



DRAFT Planning Board Meeting Minutes

March 2, 2026 7:00 PM

Lower Meeting Room, Warner Town Hall, 5 E Main St

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

The Pledge of Allegiance was recited

II. ROLL CALL

Planning Board Member	Present	Absent
Karen Coyne, Chair	✓	
James Gaffney	✓	
Pier D'Aprile	✓	
Barak Greene, Vice Chair	✓	
Ian Rogers	✓	
Mike Smith – Select Board		✓
John Leavitt	✓	
Bob Holmes – Alternate	✓	
Micah Thompson – Alternate	✓	

III. PUBLIC COMMENT

None

IV. UNFINISHED BUSINESS

A. Review: Class VI road draft letter to the Select Board

Barak Greene explained that the suggestion made by James Gaffney regarding taxation of Class VI properties was not included in the letter because there is no mechanism in place that would allow the Select Board to change that taxation. He stated that the State of NH does taxation based on the value of the property not services available. He noted that a constitutional change would be needed.

Bob Holmes pointed out that there is an RSA that allows the Town to create an emergency lane on a class VI road. He explained that it would be town's responsibility to make the road passable. He stated that it might not be needed right now.

James Gaffney referenced the last paragraph of the draft letter and offered the following amendment. *The Planning Board acknowledges the Select Board's authority in this matter relative to RSA 674:41.* Ian Rogers supports the paragraph as written and commended Barak Greene's efforts. James Gaffney reiterated the need to specify the RSA. Barak Greene agreed to the edit. Karen Coyne stated that the letter is well written.

Ian Rogers made a motion, seconded by John, to send the letter as amended to the Select Board. Motion Passed Unanimously.

B. Discussion: Alignment of Subdivision Regulations with RSA 674:41 I(c)

Barak Greene stated that it does not make sense for the Planning Board to change the regulations if it does not match the Select Board policy. James Gaffney stated that it would not be an efficient use of the Planning

1 Board's time. Barak Greene referenced the issue of a driveway on a class VI road. He spoke about the issue
2 of the number of units on a shared driveway. He stated that other towns impose a cap on the number of units
3 permitted on a shared driveway. Barak Greene explained that the current driveway regulations do not
4 reference or define a street. He further noted that private roads are not defined or referenced in any of
5 Warner's regulations. Barak Greene questioned the number of dwellings that should be permitted to share a
6 driveway. James Gaffney stated that it depends on the zone and the width of the driveway. Barak Greene
7 pointed out that a driveway does not meet the requirements of a street. He questioned, at what point does a
8 shared driveway need to become a street. James Gaffney explained that a private road is just that— a private
9 road on private property. Barak Green clarified that a private road needs to meet a certain requirement for
10 services. James Gaffney disagreed, explaining that a driveway only has to meet the requirements of a
11 driveway being accessible to emergency services. He stated that it does not have the same requirements as a
12 private road. Barak Greene stated that that is a problem. The Board continued to discuss and debate how
13 many units on a shared driveway is appropriate. Barak Greene stated that four or more units sharing a drive
14 way a lot of traffic. James Gaffney questioned if there are complaints from the Town's emergency service
15 departments.

16 Karen Coyne explained that her home is a single-family residence and she has seven driving-aged children.
17 She questioned what the difference is. James Gaffney stressed that if it is private, it is not the Planning
18 Board's problem to solve. Micah Thompson stated that the whole point of town government is to respect the
19 property/property owners. Ian Rogers explained that he has not formed an opinion on this yet because he is
20 not sure of the goal or intent. Barak Greene suggested placing guardrails by capping the number of units
21 allowed to share a driveway. He would like no more than four units over two lots and approval by the fire
22 department.

23
24 Pier D'Aprile stated that this feels like they are trying to find a solution to a problem that does not exist.
25 Barak Greene explained that he is trying to avoid what has happened in the past, referencing the Peacock
26 project. Bob Holmes believes that case law will address the issue. He stated that it does get confusing as to
27 the distinction between a driveway, shared driveway, and private road. He stated that he could not find
28 anything that defines a road. He explained that if there are private road residents that are in conflict, the court
29 would sort it out. He does not believe the Planning Board should be involved.

30
31 Barak Greene referred to an eight-unit project with two four-unit buildings, stating that that should not be a
32 driveway. James Gaffney questioned what the threshold is to reject a shared driveway. Barak Greene asked
33 what the point is of threshold if they do not have a definition of what the road needs to be. James Gaffney
34 reiterated that the Board needs to determine where the guardrails need to be. Barak Greene reiterated the
35 need for a definition. Karen Coyne inquired if the two could be created concurrently. There was a discussion
36 regarding the excessive cost of creating a road.

37
38 Barak Greene explained that his suggestion of four units over two lots is what would be allowed by right.
39 James Gaffney stated that the two-lot requirement is what is bothering him. He feels that this is treading on
40 territory in search of a solution to a problem that does not exist. Barak Greene explained that he is attempting
41 to create a solution before the problem arises. He reiterated that a similar situation recently occurred. James
42 Gaffney stated that the problem being mentioned occurred on private property. Micah Thompson explained
43 that this is closing a loop hole to prevent a similar issue in the future. Ian Rogers spoke of the extreme cases
44 where this would be a factor.

45
46 Karen Coyne explained that James and Barak's position have been communicated. She would like to hear
47 from other members. James Gaffney feels that if the Board wants to discuss making changes, the cost of the
48 requirements must be considered. John Leavitt disagreed that costs and property taxes should be a factor.

1 Bob Holmes advised the Board that RSA 672:13 defines “street”. Barak Greene noted that the driveway
2 regulations are separate from the site plan regulations. He stated that if someone decided to put in a
3 driveway that will serve four or five houses, he would like to be able to review that.
4

5 Karen Coyne stated that she is uncertain where she stands on this and it is a conversation worth having. She
6 suggested revisiting this at the next workshop. Micah Thompson agreed. He thinks it is worth thinking
7 about before it actually happens. Micah Thompson explained that the Planning Board is in the position to
8 provide clarity to the Select Board. James Gaffney explained that he does not share the same optimistic view
9 that the Select Board will take action on this.
10

11 **V. REVIEW MINUTES February 16, 2026**

12 **Ian Rogers made a motion, seconded by Pier D’Aprile, to approve the February 16, 2026 Planning**
13 **Board meeting minutes as amended. Motion passed.**
14

15 **VI. COMMUNICATIONS**

16 Karen Coyne explained that an email from Peacock has been received, asking if the Planning Board would
17 hold the hearing to accept that all the conditions have been met. She advised the Planning Board that a check
18 has been received for the outstanding balance. Aries will be contacted to confirm that they can review
19 anything that Peacock submits. Karen Coyne stated that the Planning Board is not ready for a compliance
20 meeting because they have not completed the conditions.
21

22 **VII. REPORTS**

23 **Chair's Report- Chair, Karen Coyne**

24 None

25 **Select Board – Mike Smith**

26 None

27 **Regional Planning Commission - Barb Marty, Ben Frost**

28 None

29 **Economic Development Advisory Committee – Micah Thompson**

30 Micah Thompson stated that currently there is not a committee. He explained that he has to officially
31 take on the position of Chair to initiate activity.

32 **Agricultural Commission - James Gaffney**

33 None

34 **Regional Transportation Advisory Committee – Tim Blagden**

35 None

36 **HOP II Update – Bob Holmes**

37 Bob Holmes stated that Central Regional Planning sent the HOP II committee a draft and the public
38 outreach comments.

39 **VIII. PUBLIC COMMENT**

40 Ian Rogers announced that his term on the Planning Board expires in March and he has decided not to seek
41 another term. Ian Rogers explained that he has learned a lot and tried to help where he can. He is moving on
42 to other things. He encouraged the Planning Board to keep an eye on the future and to be proactive.
43

44 **IX. ADJOURN**

45 The meeting adjourned at 8:00 PM

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47 Respectfully submitted by Tracy Doherty