

Comet –LLC/Catch Application for a Variance and Special Exception

For a 48 unit apartment in the Intervale district of Warner, dated 19, March 2025

Comments:

The parcel and proposed apartment is located in a commercial zone close to the interstate, shopping and other public services, and is served by Warner water and sewer. These are positive attributes. However, there is no guarantee that building this workforce residential project will relieve development pressure in other parts of town. Therefore, the claim that it supports maintaining the rural character of Warner is unfounded and at best, wishful thinking.

1. With regard to the request for a variance to the 40 foot set back requirement, note the following: Instead of carefully considering the physical limitations imposed by the size, shape and other characteristics of the parcel and designing a project that is compatible with them, the applicant is proposing a large, high density structure and parking that has to be shoehorned onto the lot. The applicant's argument that a variance is needed because it does not fit otherwise, seems to be a solution to a problem of their own creation.
2. Page 11. The statement that "the building will be of a modern, visually appealing design so there will be no negative aesthetic impact" is highly subjective. Notwithstanding that the proposed apartment would be near a Dunkins and gas station, saying that the design is modern and visually appealing is somewhat patronizing to those of us in Warner that value our historic buildings and colonial architecture. It would be more honest to say that it will be no more aesthetically detrimental than the surrounding commercial development in the area.
3. The town of Warner retains a conservation easement on most of this 13+ acre parcel implemented to protect the wetlands, riparian habitat along the Warner River and the wildlife that occur there. The proposed high density residential use adjacent to the conserved land is likely to diminish its value to wildlife in many ways. Non-point source discharge of storm water from paved surfaces and roof tops may find its way into the Warner River and our aquifer. Noise and exterior light pollution will disturb and alter behavioral patterns of amphibians, birds and mammals. Inevitably, litter will be blown into habitats by prevailing north and west winds. Most importantly, the other commercial businesses along this corridor have no residential component. People do not leave the Citgo station or Dunkins to explore the back land and walk along the Warner River, but they will from the proposed apartment. With 100 or more new residents (and pets?), the species of birds, mammals, amphibians and reptiles that are more sensitive to human disturbance may no longer occur on the Conserved Easement land.

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