



TOWN OF WARNER

P.O. Box 265, 5 East Main Street
Warner, New Hampshire 03278-0059
Land Use Office: (603)456-2298 ex. 7
Email: landuse@warnernh.gov

Planning Board Meeting AGENDA

Monday, December 1st, 2025

Town Hall Lower Meeting Room

7:00 PM

Join Zoom Meeting: <https://us02web.zoom.us/j/87061407427> Meeting ID: 870 6140 7427 Passcode: 1234

I. **OPEN MEETING / Pledge of Allegiance**

II. **ROLL CALL**

III. **PUBLIC COMMENT**

IV. **NEW BUSINESS**

A. **Public Hearing** – Lot Line Adjustment

Applicant: Jonathan Kling

Owners: Jonathan & Bonnie Kling

Agent: Higginson Land Services

Surveyor: Dan Higginson

Map & Lot: Map 31, Lot 15 & 16

Address: 46 & 38 West Main St, Warner, NH 03278

District: R-1

Description: Proposed is the adjustment of the common line between Map 31, Lots 15 & 16.

V. **UNFINISHED BUSINESS**

A. **Housing Committee Proposal for Accessory Dwelling Unit**

VI. **REVIEW MINUTES:** November 17th

VII. **COMMUNICATIONS**

VIII. **REPORTS**

Chair's Report- Chair, Karen Coyne

Select Board – Michael Smith

Regional Planning Commission – Barbara Marty, Ben Frost

Economic Development Advisory Committee – James Sherman

Agricultural Commission - James Gaffney

Regional Transportation Advisory Committee – Tim Blagden

HOP II Update – Bob Holmes

IX. **PUBLIC COMMENT**

X. **ADJOURN** - Note: Planning Board meetings will end no later than 10:00 P.M. Items remaining on the agenda will be heard at the next scheduled monthly meeting.



TOWN OF WARNER PLANNING BOARD

P.O. Box 265

Warner, New Hampshire 03278-0059

Telephone: (603) 456-2298, ext. 7

Fax: (603) 456-2297

APPLICATION FOR LOT LINE ADJUSTMENT

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES _____ NO X

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES _____ NO X

TODAY'S DATE: 10/21/25

NAME OF APPLICANT Jonathan Kling

ADDRESS 46 West Main Street Warner, NH 03278

PHONE # 1 _____ PHONE # 2 _____ E-MAIL _____

OWNER(S) OF PROPERTY Jonathan Kling & Bonnie Blue Kling

ADDRESS 46 West Main Street Warner, NH 03278

PHONE # 1 _____ PHONE # 2 _____ E-MAIL _____

AGENT NAME Higginson Land Services

ADDRESS 76 Patterson Hill Road Henniker, NH 03242

PHONE # 1 603-660-6412 PHONE # 2 _____ E-MAIL _____

LICENSED LAND SURVEYOR: Dan Higginson #1009

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: _____

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY 46 1/2 West Main Street

MAP # 31 LOT # 150/16 ZONING DISTRICT R1 NUMBER OF LOTS: 2

FRONTAGE ON WHAT STREET(S): West Main & Geneva Streets

DEVELOPMENT AREAS: 0.404 acres/sq.ft.

DEED REFERENCE(S): Book 3736 Page 2089 Please include a copy of the Deed.

DETAILS OF REQUEST: *Indicate number of separate pages attached, if necessary.*

Proposed is the adjustment of the common line between
lots 31/15 & 31/16

Authorization/Certification from Property Owner(s)

I (We) hereby designate Dan Higginson to serve as my agent and to appear and present said application before the Warner Planning Board

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice. I (We) further understand the Planning Board may at some point during the review process schedule a Site Visit, which will be duly posted.

I (We) understand that the Planning Board will review the plan and/or may send the plan out for review. The applicant shall pay for such a review. A Public Hearing shall not be held until the Planning Board determines if the application is complete.

To the best of my knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town including but not limited to the Subdivision Regulations, Site Plan Regulations and other applicable state and federal regulations which may apply.

All sections of this application must be completed, including Owners Authorization/Certification, Abutters List, and Appendix A Checklist.

Signature of Property Owner(s): Bonnie Kling Date: 10/22/2025
(Need signatures of all owner's listed on deed)

Jonathan A. Kling
Print Names BONNIE BLUE KLING , JONATHAN ADAM KLING

Signature of Applicant(s) if different from Owner:

Date: _____

Print Names _____

For Planning Board Use Only

Date Received at Town Office: _____

Received By: _____

Fees Submitted: Amount: _____ Cash: _____ Check # _____ Other: _____

Abutter's List Received: Yes _____ No _____

Date of Review: _____ Date of Hearing: _____ Date Approved: _____



TOWN OF WARNER PLANNING BOARD

P.O. Box 265

Warner, New Hampshire 03278-0059

Telephone: (603) 456-2298, ext. 7

Fax: (603) 456-2297

APPLICATION FOR LOT LINE ADJUSTMENT

Please note that this application is subject to NH RSA 91-A which affords the public access to this information.

ACTION NEEDED FROM THE ZONING BOARD OF ADJUSTMENT? YES _____ NO _____

WRITTEN WAIVER REQUEST TO SPECIFIC PROVISIONS INCLUDED? YES _____ NO _____

TODAY'S DATE: _____

NAME OF APPLICANT _____

ADDRESS _____

PHONE # 1 _____ PHONE # 2 _____ E-MAIL _____

OWNER(S) OF PROPERTY The Dennis Gonsalves Trust of 2020

ADDRESS 38 West main street Warner, NH 03278

PHONE # 1 603 456 3009 PHONE # 2 _____ E-MAIL _____

AGENT NAME _____

ADDRESS _____

PHONE # 1 _____ PHONE # 2 _____ E-MAIL _____

LICENSED LAND SURVEYOR: _____

LICENSED PROFESSIONAL ENGINEER: _____

CERTIFIED SOIL SCIENTIST: _____

CERTIFIED WETLAND SCIENTIST: _____

OTHER PROFESSIONAL(S): _____

STREET ADDRESS & DESCRIPTION OF PROPERTY _____

MAP # _____ LOT # _____ ZONING DISTRICT _____ NUMBER OF LOTS: _____

FRONTAGE ON WHAT STREET(S): _____

DEVELOPMENT AREAS: _____ acres/sq.ft.

DEED REFERENCE(S): Book _____ Page _____ Please include a copy of the Deed.

DETAILS OF REQUEST: *Indicate number of separate pages attached, if necessary.*

Authorization/Certification from Property Owner(s)

I (We) hereby designate Dan Higginson to serve as my agent and to appear and present said application before the Warner Planning Board

By submitting this application I (We) hereby authorize and understand that agents of the Town may visit the site without further notice. I (We) further understand the Planning Board may at some point during the review process schedule a Site Visit, which will be duly posted.

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To the best of my knowledge, the information provided herein is accurate and is in accordance with the Town of Warner Zoning Ordinance and other land use regulations of the Town including but not limited to the Subdivision Regulations, Site Plan Regulations and other applicable state and federal regulations which may apply.

All sections of this application must be completed, including Owners Authorization/Certification, Abutters List, and Appendix A Checklist.

Signature of Property Owner(s): Dan Higginson Date: 10/26/2025
(Need signatures of all owner's listed on deed)

Print Names Dennis Goncalves

Signature of Applicant(s) if different from Owner:

Date: _____

Print Names _____

For Planning Board Use Only

Date Received at Town Office: _____

Received By: _____

Fees Submitted: Amount: _____ Cash: _____ Check # _____ Other: _____

Abutter's List Received: Yes _____ No _____

Date of Review: _____ Date of Hearing: _____ Date Approved: _____



TOWN OF WARNER

Land Use Office

P.O. Box 265

Warner, New Hampshire 03278-0059

Telephone: (603) 456-2298, ext. 7

Fax: (603) 456-2297

E-Mail: landuse@warner.nh.us

Planning Board - Application Fees

Name of Applicant Lot Line Adjustment Project Location: 38 & 46 West main St

Received By _____ Date Fee Received _____

Type of Application	Fee Schedule	Fee Calculation
---------------------	--------------	-----------------

____ Conceptual Consultation (submit application with no plans to copy) **\$ No Fee**

____ Subdivision	\$250 Base Fee (Final Application or Design Dev.)	\$ _____
	\$50 per lot # of lots _____ x \$50 =	\$ _____
	\$15 per notification # notices _____ x \$15 =	\$ _____
	\$25 minimum compliance inspect, additional per Board	\$ _____
	Legal Notice in Publication - due prior to Hearing	\$ <u>invoiced</u>
	Escrow for 3 rd party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording fee – separate check charged below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check – charged below	\$ <u>separate***</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

____ Site Plan Review	\$400 Base Fee (Final Application or Design Development)	\$ _____
	\$15 per notification # notices _____ x \$15 =	\$ _____
	\$25 minimum compliance inspect, additional per Board	\$ _____
	Legal Notice in Publication - due prior to Hearing	\$ <u>invoiced</u>
	Escrow for 3 rd party review or inspection – per Board	\$ <u>TBD by Board</u>
	MCRD** recording decision – check per rate below	\$ <u>separate**</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

____ Home Occupation	\$25 Base Fee (plus \$100 if a Hearing is required)	\$ _____
	If a Hearing is required add \$15 per notification	\$ _____
	If a Hearing add \$25 for compliance inspection	\$ _____
	Legal Notice in Publication due prior to Hearing	\$ <u>invoiced</u>
	Subtotal	\$ _____ *
		(Check made out to "Town of Warner")

<input checked="" type="checkbox"/> Lot Line Adjustment	\$150 Base Fee (plus \$100 if abutters request a Hearing)	\$ <u>250</u>
	\$15 per notification – if requested by abutter(s)	\$ <u>150 165</u>
	\$25 minimum compliance inspection	\$ <u>25</u>
	Legal Notice Publication -due prior to Hearing	\$ <u>invoiced</u>
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
	LCHIP*** – separate \$25 check	\$ <u>separate***</u>
Subtotal		\$ <u>425 440</u> *
		(Check made out to "Town of Warner")

<input type="checkbox"/> Voluntary Merger	\$60 Base Fee	\$ <u> </u>
	MCRD** recording fee – separate check per rate below	\$ <u>separate**</u>
Subtotal		\$ <u> </u> *
		(Check made out to "Town of Warner")

* = Subtotals above **due with application**. Please make check payable to "**TOWN OF WARNER**" for the above amount.

Escrow amount shall be determined by the Board. Minimum amount shall be \$500; \$1,000 if new road.
Re-notifications: Additional \$100 fee (or per Board), plus publication notice cost, plus \$15 per notification.

TWO Separate Checks (Upon completion / approval):		
<input type="checkbox"/>	\$26.00 per plan mylar and \$12.49 per document page – recording fee check payable to " Merrimack County Registry of Deeds "	\$ <u> </u> **
<input type="checkbox"/>	\$25.00 per plan set for LCHIP fee (RSA 478:17-g) – check payable to " Merrimack County Registry of Deeds "	\$ <u> </u> ***

** = \$26 per plan mylar & \$12.49 per doc. page -**Check payable to "Merrimack County Registry of Deeds"**

*** = \$25 per plan set for LCHIP Fee (RSA 478:17-g) - **Check payable to "Merrimack County Registry of Deeds"**

Abutter(s) List

Please list the names and addresses of all owners of property that abut the subject property, defined as follows:

“Abutter” as defined in RSA 672:3: also includes any person whose property has a boundary which is within two hundred (200) feet of any boundary of the land under consideration, or has frontage on a pond on which the land under consideration also has frontage. *[Amended March 2020]*

The abutters list must be obtained from the Town of Warner’s Assessors records within 5 days of submission of this application

In addition to abutters, please include the names and addresses of the applicant, owner(s) of the subject property, and, as applicable, the owners’ agent, engineer, land surveyor, architect, soil scientist, wetland scientist, and holders of conservation, preservation, or agricultural preservation restrictions.

I certify that this abutters list was obtained from the Town of Warner’s Assessors records on:

_____ 10/21/25 _____ (date)

Signature 

Print Name Dan Higginson

Map _____ Lot _____

Name: See attached

Address: _____

Map _____ Lot _____

Name: _____

Address: _____

Map _____ Lot _____

Name: _____

Address: _____

Town of Warner Planning Board Abutter(s) List (continued)

Map_____ Lot_____

Name: _____

Address: _____

Map_____ Lot_____

Name: _____

Address: _____

Map_____ Lot_____

Name: _____

Address: _____

Map_____ Lot_____

Name: _____

Address: _____

Map_____ Lot_____

Name: _____

Address: _____

Map_____ Lot_____

Name: _____

Address: _____



100 feet Abutters List Report

Warner, NH
October 21, 2025

Subject Property:

Parcel Number: 31-16
CAMA Number: 31-16
Property Address: 38 WEST MAIN STREET

Mailing Address: GONSALVES, DENNIS TRUST 2020
GONSALVES, DENNIS TTEE
38 WEST MAIN STREET
WARNER, NH 03278

Abutters:

Parcel Number: 31-15
CAMA Number: 31-15
Property Address: 46 WEST MAIN STREET

Mailing Address: KLING, JONATHAN ADAM KLING,
BONNIE BLUE
46 WEST MAIN STREET
WARNER, NH 03278

Parcel Number: 31-17
CAMA Number: 31-17
Property Address: 36 WEST MAIN STREET

Mailing Address: RIVERA LASSO, SR., ROBERTO I.
TORRES ORTIZ, EVA M.
36 WEST MAIN STREET
WARNER, NH 03278

Parcel Number: 31-34
CAMA Number: 31-34
Property Address: 17 GENEVA STREET

Mailing Address: WILKERSON, HUGH L BEERE-
WILKERSON, SUSAN
PO BOX 96
WARNER, NM 03278

Parcel Number: 31-36
CAMA Number: 31-36
Property Address: 24 GENEVA STREET

Mailing Address: DEL CARO, DANIEL SIMS, CAROL A
PO BOX 326
WARNER, NH 03278

Parcel Number: 31-37
CAMA Number: 31-37
Property Address: 20 GENEVA STREET

Mailing Address: KITTREDGE, CAROLINE F. TTEE
CAROLINE F. KITTREDGE 2023 TRU
20 GENEVA STREET
WARNER, NH 03278

Parcel Number: 32-17
CAMA Number: 32-17
Property Address: 41 WEST MAIN STREET

Mailing Address: WARNER, TOWN OF PINE GROVE
CEMETERY
PO BOX 265
WARNER, NH 03278

Parcel Number: 32-28
CAMA Number: 32-28
Property Address: 39 WEST MAIN STREET

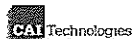
Mailing Address: SLATUNAS, CHRISTINE MARIE
SLATUNAS JR, GLENN
39 WEST MAIN ST
WARNER, NH 03278

Parcel Number: 32-29
CAMA Number: 32-29
Property Address: 45 WEST MAIN STREET

Mailing Address: FACE, SHARON FACE, JONATHAN J &
JOSEPH M
45 WEST MAIN STREET
WARNER, NH 03278

Parcel Number: 32-36
CAMA Number: 32-36
Property Address: 5 ROSLYN AVENUE

Mailing Address: CINCOTTA, ERIC N
5 ROSLYN AVE
WARNER, NH 03278



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10/21/2025

Page 1 of 1

Return To:
Jonathan Adam Kling and Bonnie Blue Handy
46 West Main Street
Warner, NH 03278

Transfer Tax: \$ 4808

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Judy Nolen a/k/a Judith A. Daly-Nolen, married**, with a mailing address of 2 Golen Drive #171, Londonderry, NH 03053, for consideration paid grants to **Jonathan Adam Kling and Bonnie Blue Handy**, as Joint Tenants with Rights of Survivorship, both with a mailing address of 27 Prescott Street #14, Concord, NH 03303, with WARRANTY COVENANTS:

A certain tract of land, with the buildings thereon, situate in Warner, County of Merrimack and State of New Hampshire, bounded and described as follows:

Commencing at a stake and stones on the Northerly side of the main road leading from Warner Village to Waterloo Village at land now or formerly of Louis N. Chase; thence Westerly along the line of said road about five (5) and one half (1/2) rods to the corner of Main and Geneva Streets; thence Northerly along the Easterly side of Geneva Street about three (3) and one-half (1/2) rods to a stake; thence Northeasterly on the Southerly side of said Geneva Street about four (4) rods to a maple tree, thence Southeasterly about three (3) and one-half (1/2) rods to stake; thence Southerly about six (6) rods to the bound begun at.

Containing thirty (30) square rods, more or less.

Meaning and intending to describe and convey the same premises as conveyed to Judy Nolen a/k/a Judith A. Daly-Nolen by virtue of a deed from Gordon Nolen dated April 22, 2021 recorded in the Merrimack County Registry of Deeds at Book 3735, Page 365.

The grantor hereby releases all rights of homestead in the above-described property.

This is not homestead property of the grantor's spouse, Gordon Nolen.

Willis Sloat
83 Clinton St.
Concord NH 03301

1435
2.00
25.00

WARRANTY DEED

KNOWN BY ALL MEN BY THESE PRESENTS, THAT I, **DENNIS J. GONSALVES**, single, of 38 Main Street, Warner, New Hampshire 03278, for consideration paid, grant to **DENNIS GONSALVES**, Trustee of **THE DENNIS GONSALVES TRUST OF 2020**, a New Hampshire Trust duly created by Trust Agreement dated October 16, 2020, having a mailing address of 38 Main Street, Warner, New Hampshire 03278, with **WARRANTY COVENANTS**:

A certain tract of land, with the buildings thereon, situated on the northerly side of Main Street in the Town of Warner, said County of Merrimack and State of New Hampshire, bounded and described as follows, to wit:

Commencing at a stone post at the southwest corner of land formerly belonging to the Leonidas Harriman estate, later owned by the late Jacob C. Burbank and now or formerly owned by Barbara E. Burbank;

Thence northwesterly along the highway leading from Warner Village to Bradford, known as Main Street, about one hundred fifty-eight (158) feet to a stake at corner of land formerly owned by the late Blanche N. Abbott, now or formerly owned by Elmer Goodrich and Cora B. Goodrich;

Thence a little west of north along land of said Abbott, now or formerly owned by the said Elmer Goodrich and Cora B. Goodrich, about eighty-seven (87) feet to a stone bound;

Thence along land formerly of said Abbott, now or formerly owned by the said Elmer Goodrich and Cora B. Goodrich, northwesterly about sixty-five (65) feet to a stake;

Thence in an easterly direction along the line of Geneva Street about one hundred sixteen (116) feet to a stone post, the corner bound of land formerly belonging to the Leonidas Harriman estate, later owned by the late Jacob C. Burbank and now or formerly owned by the said Barbara E. Burbank;

Thence in a southeasterly direction along the land formerly of said Leonidas Harriman estate, later owned by the late Jacob C. Burbank and now or formerly owned by the said Barbara E. Burbank, about one hundred forty-nine (149) feet to the place of beginning.

Said tract of land containing one (1) acre, more or less.

Meaning and intending to describe and convey the same premises conveyed to Dennis J. Gonsalves, by deed of Robert D. Smith and Roxana A. Smith, dated July 30, 2004, recorded at Book 2686, Page 619 in the Merrimack County Registry of Deeds.

This is a conveyance without consideration to a Revocable Trust, and is therefore exempt from real estate transfer tax pursuant to New Hampshire RSA 78-B:2 (XXII).

The preparer has relied on documents provided by the Grantors and/or their agents in the preparation of this document, and no title examination has been performed by the preparer.

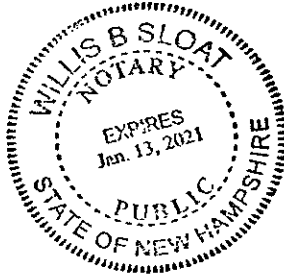
Signed this 16th day of October, 2020


DENNIS J. GONSALVES

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this the 16th day of October, 2020, before me, the undersigned officer, personally appeared **DENNIS J. GONSALVES**, known to me (or satisfactorily proven) to be the person whose name appears subscribed to the within instrument, and acknowledged that she executed the same for the purposes herein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.





Notary Public



100 feet Abutters List Report

Warner, NH
November 14, 2025

Subject Property:

Parcel Number: 31-16
CAMA Number: 31-16
Property Address: 38 WEST MAIN STREET

Mailing Address: GONSALVES, DENNIS TRUST 2020
GONSALVES, DENNIS TTEE
38 WEST MAIN STREET
WARNER, NH 03278

Abutters:

Parcel Number: 31-15
CAMA Number: 31-15
Property Address: 46 WEST MAIN STREET

Mailing Address: KLING, JONATHAN ADAM KLING,
BONNIE BLUE
46 WEST MAIN STREET
WARNER, NH 03278

Parcel Number: 31-16
CAMA Number: 31-16
Property Address: 38 WEST MAIN STREET

Mailing Address: GONSALVES, DENNIS TRUST 2020
GONSALVES, DENNIS TTEE
38 WEST MAIN STREET
WARNER, NH 03278

Parcel Number: 31-17
CAMA Number: 31-17
Property Address: 36 WEST MAIN STREET

Mailing Address: RIVERA LASSO, SR., ROBERTO I.
TORRES ORTIZ, EVA M.
36 WEST MAIN STREET
WARNER, NH 03278

Parcel Number: 31-18
CAMA Number: 31-18
Property Address: 32 WEST MAIN STREET

Mailing Address: BATES, EMMA C BATES, DAVID C
32 WEST MAIN STREET
WARNER, NH 03278

Parcel Number: 31-34
CAMA Number: 31-34
Property Address: 17 GENEVA STREET

Mailing Address: WILKERSON, HUGH L BEERE-
WILKERSON, SUSAN
PO BOX 96
WARNER, NM 03278

Parcel Number: 31-36
CAMA Number: 31-36
Property Address: 24 GENEVA STREET

Mailing Address: DEL CARO, DANIEL SIMS, CAROL A
PO BOX 326
WARNER, NH 03278

Parcel Number: 31-37
CAMA Number: 31-37
Property Address: 20 GENEVA STREET

Mailing Address: KITTREDGE, CAROLINE F. TTEE
CAROLINE F. KITTREDGE 2023 TRU
20 GENEVA STREET
WARNER, NH 03278

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Property Address: 41 WEST MAIN STREET

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CEMETERY
PO BOX 265
WARNER, NH 03278

Parcel Number: 32-28
CAMA Number: 32-28
Property Address: 39 WEST MAIN STREET

Mailing Address: SLATUNAS, CHRISTINE MARIE
SLATUNAS JR, GLENN
39 WEST MAIN ST
WARNER, NH 03278

Parcel Number: 32-29
CAMA Number: 32-29
Property Address: 45 WEST MAIN STREET

Mailing Address: FACE, SHARON FACE, JONATHAN J &
JOSEPH M
45 WEST MAIN STREET
WARNER, NH 03278



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11/14/2025

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Page 1 of 2



100 feet Abutters List Report

Warner, NH
November 14, 2025

Parcel Number: 32-30
CAMA Number: 32-30
Property Address: 49 WEST MAIN STREET

Mailing Address: WARNER, TOWN OF
PO BOX 265
WARNER, NH 03278

Parcel Number: 32-31
CAMA Number: 32-31
Property Address: 51 WEST MAIN STREET

Mailing Address: BROWN, STEPHEN K
227 BURNT HILL ROAD
WARNER, NH 03278

Parcel Number: 32-36
CAMA Number: 32-36
Property Address: 5 ROSLYN AVENUE

Mailing Address: CINCOTTA, ERIC N
5 ROSLYN AVE
WARNER, NH 03278



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11/14/2025


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Page 2 of 2

OWNER INFORMATION			SALES HISTORY						PICTURE			
GONSALVES, DENNIS TRUST 2020 GONSALVES, DENNIS TTEE 38 WEST MAIN STREET WARNER, NH 03278			Date	Book	Page	Type	Price	Grantor				
			10/23/2020	3703	1468	Q I		GONSALVES, DENNIS J				
			08/02/2004	2686	618	Q I	249,000	SMITH, ROBERT &				
LISTING HISTORY			NOTES									
09/11/25	LMHC		1/2 BSMT & 1/2 CRL, TOWN CULVERT DRAINS THRU PROP; LEAKS AROUND CHIMNEY, WET BSMT, MINOR WTR COMES THRU FNDTN IN HEAVY RAINS, SOME SPOTS ARE SOFT & UNEVEN ON FLR, CRACKS IN CEIL, PLASTER CRACKING FR SETTLLING WALLS, MAJORITY OF HSE HAS NO INSUL; 8/24 INFO @ DOOR; CORR SKETCH; CORR ROOF & FUEL TYPE;									
08/28/24	RWVM											
03/05/21	DMRL	DATA COLLECTION										
04/01/20	DM	APPRAISER										

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	WARNER ASSESSING OFFICE			
BARN-1STRY/LOFT	810	27 x 30	80	31.00	80	16,070					
LEAN-TO	160	8 x 20	160	4.00	80	819					
SHOP-EX	612	18 x 34	86	47.00	80	19,790					
FIREPLACE 1-STAND	1		100	5,500.00	100	5,500	Gas				
						42,200					
								PARCEL TOTAL TAXABLE VALUE			
		Year	Building	Features	Land						
		2024	\$ 147,570	\$ 0	\$ 75,360						
								Parcel Total: \$ 222,930			
		2025	\$ 229,400	\$ 42,200	\$ 133,100						
								Parcel Total: \$ 404,700			


LAND VALUATION												LAST REVALUATION: 2025				
Zone: R1 - VILLAGE RES		Minimum Acreage: 0.46		Minimum Frontage: 100								Site: AVERAGE Driveway: PAVED Road: PAVED				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
1F RES	0.460 ac	140,000	E	100	100	100	100	95 -- MILD	100	133,000	0	N	133,000			
1F RES	0.240 ac	x 2,500	X	100				95 -- MILD	25	100	0	N	100	CNOTES		
0.700 ac										133,100			133,100			

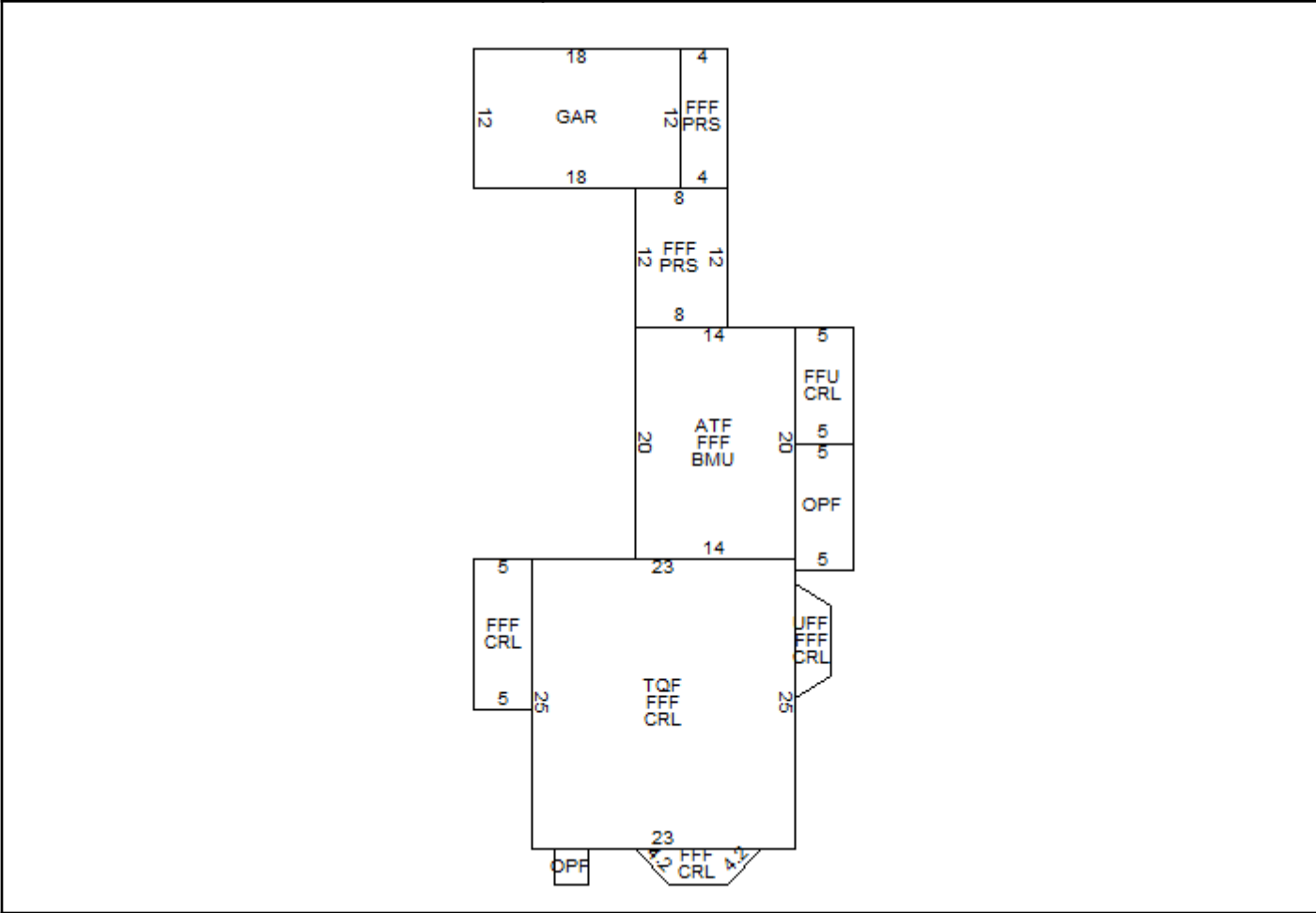
PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS								
	GONSALVES, DENNIS TRUST 2020 GONSALVES, DENNIS TTEE 38 WEST MAIN STREET WARNER, NH 03278	<table><tr><th>District</th><th>Percentage</th></tr><tr><td>Warner Village Wa</td><td>% 100</td></tr></table>	District	Percentage	Warner Village Wa	% 100	Model: 1.5 STORY FRAME CAPE Roof: GABLE OR HIP/PREFAB METALS Ext: VINYL SIDING Int: PLASTER/DRYWALL Floor: PINE/SOFT WD/CARPET Heat: OIL/STEAM Bedrooms: 2 Baths: 1.0 Fixtures: 3 Extra Kitchens: Fireplaces: A/C: No Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 1.0427 Base Rate: RSA 160.00 Bldg. Rate: 1.0901 Sq. Foot Cost: \$ 174.41				
	District	Percentage									
	Warner Village Wa	% 100									
PERMITS											
<table><tr><th>Date</th><th>Permit ID</th><th>Permit Type</th><th>Notes</th></tr><tr><td colspan="4"></td></tr></table>	Date	Permit ID	Permit Type	Notes							
Date	Permit ID	Permit Type	Notes								

BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
BMU	BSMNT	320	0.15	48
HSF	1/2 STRY FIN	1000	0.50	500
FFF	FST FLR FIN	1120	1.00	1120
CRL	CRAWL SPACE	800	0.05	40
GLA:	1,620	3,240		1,708

2025 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 297,892
Year Built:		1825
Condition For Age:	VERY GOOD	23 %
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		23 %
Building Value:		\$ 229,400

OWNER INFORMATION				SALES HISTORY						PICTURE					
KLING, JONATHAN ADAM KLING, BONNIE BLUE 46 WEST MAIN STREET WARNER, NH 03278				Date	Book	Page	Type	Price	Grantor						
				05/03/2021	3736	2089	Q I	320,530	NOLEN JUDY						
				04/23/2021	3735	365	Q I		NOLEN, GORDON						
				05/03/2004	2651	202	Q I	182,533	CARLSON, ANNA						
LISTING HISTORY				NOTES											
08/28/24	RWVM			DNPU HEARTH ADDED SUPPORT BEAMS IN BSMT FOR EXT FLR SUPPORT, 2 BEDRMS=1 WALK-IN CLOSET, CONNECTS TO BOTH BEDRMS, KITCHEN HAS BEEN UPDATED, NEW FURNACE APPROX 5 YRS OLD; MIN INSUL, OD BTH, LAYOUT, WET/DAMP BSMT; SUMP PUMP, LACKS CLOSET SPACE, UNEVEN FLRS, BSMT ACC THRU TRAP DOOR IN KIT FLR; 8/24 INFO @ DOOR; EXT COND VG; PER HO 1 BDRM ACCESS THRU 2ND;											
04/01/20	DM	APPRAISER													
08/11/09	RE	DATA COLLECTION													
EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR					
Feature Type		Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	WARNER ASSESSING OFFICE						
BARN-1STRY/LOFT		700	25 x 28	83	31.00	80	14,409								
14,400															
PARCEL TOTAL TAXABLE VALUE															
Year		Building		Features		Land									
2024		\$ 157,340		\$ 0		\$ 60,830		Parcel Total: \$ 218,170							
2025		\$ 256,100		\$ 14,400		\$ 105,200		Parcel Total: \$ 375,700							
LAND VALUATION										LAST REVALUATION: 2025					
Zone: R1 - VILLAGE RES		Minimum Acreage: 0.46		Minimum Frontage: 100		Site: AVERAGE Driveway: PAVED Road: PAVED									
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
1F RES		0.170 ac	110,769	E	100	100	100	100	95 -- MILD	100	105,200	0	N	105,200	
		0.170 ac													
										105,200				105,200	

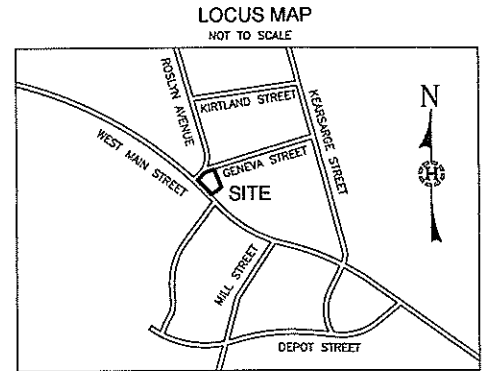
PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	KLING, JONATHAN ADAM KLING, BONNIE BLUE 46 WEST MAIN STREET WARNER, NH 03278	District Warner Village Wa	Percentage % 100
	PERMITS		Model: 1.75 STORY FRAME NEW ENGLAN Roof: GABLE OR HIP/ASPHALT Ext: CLAP BOARD/WOOD SHINGLE Int: PLASTER/DRYWALL Floor: HARDWOOD/CARPET Heat: OIL/STEAM
	Date	Permit ID	Permit Type
Bedrooms: 3 Baths: 2.0 Fixtures: 6 Extra Kitchens: Fireplaces: A/C: Yes 100.00 % Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 1.0207 Base Rate: RSA 160.00 Bldg. Rate: 1.1109 Sq. Foot Cost: \$ 177.74			



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	24	1.00	24
ATF	ATTIC FINISHED	280	0.25	70
BMU	BSMNT	280	0.15	42
FFU	FST FLR UNFIN	50	0.50	25
PRS	PIERS	144	-0.05	-7
GAR	GARAGE ATTCHD	216	0.45	97
TQF	3/4 STRY FIN	575	0.75	431
FFF	FST FLR FIN	1112	1.00	1112
CRL	CRAWL SPACE	738	0.05	37
OPF	OPEN PORCH	64	0.25	16
GLA:	1,637	3,483		1,847
2025 BASE YEAR BUILDING VALUATION				
Market Cost New:		\$ 328,286		
Year Built:		1887		
Condition For Age:	VERY GOOD	20 %		
Physical:				
Functional:	BDRM ACC	2 %		
Economic:				
Temporary:				
Total Depreciation:		22 %		
Building Value:		\$ 256,100		

REFERENCE PLAN:

"SUBDIVISION FOR THE - PURPOSE OF ANNEXATION - SURVEY FOR: - JOSEPH D. & PAULINE T. - DIAS" SCALE: 1"=40' DATED 4/15/07 BY BRISTOL SWEET & ASSOCIATES (M.C.R.D. PLAN #9629).



LOT	LOT AREAS		LOT FRONTAGE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
31/15	8,235 S.F.	17,360 S.F.	210.38'	334.29'
31/16	34,818 S.F.	26,583 S.F.	284.33'	160.42'
PARCEL "A"		9,124 S.F.		

NOTES:

1. THE PURPOSE OF THIS PLAN IS CONVEY PARCEL "A" FROM TAX MAP 31 LOT 16 TO TAX MAP 31 LOT 15. PARCEL "A" IS NOT TO BE CONSIDERED A SEPERATE LOT OF RECORD.
2. THE OWNERS OF RECORD OF TAX MAP 31 LOT 15 ARE JONATHAN ADAM KLING AND BONNIE BLUE KLING 46 WEST MAIN STREET WARNER, NH 03278 (SEE M.C.R.D. BK.3736 PG.2088 DATED 4/30/21). THE OWNER OF RECORD OF TAX MAP 31 LOT 16 IS THE DENNIS GONSALVES TRUST OF 2020 38 WEST MAIN STREET WARNER, NH 03278 (SEE M.C.R.D. BK.3703 PG.1468 DATED 10/16/20).
3. BOUNDARY INFORMATION FOR PARCEL "A" DEPICTED HEREON IS PER A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF SEPTEMBER 2025 HORIZONTAL ORIENTATION IS PER A MAGNETIC BEARING TAKEN ON 9/1/25. BOUNDARY INFORMATION FOR THE REMAINDER OF LOTS 31/15 AND 31/16 IS PER THE REFERENCE PLANS AND DEEDS CITED HEREON.
4. THE SITE LIES WITHIN THE R1 ZONE MINIMUM LOT SIZE IS 20,000 S.F. (BUILDABLE LAND) WITH 100' FRONTAGE. SETBACKS ARE 30' FRONT AND 15' SIDE AND REAR.
5. THIS SITE DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD ZONE PER FIRM COMMUNITY MAP #33013C0295E EFFECTIVE DATE APRIL 19, 2010.
6. SOILS TYPE FOR BOTH LOTS IS 689B - ADAMS - URBAN LAND COMPLEX
7. THIS PLAN SHOWS A CONVEYANCE OF LAND FOR THE PURPOSE OF LOT LINE ADJUSTMENT / ANNEXATION AS DEFINED IN THE WARNER SUBDIVISION REGULATIONS. THIS APPROVAL DOES NOT CONSTITUTE A SUBDIVISION.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY".

LOT LINE ADJUSTMENT PLAN
LAND OF:
JONATHAN ADAM KLING AND BONNIE BLUE HANDY
THE DENNIS GONSALVES TRUST OF 2020
PREPARED FOR:
JONATHAN ADAM KLING
WEST MAIN & GENEVA STREETS
TAX MAP 31 LOTS 15 & 16
WARNER, NEW HAMPSHIRE

OWNER'S SIGNATURES

DATE _____ JONATHAN ADAM KLING _____
DATE _____ BONNIE BLUE HANDY _____
DATE _____ THE DENNIS GONSALVES TRUST OF 2020 _____

THIS MAP IS HEREBY APPROVED BY THE WARNER PLANNING BOARD AT AN OFFICIAL MEETING HELD ON XX/2025 AND SHALL BE FILED WITH THE MERRIMACK COUNTY REGISTRY OF DEEDS.

DATE _____ CHAIR OF WARNER PLANNING BOARD _____

SEPTEMBER 9, 2025

**HIGGINSON
LAND SERVICES**
LAND SURVEYING - SEPTIC SYSTEM DESIGNS - PERMITTING
76 PATTERSON HILL ROAD HENNIKER, NH 03242
TEL: 603-660-6412 | NOTE BOOK #28 | JOB #1830

LEGEND:

- EXISTING PAVEMENT
- EDGE OF WATER
- EDGE OF WETLANDS
- LOT LINE
- STONE WALL
- BUILDING SETBACK LINE
- ELECTRIC UTILITY POLE
- GRANITE BOUND
- PIN/CAP

SCALE: 1"=20'



REV.	DATE	DESCRIPTION	BY

**WARNER ADU ORDINANCE
DRAFT 10-24-2025**

“Accessory Apartment Dwelling Unit” means a residential living unit that is appurtenant to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies. An accessory dwelling unit may be ~~within or~~ attached to the principal dwelling unit. [Amended March 2017 and March 2026]

“Attached Accessory Dwelling Unit” means a unit that is within or physically connected to the principal dwelling unit or completely contained within a preexisting detached structure. [Amended March 2026]

“Detached Accessory Dwelling Unit” means a unit that is neither within nor physically connected to the principal dwelling unit, nor completely contained within a preexisting detached structure. [Amended March 2026]

ARTICLE XIV-B

Accessory Apartment Dwelling Units

[Adopted March 2021; Updated March, 2026]

Requirements for Accessory Dwelling Units Apartment:

- A. The Accessory Dwelling Units ~~accessory apartment~~ shall be clearly incidental to the primary use of the property. The ~~apartment~~ Accessory Dwelling Unit shall be a completely separate housekeeping unit that can be isolated from the primary dwelling unit ~~but shall have an interior door connecting it to the primary dwelling unit.~~ [Amended March 2017]
- B. Only one ~~accessory apartment~~ Accessory Dwelling Unit, attached or detached, may be created within or attached to a single-family dwelling or accessory building per lot. [Amended March, 2026]
- B.C. Accessory Dwelling Units shall obtain a building permit from the Warner Building Inspector prior to construction. [Amended March, 2026]
- C.D. Any Accessory Dwelling Unit ~~accessory apartment~~ whether an addition to or contained within the single-family dwelling or accessory building, shall have an area of no less than 300 square feet and no more than 1,000 square feet., no more than 50% of the heated and finished floor area of the primary dwelling unit, and a maximum of 1,000 square feet of gross floor area. [Amended March, 2026]

WARNER ADU ORDINANCE
DRAFT 10-24-2025

~~E. All Accessory Dwelling Units shall comply to setback requirements for the District in which the lot is located, subject to F below. applicable regulations of the Town of Warner shall be met before an accessory apartment is permitted. The capacity/design of the septic system shall be verified [Amended March, 2026]~~

~~F. An Accessory Dwelling Unit may be converted from existing structures, including but not limited to detached garages, regardless of whether such structures violate current dimensional requirements for setbacks or lot coverage. Such structures shall not increase the nonconformity or introduce new nonconformities. "Existing" nonconforming structures shall be those in existence prior to July 1, 2025 as demonstrated in one of the following ways:~~

~~a. The existing structure could be required to demonstrate that it qualifies as a preexisting, nonconforming structure exempt from the currently applicable dimensional requirements for setbacks and lot coverage according to RSA 674:19 or any local zoning regulation protecting non-conforming structures, or;~~

~~a.b. The existing structure received a prior planning or zoning approval or determination it was exempt from the current dimensional requirements for setbacks and lot coverage. [Amended March, 2026]~~

~~D.G. Accessory apartments~~ Accessory Dwelling Units are not intended for individual ownership. The title shall be inseparable from the primary dwelling.

~~E.H. Accessory Dwelling Units~~ Accessory apartments may be located ~~in a detached accessory building on a lot where a single family home is the sole use of the lot as permitted where allowed~~ in TABLE 1 – USE REGULATIONS of this Zoning Ordinance, ~~provided the detached accessory building~~ Accessory Dwelling Unit is within 75 feet of the primary dwelling. [Amended March 2021 and Amended March, 2026]

~~F.I. The owner shall not separately lease both the primary dwelling unit and the~~ Accessory Dwelling Units ~~accessory apartment~~ at the same time, ~~nor shall an~~ Accessory Dwelling Unit be permitted on leased land. [Amended March, 2026]

~~G.J. Accessory Dwelling Units~~ Accessory apartments may not be established in association with manufactured housing or townhouse-style dwelling units (i.e., attached single family dwellings). [Amended March 17, 2018 and Amended March, 2026]

WARNER ADU ORDINANCE
DRAFT 10-24-2025

**WARNER ADU ORDINANCE
DRAFT 10-24-2025**

**TABLE 1
Use Regulations**

Buildings, structures, or land shall be used as permitted by this ordinance. Any use NOT listed in this ordinance is prohibited. [Amended March 2023]

RESIDENTIAL

USES	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
1. One-family detached dwelling [Amended March 2012]	P	P	P	P	S	P		P
2. Two-family dwelling [Amended March 2012]	P	P	S	P	S			
3. Multi-family dwelling [Amended March 2012]	P	P	S	P	S			
4. Conversion of existing dwelling structure to multifamily dwelling	P	P	S	P	P	S		
5. Accessory Apartment Dwelling <u>Unit</u> [Adopted March 2012; <u>Updated March, 2026</u>]	P	P	P	P	<u>P</u>	P	<u>P</u>	P
6. Multi-Family Workforce housing [Amended March 2021]	P	P	S	P	S		S	

S (Special Exception) P (Permitted)



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

November 17, 2025 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 7:01 PM.
The Pledge of Allegiance was recited.

II. **ROLL CALL**

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

III. **PUBLIC COMMENT**

Ed Mical asked if the CIP would be posted on the town's website. Karen Coyne confirmed.

IV. **NEW BUSINESS**

A. Continuation of Public Hearing – Site Plan Review

Applicant: Peacock Hill Rd LLC

Owners: Peacock Hill Rd LLC

Agent: Keach-Nordstrom Associates Jason Lopez

Surveyor: Jacques E. Belanger Land Surveying PLLC

Address: Map 07 Lot 039 and 039-1 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.

Jason Lopez stated that he is hoping to discuss conditions of approval. Karen Coyne stated that the Planning Board received follow up letters from Aries Engineering and Fire Chief France this afternoon. The Planning Board began reviewing the original letter from Aries Engineering.

Site Access: The Fire Chief letter indicated that it is important that the Fire Department be allowed to verify access especially through the steep curved driveway prior to issuing certificates of occupancy. Bob Holmes stated that the site plan regulation section XX2 requires a minimum of 22 feet. Jason Lopez stated that the surveyor could provide an "as built" of the entire driveway to illustrate that the driveway conforms to the 15%. Jason Lopez explained that the driveway and turn around radius were designed to accommodate fire trucks. John Leavitt stated that the Fire Chief's concerns are about the turning radius and tightness of the turn. He questioned the ability of a vehicle to get around another vehicle. James Gaffney asked what size of emergency truck was used in the design. Jason Lopez explained that a fire truck and school bus were used. James Gaffney stated that he is specifically looking for the dimensions of the vehicle used to calculate this. Jason Lopez noted the wheelbase of 23.1, front overhand of 33, and overall, 43 feet. James Gaffney questioned how that compares to Warner's largest fire truck. Dan Richardson, from the audience, pointed out

1 that Hopkinton Fire Department would be the first to respond and the size of Hopkinton's ladder truck should
2 be considered. Jason Lopez stated the truck used in the graphic is a ladder truck. Karen Coyne asked what
3 the reason is for a 20-foot-wide driveway when the site plan regulations call for 22 feet. Jason Lopez
4 explained that the NFPA requires 20 feet of hard surface to drive on. He stated that there are also two feet of
5 gravel on each side giving them 24 feet width. John Leavitt stated that that would satisfy his concerns about
6 the turning radius but that it is not depicted on the plans. Jason Lopez stated that it is on the grading plan.
7 Barak Green noted that it is also reflected in the construction details. Jason Lopez stated that he will clarify
8 that on the site plan.

9
10 Bob Holmes spoke about the grade of the driveway noting that the State's requirement is an 8% grade. Jason
11 Lopez advised that the State has approved this at 15%. Bob Holmes spoke about the international fire code
12 recommendation of no more than 10%. Jason Lopez stated that it is left up to the local fire chief and the
13 town's regulations. He stated that this does comply with the Town's regulations. Jason Lopez explained how
14 the grade, slope, and vertical curve were incorporated in the design to give an even transition for the large
15 vehicles (fire and trash trucks). Pier D'Aprile read a portion of #6 in the Aries Engineering letter "...Aries
16 recommends that the proposed site access road be lengthened to meet the Section VII Design Standards grade of 10%
17 for a local street for all portions of the access road." Pier D'Aprile questioned if this is really a driveway or a
18 road. He stated that there is a different standard to meet. He questioned if, for safety purposes, this should be
19 close to 10% versus 14.7%. Jason Lopez reiterated that 15% complies with the Town's regulation and it was
20 designed this way because of the amount of material that would need to be removed. Pier D'Aprile asked
21 about a lower grade down by Route 103 before the switchback. Jason Lopez stated that it would result in a
22 much tighter radius. He advised the Planning Board that he had looked at several design variations, but they
23 were not feasible. Jason Lopez stated that this is a driveway that is going to need to be maintained.

24
25 John Leavitt commented on the Site Plan drawing missing notes. He stated that the plans should include
26 notation of where the detail is on the plan. He stressed that all the details should be referenced on the site
27 plan. James Gaffney stated that given the number of units, this is a private road and should be treated as a
28 private road. He stated that it should comply with the Town's standards and requirements. James Gaffney
29 stated that this is not a driveway, and the Planning Board should give thoughtful consideration to Aries'
30 recommendation about a grade closer to 10%. Barak Greene asked if it is possible to lower one building.
31 Jason Lopez stated that the reality of doing something like that is the increased costs to construct making the
32 project not feasible. He reiterated that according to the regulations this is a driveway, it is not a road. Barak
33 Greene stated that if this was a road it would be determined during a subdivision, because there would be a
34 right of way for a road. He stated that this is not a road because there is no right of way. He stated that they
35 are not zoning the lots around a road like is done in a subdivision. Barak Greene stated that this is a driveway
36 to a site. Ian Rogers agreed, he read a portion to the site plan regulations section XX letter C stating that the
37 technical term for this is probably "*cross access drives, and other access management techniques to reduce
38 the number of access points on to public roadways*"

39 40 Water System:

41 Karen Coyne highlighted some of the bigger points; the well radius and the lots are big enough to permit the
42 installation of the water and sewer systems. Jason Lopez agreed that the proposed development does not
43 qualify for community water systems and he questions how Aries is using the community water sizing
44 standard for the development of well radius and placement. Jason Lopez reiterated that those standards do
45 not apply to this project. He explained that the subsurface regulations (EMBWQ 1000 series) would apply.
46 Jason Lopez stated that it is what they will design the septic system and well from. He advised the Planning
47 Board that they have not submitted the septic design for approval because they wanted to make sure that
48 modifications to the design were done before he submitted the design for approval. Jason Lopez explained
49 that he has gone through the sizing of the system and the well radius. He is confident that everything is in

1 compliance and he anticipates approval. Karen Coyne asked about the certification of sustainable yield.
2 Jason Lopez stated that the Town's regulations do not require a certification of sustainable yield. He stated
3 that they will comply with the town's regulations. Jason Lopez noted that at the time the certificate of
4 occupancy is sought, the Town will require the wells to be installed prior to occupancy. Jason Lopez
5 explained that that is a builder's risk.

6
7 Jason Lopez explained that NHDES has what is called the One Stop Program that allows access to water
8 well reports for abutting properties. He looked at the abutting properties, and they range from 140 feet deep
9 to 620 feet deep with a return of 1 gallon per minute to 50 gallons per minute. Jason Lopez stated that there
10 is sufficient water in the area to meet the building requirements. John Leavitt asked if the water calculation
11 would change based on requirement for a water sprinkler system. Jason Lopez indicated that the water
12 calculations would not change because the sprinkler system is fed off a pressurized tank in the basement and
13 the tank will need to be filled and operational before occupancy.

14
15 Alteration of Terrain:

16 Pier D'Aprile asked if the catchment ponds will require fencing. Jason Lopez explained that the State does
17 not require fencing, he believes that it will probably require by the insurance provider. Jason Lopez spoke
18 about the changes he made to address some previous concerns of Aries Engineering relating to catchment
19 and drainage. He noted that he has not presented the changes to Aries because he is waiting for additional
20 follow up from Aries. Karen Coyne stated that the Board received a letter late today from Aries. She
21 suggested that Jason Lopez forward the changes he has made to Aries. Barak Greene asked if the additional
22 pond that has been added is large enough to handle a 50-year storm. Jason Lopez confirmed that it has been
23 designed to meet the 2, 10, 25 and 50. Barak Greene feels that if that could be demonstrated it should satisfy
24 Aries Engineering.

25
26 Bob Holmes expressed concern for the water runoff currently crossing 103 with a destination on Annis Loop
27 and asked whether residents would experience worse flooding than already takes place. Jason Lopez stated
28 that the design has been reviewed by the DOT. He stated that there will be no change to the amount of runoff
29 (peak rate of runoff and volume). Jason Lopez explained that the DOT has issued their permits and the
30 alteration of terrain is in the final steps. Barak Greene expressed concern relating to the impact on the
31 amount of ground water and the culverts on Route 103. Jason Lopez suspects the biggest impact will occur
32 during construction.

33
34 Jason Lopez addressed a previous question regarding ledge in the area. He reiterated that how much ledge
35 that will need to be removed is still unknown. He advised the Board that nine test pits across the property
36 were done, and the results varied significantly.

37
38 Karen Coyne stated that the Board will reach out to Aries Engineering and inquire about additional input.
39 Barak Greene stated that there is a lot of risk for the builder and he inquired if the builder would get to a
40 certain point and determine that the project is too expensive. The owner (in the audience) stated that he will
41 not know that until they begin. Barak Greene stated that he would like a reclamation bond.

42
43 Andy Bodnarik recommended that the developer consult with a dowser regarding the well issues.

44
45 Karen Coyne opened the floor to public comment. Dan Richardson spoke about the steep grade of the
46 driveway and the noise pollution that will be generated. He stated that the turnaround halfway up the
47 driveway is located at the property line abutting his property. He believes the dumpsters should be relocated
48 to the area between the two buildings. He asserted that the driveway is going to be problematic for any fire
49 truck. He questioned if the development would lower the water table and negatively impact the existing wells

1 in the area. Jason Lopez stated that he does not think the development will affect the existing wells, but a
2 hydrogeologist would have better knowledge. Barak Greene stated that touching the top 30 feet of soil
3 should not impact the existing wells. Micah Thompson concurred.

4
5 Ed Mical asked if the driveway width of 24 feet takes into account the snowbanks in the winter months. He
6 questioned the parking area relating to snow storage and the ability for emergency vehicles to move around.
7 Barak Greene explained that on page 3 of the plan, snow storage is accounted for the parking lot. He stated
8 that the owner will need to maintain the width of the driveway in the winter months.

9
10 Karen Coyne closed the public comment.

11
12 **Pier D'Aprile made a motion seconded by James Gaffney for a continuation to hear from Aries**
13 **Engineering. Motion Failed**

14
15 *Discussion on the motion:* Barak Greene explained that the applicant has the information that Aries presented
16 in their letter. He stated that the applicant knows how big the bond needs to be and the Planning Board could
17 safely make that a condition of approval. He stated that that would avoid the need for another meeting to
18 hear that the applicant took Aries' numbers and designed a pool to match. Pier D'Aprile stated that it is true
19 assuming the applicant does that. He cautioned that the applicant could come back and say that it is not
20 acceptable. Barak Greene does not want to keep dragging this out. John Leavitt concurred with Barak
21 Greene. He stated that his biggest concern has been the drainage and he would like to know how Aries feels
22 about how the applicant addressed that the drainage concerns. Ian Rogers agrees with Barak Greene and John
23 Leavitt. He asked the Chair to recap the list of conditions to this point. Karen Coyne stated that she will
24 recap the conditions after the motion called.

25
26 Karen Coyne listed the previously discussed conditions of approval: driveway width, septic approval, well
27 approval, AOT approval, driveway permit, the reclamation bond, and the addition of storm water pond (Aries
28 issue). Karen Coyne asked how the Board would determine substantial completion regarding the storm water
29 pond. James Gaffney explained that Aries Engineering is being paid to provide reassurance that there will not
30 be issues associated with some aspects of this. He would prefer to condition it upon Aries Engineering's
31 approval. Karen Coyne stated that she does not believe they could bind Aries to that. James Gaffney
32 explained that that is why it is premature to vote on a conditional approval. He stated that the Planning Board
33 does not have enough information and there are areas that are still in question: drainage issues Warner River
34 Local Advisory Committee input, input from the Fire Chief, concerns regarding the volume of traffic on a
35 very steep driveway. James Gaffney asserted that he has very serious concerns regarding the public safety
36 aspect. John Leavitt suggested wording the motion to stipulate that the new plan mitigates the concerns
37 raised by Aries. There was additional conversation on how to word the conditions of approval.

38
39 **Barak Greene made a motion seconded by Pier D'Aprile for a conditional approval with the following**
40 **conditions: septic approval, well approval, alteration of terrain approval, a reclamation bond, a**
41 **drainage condition if the new control mitigates the 50-year runoff issue on neighboring property, and**
42 **an as-built of the approved driveway permit on Map 07 Lot 039, prior to the certificate of occupancy.**
43 **Motion Passed**

44
45 Karen Coyne closed the Continuation of Public Hearing – Site Plan Review. James Gaffney was excused
46 from the remainder of the meeting.

47
48 B. Public Hearing – Site Plan Application Edit

1 Karen Coyne opened the public hearing on the Site Plan Application Edit. The Planning Board reviewed
2 suggested edits from Andy Bodnarik. Barak Greene stated that the suggested edits from Andy Bodnarik have
3 merit and Ian Rogers agreed.

4
5 Karen Coyne opened the public hearing for public comment. Andy Bodnarik recapped his suggested edits.
6 Barak Greene expressed caution about changing language from “may not be required” to “is not required.”
7 He stated that he wants the Planning Board to have the ability to call for a full site plan review. Karen Coyne
8 agreed. Andy Bodnarik suggested adding the language “included but not limited to.” Ian Rogers agreed that
9 the Board should have the ability to call for a full site plan review and adding the language “included but not
10 limited to” adds clarity. John Leavitt noted that the purpose of this is give clarity to the applicant and using
11 the term “may not” defeats the purpose. Bob Holmes pointed out that if an applicant concludes that a site
12 plan is not required, they do not have to do anything more. There was additional conversation on how to
13 improve the language pertaining to if a full site plan review is required.

14
15 Karen closed the public comment. Micah Thompson was elevated to be a voting member.

16
17 **Ian Rogers made a motion seconded by Pier D’Aprile to accept Andy Bodnarik’s edits as amended.**
18 **Motion Passed**

19
20 Karen Coyne closed the public hearing on the Site Plan Application Edit.

21
22 C. Accessory Dwelling Unit Document Proposal

23 The Planning Board reviewed the suggested edits from Andy Bodnarik relating to the proposed Accessory
24 Dwelling Unit Document. Andy Bodnarik stressed that he is attempting to clarify language for the applicant.
25 Ian Rogers explained that they attempted to incorporate the recent State changes. The Planning Board agreed
26 to revisit the clean version on December 1, 2025.

27
28 **V. UNFINISHED BUSINESS**

29 **A. Charlebois Submission**

30 **Pier D’Aprile made a motion seconded by Ian Rogers to accept the Charlebois Submission as**
31 **presented. Motion Passed, Barak Greene abstained.**

32
33 **VI. REVIEW MINUTES – November 3, 2025**

34 **Barak Greene made a motion seconded by Pier D’Aprile to accept the minutes of November 3, 2025**
35 **Planning Board meeting as amended. Motion passed**

36
37 **VII. COMMUNICATIONS**

38 None

39
40 **VIII. PUBLIC COMMENT**

41 None

42
43 **IX. ADJOURN**

44 The meeting adjourned at 9:58 PM.

45
46 Respectfully submitted by Tracy Doherty