



# TOWN OF WARNER

PO Box 265

Warner, New Hampshire 03278-0265

Telephone: (603) 456-2298 ex. 7

Warnernh.gov email: landuse@warnernh.gov

## Planning Board Meeting Minutes

Monday, February 17, 2025, 7:00 PM

Lower Meeting Room Warner Town Hall 5 E Main St

### I. OPEN MEETING / ROLL CALL : Chair Karen Coyne called the meeting to order at 7:00 PM.

Board Member	Present	Absent
Karen Coyne (Chair)	✓	
Barak Greene (Vice Chair)	✓	
Harry Seidel – Select Board		✓
James Gaffney	✓	
Pier D’Aprile		✓
Ian Rogers	✓	
John Leavitt	✓	
Bob Holmes – Alternate	✓	
Micah Thompson – Alternate	✓	

Also present via Zoom was Mike Smith. Bob Holmes was elevated to a voting member.

### II. PUBLIC COMMENT

None

### III. MINUTES: January 20, 2025, February 3, 2025

January 20, 2025

**Barak Greene made a motion seconded by Bob Holmes to adopt the January 20, 2025, as amended.**

**Motion passed unanimously.**

February 3, 2025

The minutes were tabled to review the Zoom video for further clarification

### IV. NEW BUSINESS

A. Michael Smith, Select Board – Discuss Potential Lot Sales

None

B. WRLAC Letter – Concerning Solar Array

Barb Marty spoke about a letter written in December 2024 from the Warner River Local Advisory Committee. She asked if the Planning Board felt there should be more coordination between the WRLAC and the Planning Board when there is a project under review. The Planning Board discussed the previous discussion regarding the solar array proximity to the Warner River. There was a discussion regarding advising the Warner Representatives on the timing of applications.

C. Housing Chapter Correspondence – Master Plan Chapter 4.1 with Barb Marty’s document

There was a conversation relating to the work of 30-40 people from the HAC who drafted the original chapter. Further conversation regarding how the original document is protected by certain members of the Planning Board, the document is a suggestion, not a Planning Board document. Additional conversation noted that the HAC listened to people who voiced ideas, answered the survey, or participated in other community engagement.

1 The Planning Board reviewed the edited document (line outs). The Planning Board agreed to review and vote  
2 by thumbs up or thumbs down to accept or reject the proposed edits by Barb Marty and John Leavitt. The  
3 Planning Board discussed the meaning behind “what makes Warner Warner” versus “what makes Warner  
4 unique.” They discussed the importance of maintaining the rural character of Warner.

5  
6 At 8:04 PM the Planning Board recognized that Harry Seidel was in attendance via Zoom.

7  
8 D. Housing Chapter – 4.10 and 4.11  
9 The Planning Board agreed to table the review of 4.10 and 4.11 until the entire Board is present.

10  
11 **V. UNFINISHED BUSINESS**

12 **A. Housing Chapter Master Plan Draft – Review/Discussion – Board Discussions on new**  
13 **Master Plan draft**

14 Ian Rogers explained that a public hearing is required prior to accepting the Housing Chapter Master Plan.  
15 He stated that the public hearing might be a way to draw more people into participation. James Gaffney  
16 suggested making an announcement at Town Meeting regarding the Housing Chapter Master Plan public  
17 hearings.

18 **VI. REPORTS**

- 19 a. Chair's Report- Chair, Karen Coyne  
20 None
- 21 b. Select Board – Mike Smith  
22 None
- 23 c. Regional Planning Commission – Ben Frost, Barb Marty  
24 None
- 25 d. Economic Development Advisory Committee – James Sherman  
26 None
- 27 e. Agricultural Commission – James Gaffney  
28 None
- 29 f. Regional Transportation Advisory Committee – Tim Blagden  
30 None

31  
32 **VII. COMMUNICATIONS**

33 Karen Coyne stated at the next Planning Board meeting there will be a conceptual plan.

34  
35 **VIII. PUBLIC COMMENT**

36 None

37 **IX. ADJOURN**

38 The Planning Board meeting adjourned at 8:07 PM.

39  
40 Respectfully submitted by Tracy Doherty

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42  
43