



TOWN OF WARNER
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Zoning Board of Adjustment
Minutes of April 9, 2025

1. ROLL CALL

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

The Chair opened the meeting at 7pm and asked if any ZBA member had a conflict of interest regarding tonight’s agenda? No one indicated a conflict of interest.

The Chair stated the order of business for the meeting. That the Board would consider the application for completeness, consider regional impact, hear from the applicant and ask questions, open the public hearing to hear from all interested parties, close the public hearing, choose to deliberate tonight or delay.

2. NEW BUSINESS

A. Application for a Special Exception

Case: 2025-1
 Applicant: Concord Area Trust for Community Housing (CATCH)
 Owner: Comet, LLC
 Address: Route 103
 Parcel: Map:35, Lot:4-3
 District: C-1, Intervale
 Description: Application to construct a 48-unit multi-family workforce housing development in the C-1 Intervale district. Article XIV-A and TABLE-1 Use Regulations RESIDENTIAL #6

The Chair went through the application items required on the check list. It was noted that the plan did not include the height of the structure. The applicant was asked what the elevation of the proposed structure is? Mr. Furtado stated that the building is well within the ordinance limit of 45 feet. He was asked what the measurement is from the ground at the front of the building to the top. The applicant pointed to the architectural rendering on the easel to show that even though the front of the building is approximately 50 feet the average height will be less than 45 feet because the building will be built into the slope.

The applicant was invited to the table. The Chair asked that everyone who speaks clearly state their name for the record.

Tom Furtado (CEO CATCH) introduced Alex Panagiotakos (COO with CATCH), Attorney Jeff Christenson and Ben Osgood (Ranger Engineering).
 The Chair interrupted the applicant and apologized that she had forgotten a step and ask the Board if they had any concerns regarding regional impacts?

Jan Gugliotti stated that she has a whole list of concerns, that there would be significant impacts to the fire, Warner police and State police (because Warner does not have officers on duty 24-7) and the school district. Lucinda McQueen raised the concern about impacts to the Warner River, particularly runoff from such a large development.

Bev Howe stated that the property is in a wetland and if you go back there today it is completely wet. She also questioned why a residential building would be allowed in a commercial zone.

Lucinda McQueen stated that access in that area is already congested and access for emergency vehicles is a concern.

The Chair recapped the definition of regional impact reading from the Outline of DRI Decision Process, *(that they may include but are not limited to):*

- *Relative size or number of dwelling units as compared with existing stock*
- *Proximity to the borders of neighboring community*
- *Transportation networks*
- *Anticipated emissions such as light, noise, smoke, odors, or particles.*
- *Proximity to aquifers or surface waters which transcend municipal boundaries.*
- *Shared facilities such as schools and solid waste disposal facilities.*

Jan Gugliotti spoke about consideration for the school capacity in Warner and the domino effect that would have for the regional school district.

Sam Carr & Derek Narducci both spoke about how this development could affect the shared resources (Police and Fire and Ambulance) with other communities, particularly Hopkinton and Bradford since Warner had neither a ladder truck or ambulance service.

There was further discussion regarding the impact to the Kearsarge Regional School District.

Jim Zablocki questioned how an average of 29 additional children across 3 schools would have a significant impact. Bev Howe said what if it is 42 or 60? The Board concluded that the number was not important, only that there is a chance for regional impact and that all effected parties should be given an opportunity to be part of the discussion.

James Zablocki stated that according to Google Earth the development is between 335 and 463 feet away from the Warner River. He stated that is an ample distance from the riparian buffer in regards to runoff concerns.

Derek Narducci stated that the property is in the floodplain and has concerns about harmful runoff having regional impacts.

Jan Gugliotti asked if the Board should be discussing the aesthetics of the building?

Derek Narducci stated that for concerns of regional impact we are talking about schools, fire & rescue, like getting a ladder truck to reach the top floor, etc.

The Chair addressed the voting members of the Board and stated that the Board needs to vote to decide if the regional impact of this development is sufficient to require input from the CNHRPC?

Derek Narducci asked for clarification on the process if the Board votes that there is regional impact.

The Chair read from the Outline of DRI Decision Process: *“If voted YES to be considered a DRI, Stop reviewing the application and continue it to the next meeting before accepting as complete; Notice the RPC and abutting town(s) by certified mail; send the meeting minutes; At the next meeting resume consideration of application and consider any comments by the RPC and town(s).”*

The Chair asked if someone would like to make a motion to consider this application as having regional impact?

Jan Gugliotti made a motion, seconded by Bev Howe, to table the CATCH Housing application review until next month to receive input from the Regional Planning Commission. Roll Call Vote Howe YES, Narducci YES, McQueen YES, Gugliotti YES and The Chair NO.

C. Annual Meeting - Election of ZBA officers

Bev Howe made a motion, seconded by Jan Gugliotti, to nominate Barb Marty as Chair. Motion passed unanimously.

Bev Howe made a motion, seconded by Barb Marty, to nominate Derek Narducci as Vice Chair. Motion passed unanimously.

3. REVIEW MINUTES: February 12, 2025

Jan Gugliotti made a motion seconded by Bev Howe to accept the Zoning Board meeting minutes as amended. Motion passed unanimously.

-Add numeric numbers to the order of business.

-Correct attendance to reflect Bev Howe's absence.

4. COMMUNICATIONS:

The Chair reminded the members that they cannot have any substantive conversations about anything on the agenda or likely to be on the agenda. She stressed business can only be discussed during the public meetings. She explained that also includes discussions with town staff.

Ed Mical asked a procedural question regarding the posting of ZBA applications in Town Hall. He stated recently that has not been done. The Chair said she will look into that.

Andy Bodnarik asked if the public comment remains open until the next meeting. The Chair confirmed. He thanked the members for all they do.

5. ADJOURNMENT

Jan Gugliotti made a motion, seconded by Bev Howe, to adjourn the meeting. Motion passed unanimously.

The meeting adjourned at 7:40 PM

Respectfully submitted by Tracy Doherty