



TOWN OF WARNER
PO Box 265
Warner, New Hampshire 03278-0265
Telephone: (603) 456-2298 ex. 7
email: landuse@warnernh.gov

Planning Board Meeting Minutes

June 1, 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 7:02 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	✓	
Bob Holmes	✓	
Mike Smith – Select Board		✓
John Leavitt	✓	
Micah Thompson– Alternate	✓	
Vacant – Alternate		

III. PUBLIC COMMENT

None

IV. NEW BUSINESS

A. Public Hearing – Site Plan Review

Applicant: CATCH Neighborhood Housing

Owners: Comet LLC – Adam Quinn

Agent: Tom Furtado, CATCH

Address: Route 103 West, Near Route 89 exit 9

Map/Lot: Map 35 Lot 4-3

District: C1 Intervale

Description: Site plan review for 34 unit workforce housing.

Karen Coyne opened the public hearing. The Planning Board reviewed the application to confirm that it is complete. Pier D'Aprile noted a minor correction on sheet 18 item 15 referring to Massachusetts versus New Hampshire regulations. Karen Coyne stated that the application refers to affordable housing, she was under the impression that it was workforce housing. The Planning Board reviewed the application check list and determined not all the abutters were notified (McDonalds and the power company), the easement deed is not included, clarification is needed regarding the building height, and the application does not reflect the amount of excavated materials to be removed. James Gaffney stated that in the future a traffic study is something the Planning Board should discuss. The Planning Board determined that the plot plan requirements is missing the dimensions of the easement / right of way for the power lines. The Planning Board determined the application is lacking a clear lighting plan.

Barak Greene explained that the site plan regulations requires that formal notice be given to abutters and other applicable individuals. He stated that the power company would definitely be an applicable individual.

Barak Greene made a motion seconded by Pier D'Aprile to accept the application as complete with condition that the application is corrected to reflect workforce housing. Roll Call Vote Leavitt, YES D'Aprile, YES Gaffney, YES, Holmes YES, Greene YES and Coyne YES

Discussion on the Motion: The Planning Board recapped the items needed relating to the application; Correction of Massachusetts to New Hampshire, communication with the power company, clarification on the workforce housing or affordable housing and clarification on the easement.

Tom Furtado, Alex Panagiotakos from CATCH and Ben Osgood from Ranger Engineering addressed the Planning Board. Tom Furtado explained that they are proposing a 34 unit single building of workforce housing. He stated that there will be 17 one bedroom units and 17 two bedroom units. He stated that the property is approximately 13 acres and of that 2.6 acres is what is buildable. Tom Furtado informed the board that they are looking for a modification related to parking. He explained that state law requires 2.5 parking spaces per unit and they are requesting 1.53 per unit.

Tom Furtado spoke about the building being two stories in the front and three in the back do to the elevation. He stated that the design includes the appropriate drainage. Tom Furtado stated that they will be pursuing an alteration of terrain (AOT) and driveway permits from the State DOT. He stated that they have complied with all the regulations of the Town and State.

Tom Furtado explained CATCH's past experience throughout the State building workforce housing and affordable housing. He explained the income maximum limits. He outlined the breakdown of the area median income and rent for this development. He stressed that HUD through NH Housing enforces the criteria. Karen Coyne asked how often the criteria requirements are reviewed. Tom Furtado stated that they are recertified every year. He noted that once a renter qualifies they are there as long as they want regardless of their future income. Pier D'Aprile stated that defeats the purpose of workforce housing which is help those in need. Tom Furtado acknowledged that is due to the housing crisis facing the State. There was a discussion regarding who administers the program. Karen Coyne asked what is the point of recertifying tenants if they cannot be removed if they over qualify. Alex Panagiotakos stressed that very few of their tenants ever over qualify.

Barak Greene asked how many CATCH housing facilities are in the State. Tom Furtado stated that there are 14 facilities (500 units) and they are property management subsidiaries for another 450. He stated that their vacancy rate is 3% and they waiting lists. Barak Greene asked if Warner residents would be given preference. Alex Panagiotakos explained that applicants must specify the facility they are looking for. John Leavitt asked what the eviction rate is. Tom Furtado explained that they have a few.

Karen Coyne stated this property is located in Warner's commercial district, she asked if consideration was ever given for a retail business. Tom Furtado stated that they did not consider that because they are not retail developers. He explained that their revenue is capped as their operating expenses go up.

Barak Greene asked about the impact to municipal services in the communities where a CATCH facility is located. Tom Furtado explained that they have not seen an impact to local services in other communities. James Gaffney requested a list of the other CATCH facilities. Bob Holmes asked how other communities recertify. Tom Furtado explained that NH Housing authority is responsible for the recertification. Bob Holmes asked about the property tax breaks for this type of development. Alex Panagiotakos explained that there is a special real estate tax assessment that is allowed for low-income credit properties. She stated that it is calculated on 10% of income.

Barak Greene questioned if playgrounds are included. Ben Osgood pointed out where the playground will be located and he explained the requirements that must be followed.

James Gaffney shared the Warner's workforce housing ordinance; *for workforce housing units to be rented, income qualifications of potential tenants shall be reported to the Board of Selectmen or its designee. The manner and formula of such reporting shall be subject to the Planning Board approval as a condition of the approval of the development.* Tom Furtado stated that he will provide the guidelines from NH Housing to illustrate what is required of them. Karen Coyne reiterated her concern that tenant's income is not recertified. Tom Furtado explained that the reason for that is to not restrict the tenants from career advancement or working overtime for fear of losing their apartment. Karen Coyne explained that her concern is about those who might earn a modest amount over the limit versus those who could be earning a six figure salary. She stated that in that circumstance Warner would not be providing workforce housing. She stated that they would be providing really nice rents for people who do not need it. Tom Furtado acknowledged that in theory that could happen but they have never seen that in the 39 years of business.

John Leavitt inquired about back ground checks of potential tenants. Tom Furtado explained that criminal (convicted felons are not allowed), driving records and credit checks are reviewed.

Karen Coyne opened the floor to comments from the abutters.

Chris Ross 157 West Main Street questioned the selection of this piece of property as opposed to less congested area. Tom Furtado explained that it was attractive for this development because of the municipal services, access to the highway and access to the commercial zone.

Nancy Martin of the Conservation Commission spoke about the conservation easement. She inquired if the conservation easement is considered an abutter. She spoke about the need to protect the easement from the large paved parking area. She appreciates that there is a storm water pond that is designed to deal with the parking lot run off. Nancy Martin stated that the Conservation Commission is concerned and they would like a fence installed that will separate the parking lot from the conservation easement. She is concerned that the close proximity to the river will be an issue.

Barb Marty from Pumpkin Hill asked if there has been any consideration in making a condition that requires the developer to work with the Warner River Local Advisory Committee (WRLAC) and the Conservation Commission to come up with a unified plan to protect the conservation easement. She stressed the need to make it known how serious Warner takes protecting the easement.

Paul Iverson 160 Couchtown Road stated that just because this is workforce housing this does not allow them to bypass Warner's zoning rules. He stated that his concern is the parking. He does not support the waiver of 2.5 parking spaces. Paul Iverson expressed concern about how the fire department is going to access the property. He questioned where the fire lane is located. He questioned how the fire department would reach the third floor. Paul Iverson questioned if the retention pond is adequate given the close proximity to the Warner River. He stated that the Warner does not have a ladder truck to reach the third floor and in time the Warner residents will be on the hook to purchase a ladder truck that can service the third floor. Paul Iverson stated that this development will put a strain on town services such as police and fire and the school district. He stated that this will hurt the taxpayers because of the taxes.

James Gaffney requested the Conservation Commission minutes when this was discussed to be submitted as part of the record. Nancy Martin stated that the minutes will be submitted.

Janet Garcia stated that she thought this project was denied last year, she questioned why this is back. Karen Coyne explained that in 2022 it was a different developer. She stated that this is a new company and developer but still the same workforce housing concept. Janet Garcia asked why they are wasting our time. She echoed the concerns regarding the strain on municipal and school services when the tenants will not be paying property taxes.

Christine Frost asked what is the current tax assessment and what it will be when the development is built. She appreciates seeing housing of all kinds being built giving more options to residents of Warner.

Angela Spinney of 157 West Main Street spoke of her concerns regarding the strain on the town's water supply relative to the amount of water that a development like this will require.

Pier D'Aprile asked if tenant's assets are reviewed. Tom Furtado explained that the criteria is based on income from Social Security, employment income or investment income.

James Gaffney stated that the Planning Board cannot answer the question of what the assessment will be upon completion. Christine Frost clarified that she is hearing how much this will cost Warner and she would like to know how much it will provide Warner. Bob Holmes stated that the property tax is not based on the assessment to build. Tom Furtado stated that other CATCH properties similar in size in other communities pay between \$70,000 - \$150,000 in property taxes.

Tom Furtado explained their calculations regarding the parking waiver they are requesting. Barak Greene asked about the sidewalk that is depicted on the plan. Ben Osgood explained that will need communication with the DOT.

Ken Milender 98 West Main Street spoke about Warner's master plan and the resident's desire for a rural-ish community. He noted that the design drawings do not appear to fit that opinion. Tom Furtado explained that a previous building design proposal had a flat roof but that was not well received by the zoning board. He stated that they will be happy to modify the roof line.

Paul Iverson spoke about the NH fire law regarding apartments and the requirement for a dedicated fire lane. He stated that he does not see the fire lane on the plan. Ben Osgood pointed out the two fire lanes proposed. He assured the Planning Board that the proposed design is up to code. Tom Furtado stressed that this development will comply with all state and local regulations and standards.

Janet Garcia stated there is no dedicated fire lane.

Nancy Martin hopes that the Planning Board will take into consideration the issue of sidewalks.

James Gaffney encouraged communication with the water district regarding water and sewer needs, communication with the fire and police departments, and WRLAC. Barak Greene would like to hear from the other communities similar in size regarding the impact on municipal services.

Ben Frost via Zoom expressed his support for this application. He recognized the passion on both sides of the issue. He stated that this is up to the Planning Board to determine if the proposed project meets the standards of the zoning ordinance and the site plan regulations. Ben Frost encouraged the Planning Board to review the state law regarding the administration of affordability. He explained that the state law is different from what is in the zoning ordinance. He noted that the state law says that municipalities *may* impose long-term affordability restrictions. He stated that RSA 674:60IV that land use boards may consider the existence of recorded covenants, income qualifications and occupancy criteria as satisfying the purpose of this paragraph

if such covenants or criteria are administered by a state or federal entity. Ben Frost stressed that there will be recorded covenants on this property. He explained that if the tax credit is used here the NH Housing will be deeply involved for a very long time. He encouraged the Planning Board not to insert the town into the existing process. Ben Frost noted that it is not up to CATCH to decide how the income qualification standards are done because it is a federal program that is administered by NH Housing as the agent of the federal agencies.

Ken Milender encouraged the applicant to contact the WRLAC to discuss the proposed development.

Karen Coyne closed the public comment portion of hearing.

Karen Coyne recapped the list of entities that need to provide their input; Water District, Fire Department, Police Department, Conservation Commission, WRLAC and the power company. James Gaffney stated that the Planning Board cannot go much further without the input from the power company along with other areas of contention. He stated that the height of the building (46.8) exceeds the towns limit of 45 feet. He would like the Planning Board to discuss regional impacts from this development. Bob Holmes spoke about a Superior Court case that found that a project in a commercial district does not hurt the rural character in that district and should not be considered as grounds to deny the application. Pier D'Aprile stated that is not relative the conversation right now. James Gaffney agreed.

Tom Furtado stated that the height of the building does not exceed Warner's limit because the definition of building height reads it is the average building height. Ben Osgood explained that in the front the building height is approximately 30 feet and in the back it is 46 feet. He assured the Planning Board that they will contact the Fire Department. He stated that he did contact the Water/Sewer department and he was told that there is plenty of capacity for this project. Ben Osgood spoke about a traffic report produced by the DOT. He informed the board that there will be 164 additional trips per day in an hour. Ben Osgood recapped his communications with the DOT, DES and other state agencies. Tom Furtado assured the Planning Board that the building will be engineered according to all engineering standards.

Pier D'Aprile spoke about a past application for this property and significant visualization from the road between this application and a previous application. He asked if the previous design layout was considered. Tom Furtado explained the design layout accommodates the number of units, set back requirements and parking. Barak Greene asked if consideration was given for a cultec system for the pond. Ben Osgood stated that it is expensive. Barak Greene stated that it would also provide more space for the play area and recreation space. Alex explained that they make adjustments when needed and they are very involved during and after construction.

The Planning Board agreed to continue the discussion to their next regular meeting on July.

Barak Greene made a motion seconded by Bob Holmes to continue the public hearing until July 6, 2026. Motion passed unanimously.

V. REVIEW MINUTES - April 6, 2026 and May 4, 2026

James Gaffney made a motion seconded by Barak Greene to table the minutes until the Planning Board work session. Motion passed unanimously.

VI. UNFINISHED BUSINESS

None

VII. REPORTS

Chair's Report- Chair, Karen Coyne

None

Select Board – Mike Smith

None

Regional Planning Commission Barb Marty

None

Economic Development Advisory Committee – Micah Thompson

None

Agricultural Commission - James Gaffney

None

Regional Transportation Advisory Committee

None

VIII. COMMUNICATIONS

None

IX. PUBLIC COMMENT

None

X. ADJOURN

The Planning Board meeting adjourned at 9:35 PM.

Respectfully submitted by Tracy Doherty