



TOWN OF WARNER

P.O. Box 265, 5 East Main Street
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Planning Board Notice of Decision

Date of Decision: Monday, November 17th, 2025

Site Plan Review Application

Applicant: Peacock Hill Rd LLC
Owners: Peacock Hill Rd LLC
Agent: Keach-Nordstrom Associates
Surveyor: Jacques E. Belanger Land Surveying PLLC
Address: Map 07 Lot 039 and 39-1 Route 103 East, Warner, NH
District: R-2 and R-3
Description: Two buildings with four units each to be used as multi-family housing with a shared driveway.

On November 17th, 2025, the Warner Planning Board voted to **APPROVE** a Site Plan Review for Peacock Hill Rd LLC for Map 07, Lot 039 & 039-1, under the following conditions:

1. Septic approval
2. Well Approval
3. Alteration of Terrain approval
4. A reclamation bond
5. An "as built" of the approved driveway permit on Map 07, Lot 039, prior to occupancy
6. Confirmation that the new proposed pond control mitigates the 50-year flood runoff issue on neighboring property

The vote tally was 7 to 0 in favor of approving the Site Plan Review. 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