniel Chaloux

Property Owner: Daniel Chaloux and Desiree Kalloch

Map/Lot: Map 07, Lot 040-1

District: R-3

Details of Request: Proposed garage 40 feet from the edge of the right-of-way. Needs a 10-foot variance to the terms of Article VII, Section C.2.

The Chair inquired if any board members had a conflict of interest before looking through the application checklist and accepting the application. Board members indicated no conflict of interest. The Chair asked members about the regional impact implications of the application. The members indicated there was no potential for regional impact. Harry expressed concern that the applicants' drawings were not to-scale. He emphasized the need for accurate measurements and scale to make a fair judgment. He highlighted the difficulty in assessing dimensions and relationships to the road.

The Chair noted the challenges in interpreting measurements and scale on the drawings. The Chair inquired if the board felt capable of making a decision with the current documentation. Harry and Sam suggested that while property setbacks may not always be necessary, setbacks from the road are crucial. The board described the dimensions of the house and its distance from the road, and how having a scaled plan available would help emphasize specifics about the garage's position.

The Chair asked the board if they felt they could proceed with the application based on the information provided. The Board members expressed a readiness to proceed, while advocating the importance of a detailed plan for adequacy and consistency. The Chair urged the Board to make a potential motion and decision regarding the application and if it needs to be resubmitted. The Chair suggested two potential motions. Either not accept the application because it is incomplete without the scale drawing and continue when they have a scale drawing or to hear the application, and require a scaled plan as a condition of approval.

Jan Gugliotti said a plot plan is a critical part of the variance request and needs to be to scale.

Sam Carr said he drove by the site and felt he could make a decision based on his visit but that there should be a plot plan for the record.

Lucinda McQueen said for consistency's sake, there should be a simple plot plan to scale.

Bev Howe questioned if people would need to hire a professional to produce a plot plan or do it themselves.

Jim Zablocki said that most people are more than capable of producing a simple plan. He suggested using graph paper to assist in the process.

Harry said this applicant could easily produce a map to scale.

Bev Howe made the point that the board should be consistent in what is acceptable for plot plans

Daniel Chaloux said the site work guy agreed to put it back 50 feet due to wires underneath would create a problem. Derek Narducci asked do you want to go on with this variance or do the 50-foot setback? Daniel Chaloux - I'll do the 50.

The applicant said he wanted to withdraw the application and just move the garage to meet regulation setbacks.

Jan Gugliotti made a motion to deny the application, without prejudice. Derek Narducci seconded the motion. Discussion: None. Vote Tally: 5 - 0.

III. UNFINISHED BUSINESS

A. Consider application additions and checklist changes. [Variance](#), [Special Exception](#), [Equitable Waiver](#), [Appeal from an Administrative Decision](#).

The board reviewed the application directions and guidelines, made edits to review at the August 10, 2024 meeting. Janice will work on plot plan drawing with the Chair.

IV. REVIEW OF MINUTES OF PREVIOUS MEETING – May 8 and June 12, 2024

Lucinda McQueen made a motion to accept the minutes of May 8, 2024 as amended. Jan Gugliotti seconded the motion. Discussion: None. Vote Tally: 5 -0.

Jan Gugliotti makes a motion to accept the minutes of June 12, 2024 as presented. Beverley Howe seconded the motion. Discussion: None. Vote Tally: 5 - 0.

V. COMMUNICATIONS AND MISCELLANEOUS - None

VI. ADJOURNMENT (Motion, Second, Vote)

Beverly made a motion to Adjourn the meeting 8:53 PM. Jan Gugliotti seconded the motion. Discussion: None. Vote Tally: 5 - 0.