



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 Work Session AGENDA

Monday, April 15, 2024
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 and ROLL CALL

II. PUBLIC COMMENT

III. UNFINISHED BUSINESS

A. Conceptual Consultation Application

Applicant: Benjamin France

Owners: Jonathan France

Agent: Benjamin France

Address: 696 Pumpkin Hill Road, Warner, NH 03278

Map/Lot: Map 19, Lot 021

District: R3

Description: 65 Acres, equipment, pole barn, horse barn, house and fields. Park trucks, containers on property maintenance on trucks, dumpster containers sort recyclable materials.

Determination of zoning violation for referral of a variance to Zoning Board of Adjustment.

B. Short-Term Rental Discussion

C. Finish review of all applications and regulations, deadline for feedback April 15, 2024.

[Subdivision](#), [Site Plan Regulations](#), [Site Plan Review](#), [Voluntary Merger](#), [Driveway](#), [Home Occupation](#), [Lot Line Adjustment](#)

IV. COMMUNICATIONS

V. PUBLIC COMMENT

VI. 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.

**All interested parties are invited to attend.
Public correspondence must be received by Noon on the day of the meeting.**

Possible Ordinance Terms to fit the following business:

Applicant: Benjamin France

Owners: Jonathan France

Agent: Benjamin France

Address: 696 Pumpkin Hill Road, Warner, NH 03278

Map/Lot: Map 19, Lot 021

District: R3

Description: 65 Acres, equipment, pole barn, horse barn, house and fields. Park trucks, containers on property maintenance on trucks, dumpster containers sort recyclable materials.

ARTICLE IV

General Provisions

The following provisions shall apply to all districts:

- C. Any junkyard or place for the storage of unregistered vehicles or other scrap material shall be maintained in accordance with the standards set and enforced by RSA 236:111-129, as amended.
- E. No land in any district shall be used for storage or disposal of junk as described in the state laws; nor discarded machinery, metal scrap, old bottles, other solid textile waste, unfinished cloth or other textile mill yarns, old paper products, old rubber products, old plastic products, old wood products, and other second hand or waste articles, the accumulation of which is
- M. Storage Containers, whether registered or not, whether mobile or stationary, are not allowed on a permanent basis in any zoning district within the Town of Warner. A storage container is permitted for storage purposes only, for a period of up to one year, with the approval of the Selectmen, provided said storage container(s) complies with all setback requirements. The temporary use of construction trailer(s) at a building site is exempt from this Section. Existing storage containers at the time of adoption of this Section are subject to the provisions of Article XV, Non-Conforming Use.

TABLE 1 Use Regulations

RETAIL AND SERVICES

USES	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
16. Motor vehicle, machinery or other junkyard						S		

WHOLESALE, TRANSPORTATION AND INDUSTRIAL

USES	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
5. Wholesale trade and distribution				S	P			
6. Open storage of raw materials, finished goods, or construction equipment and structures for storing such equipment		S			S			



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 CONCEPTUAL CONSULTATION

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 [checked] NO

Possible

TODAY'S DATE: 3-8-2024

NAME OF APPLICANT: Benjamin France

ADDRESS: 696 Pumpkin Hill Road

PHONE # 1: 603-748-8586 PHONE # 2: 603-456-2883 E-MAIL: benfrance07@gmail.com

OWNER(S) OF PROPERTY: Jonathan France

ADDRESS: 696 Pumpkin Hill Road

PHONE # 1: 603-748-4428 PHONE # 2: 603-456-2883 E-MAIL:

AGENT NAME:

ADDRESS:

PHONE # 1: PHONE # 2: E-MAIL:

STREET ADDRESS & DESCRIPTION OF PROPERTY: 696 Pumpkin Hill Road

65 acres, Equip. Pole Barn, Horse barn, house, fields

MAP # LOT # ZONING DISTRICT: NUMBER OF LOTS/UNITS:

FRONTAGE ON WHAT STREET(S):

DEVELOPMENT AREAS: acres/sq.ft. BUILDING/ADDITION: sq. ft.

PROPOSED USE: PARK + TRACK'S, CONTAINER'S ON PROPERTY

MAINTNANCE ON TRACK'S / DUMPSTER CONTAINER'S

SOFT RECYCLABLE MATERIAL'S

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

Authorization/Certification from Property Owner(s)

I (We) hereby designate _____ 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.

Signature of Property Owner(s): [Signature] Date: 3/8/24
(Need signatures of all owner's listed on deed)

Print Names Jonathan D. France

Signature of Applicant(s) if different from Owner:
[Signature] Date: 3/8/24

Print Names BENJAMIN FRANCE

For Planning Board Use Only

Date Received at Town Office: _____

Received By: _____

Date of Review: _____ Date of Hearing: _____

Proposed Amendment to Article III Definitions (Version 1)

“**Dwelling Unit**” means a building or portion thereof providing complete independent living facilities for one or more persons as a single housekeeping unit, including permanent provisions for living, sleeping, eating, cooking and sanitation. (Note: This is the current definition.)

“**Legal Resident**” shall mean the person living at a permanent fixed place, domicile, or abode at a specific address to which they intend to return despite temporary absences. Such actions include, but are not limited to, purchasing or leasing a principal (i.e. primary) house or apartment, obtaining a resident vehicle registration, placing dependent children in a publicly funded school and registering to vote. RSA 21:6; RSA 21:6-a; RSA 259:23; RSA 654:1.

“**Transient Guest, Transient Occupancy**” not a legal resident meaning an overnight lodging guest who does not intend to stay for any permanent length of time. Any person who rents a dwelling unit, a room or a suite of rooms for less than 30 consecutive days such as offered by a Hotel, Motel, Lodging House, Bed and Breakfast, Short-Term Rental or Vacation Rental.

ALONG WITH the Use Table addition...

Proposed Amendment to TABLE 1 Use Regulations:

Retail and Services

Uses	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
8. Lodging house, bed and breakfast inn	S	S	S	S	S	S		S
Uses	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
9. Owner occupied or locally managed short-term rental, vacation rental for transient occupancy of 30 days or less.	S	S	S	S	S	S		S
Uses	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
10. Non-owner occupied short-term rental, vacation rental for transient occupancy of 30 days or less.	S			S	S			

Proposed Amendment to Article III Definitions (Version 2)

“**Dwelling Unit**” means a building or portion thereof providing complete independent living facilities for one or more persons as a single housekeeping unit, including permanent provisions for living, sleeping, eating, cooking and sanitation. (Note: This is the current definition.)

“**Short-Term Rental (STR)**” means a dwelling unit operating as a vacation rental where lodging is provided for transient guests for compensation for stays of between one and 30 consecutive nights normally associated with regulated commercial activities such as a Hotel, Motel, Lodging House, or Bed and Breakfast.

“**Bed and Breakfast**” means a commercial establishment in a dwelling unit occupied by the owner or the owner’s agent, several rooms of which are set aside for overnight guests whose paid accommodations include breakfast.

“**Lodging House**” means a dwelling unit that is occupied by the owner or the owner’s agent where lodging is provided (or which is equipped regularly to provide lodging by prearrangement for definite periods) and meals may be provided for compensation for up to 12 individuals, not open to transient guests, in contradistinction to hotels open to transients.

“**Hotel**” means a commercial establishment that provides lodging and usually meals and other services for transient guests.

“**Motel**” means a commercial establishment that provides lodging for transient motorists in rooms usually having direct access to an open parking space or garage that may also provide meals and other services for transient motorists and other paying guests.

Proposed Amendment to TABLE 1 Use Regulations:

Retail and Services

Uses	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
8. Lodging house, bed and breakfast inn	S	S	S	S	S	S		S
Uses	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
9. Owner occupied or locally managed Short-Term Rental, vacation rental for transient occupancy of 30 days or less.	S	S	S	S	S	S		S
Uses	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
10. Non-owner occupied Short-Term Rental, vacation rental for transient occupancy of 30 days or less.	S			S	S			

Proposed Amendment to Article III Definitions (Version 3)

“**Dwelling Unit**” means a building or portion thereof providing complete independent living facilities for one or more persons as a single housekeeping unit, including permanent provisions for living, sleeping, eating, cooking and sanitation. This use shall not include such transient occupancies as Hotels, Motels, Lodging House, Bed and Breakfast or Short-Term Rental.

Or/

“**Dwelling Unit**” means a building or portion thereof providing complete independent living facilities for one or more persons as a single housekeeping unit, including permanent provisions for living, sleeping, eating, cooking and sanitation. (Note: This is the current definition.)

ALONG WITH the Use Table addition...

Proposed Amendment to TABLE 1 Use Regulations:

Retail and Services

Uses	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
8. Lodging house, bed and breakfast inn	S	S	S	S	S	S		S
Uses	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
9. Owner occupied or locally managed Short-Term Rental, vacation rental for transient occupancy of 30 days or less.	S	S	S	S	S	S		S
Uses	R-1	R-2	R-3	B-1	C-1	OC-1	INT	OR
10. Non-owner occupied Short-Term Rental, vacation rental for transient occupancy of 30 days or less.	S			S	S			