



TOWN OF WARNER

P.O. Box 265, 5 East Main Street
Warner, New Hampshire 03278-0059
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Planning Board Notice of Decision

Date of Decision: Monday, August 5, 2024

Minor Subdivision Application

Applicant: Mark W. Xenakis
Owners: Mark and Susan Xenakis
Agent: J.E. Belanger Land Surveying, PLLC.
Address: 93 Dimond Lane, Warner, NH 03278
Map/Lot: Map 3, Lot 29
District: R-2 and OC-1
Description: Subdividing a 11.16-acre lot into two residential lots. There is an existing house on one lot and a single-family residential home will be built on the newly created lot. An existing lane will be extended so the newly created lot will have road frontage (this has been approved by the Town of Warner Selectboard).

On August 5, 2024, the Warner Planning Board voted **APPROVE** a 2-lot subdivision for Mark and Susan Xenakis for Map 3, Lot 29 if the following conditions have been met, before the final mylars are signed by the Chair and submitted to the Merrimack County Registry of Deeds:

1. The zone delineations and buildable areas noted on the plan.
2. The turn-around will not be used to park Town vehicles, to be agreed upon by the Road Agent.
3. Subject to an extension of Diamond Lane constructed to Class V road standards, accepted by the town.

The vote tally was 7 to 0 in favor of approving the minor subdivision.

The Planning Board's decision may be appealed to superior court pursuant to RSA 677:15 or, if it has jurisdiction, to the Housing Appeals Board pursuant to RSA Ch. 679.

Karen Coyne
Planning Board Chair