

Planning Board Report

Although the list of subdivisions, lot line adjustments and site plans that were approved (see list below) is smaller than in 2004, the volume of work increased so much that the Board had to take a new approach on how they conducted its meetings.

The Board now has a standing procedure that we start meetings at 7:00 p.m. and adjourn at 10:00 p.m. Rather than allowing the first applicant to occupy the entire evening (all of the others would then have to wait at least a month), we divided the 2 ½ hours for hearings between all of the individuals on the agenda for that night's meeting. Sometimes it meant that the applicant had only 30 minutes to present their application, answer questions from Board members, and for the Board to take action.

Minor Subdivisions:	5
# of new lots created:	7
Lot Line Adjustments:	3
Site Plan Reviews:	2

As a result of a number of inquiries as to why the Master Plan was not on the Town's web site (the Board thought it was), Dick "Cut" Cutting undertook this project for us. Thanks so much to Cut for volunteering all of those hours.

Some members of the Board were part of the Access Management Committee (Corridor Study), which involved a third night out for many months. This document is something that developers and the Planning Board will be referring to frequently. Hopefully, it will be on the Town's website within the next few months. It is available to read in the Planning Board office.

With the changes in the Zoning Ordinance last year, the Board has reviewed the Subdivision Regulations and is in the process of making some changes. One public hearing has been held, with more to come.

Warner Citizens for Smart Growth asked the Board if we would adopt the Charrette and include it as an appendix to the Master Plan, along with the Access Management Plan. After some research, the Board's decision was to merge both projects into one and update that particular portion of the Master Plan.

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The Fire Department approached the Board in late fall asking us to consider a Driveway Regulation for the Town. This is something that the Board is just starting to work on.

Several members of the Board attended seminars to not only educate themselves on new procedures and new laws, but to swap information with other towns. As a result of this, the Board will again address their Rules of Procedure during the upcoming year.

We said goodbye to Lynn Perkins. He undertook the chairing of the CIP (Capital Improvements Program) and did a fantastic job. We will miss him. Phil Reeder was reappointed to fill out Lynn's term. Welcome back, Phil. We look forward to your input.

A new face is alternate Board member Dan Eubank. He is also an alternate to the Warner Conservation Commission, so he will act as a liaison between the two committees. His desire to gain knowledge and help the Board is a great asset. Welcome, Dan.

Thankfully, Sissy Brown, the Board's secretary, is still with us. Her help in organizing our meetings and keeping the office running smoothly is a great accomplishment.

Respectfully submitted,

*Barbara Annis
Chair*

Chandler Reservation Committee Report

The Chandler Reservation Committee continued with projects that had been in the planning stages from the previous year. Among them, was the updating of the Reservation's survey plan. As noted in last year's report, the Reservation's survey plan required the addition of the former Water District parcel off Mink Hill Lane. Bristol – Sweet and Associates, who surveyed the Reservation property in 1980 and have done work on some adjacent parcels bordering the Reservation, were awarded the job to update the plan. Through the process of incorporating this new parcel into the plan, they also marked and blazed the new boundary line. A couple of other Reservation boundary lines were also blazed and one other is to be finished during 2006. Some bears took issue with their crew blazing the lines and help escort them out of the woods! One old boundary pin that could not be located along Henniker Road was found and brought up to the surface. It had been covered by excavation work that had occurred along the road.

The Committee worked with Forester Ron Klemarczyk of Contoocook who assisted in placing a timber sale out for bid. The particular area for this sale is adjacent to Weaver Rd, so called, off Howe Lane. The bid was awarded to Hopkinton Forestry and Land Clearing. An early fall start date was anticipated but excessive rain in early October, which continued through the whole month, not only made the terrain of the sale area too wet to start operations, but Howe Lane was rendered impassable for large equipment to access the job.

Road maintenance work was done on the Osgood Road, so called, off Bean Road. Additional material was added to firm up the road surface and improve the drainage of water.

The old Ski Tow area was not mowed this fall but is planned on being done in 2006 if it is not too wet.

Respectfully Submitted,

Gerald B. Courser

Allison P. Mock

Stephen Hall

Richard M. Cutting

Chandler Reservation Committee

Zoning Board Report

The Zoning Board of Adjustment has had a slow year with not many applications. We acted on five Variances. They included a three-season entry/mud room, a solar porch, a garage too close to the property line, a house too close to the property line, and a three bay garage that was in a residential zone. The first four were all passed and the three bay garage was denied. There was only one Special Exception, which was for a farm stand and this passed. We had one Appeal of an Administration Decision. This was passed, a rehearing was requested by the applicant, and then the applicant withdrew the application for a rehearing.

Zoning Board meetings are held on the second Wednesday of each month. Applications for a hearing must be submitted to the secretary three weeks before the scheduled meeting. This is to allow time for posting the meeting and mailing the abutter notices. If no applications are received, the meeting will be cancelled. Office hours are Wednesday mornings from 10:00 a.m. to 12:00 noon.

I would like to thank Sissy Brown for her hard work keeping things in order for the Board. It is a big job and we would be lost without her efforts.

Respectfully submitted,

*Martha Thoits
Chair*

Odd Fellows Building Committee



The Odd Fellows Redevelopment Committee members, Rebecca Courser, Stephen Brown, Jim McLaughlin and Chair, Anthony Mento have continued their efforts to rehabilitate the Odd Fellows Building located at 10 Church Street. As approved by Warner residents during the 2005 Town Meeting, the Committee entered into agreements with Christopher W. Closs, an historic preservationist and developer from Hopkinton, NH, along with his partners, realtor Pam McDonald and Jim Loney of Wesfield Construction to redeveloped the property.

Over these past several months the Closs Partnership has conducted multiple engineering studies to determine the wellness of the structure. Architectural drawings have been rendered to determine the most efficient use of space while meeting all local building codes and accessibility guidelines. It is clear from this work that the footprint of the building will need to be expanded to accommodate a new elevator tower and new egress stairs. The design of these additions will be in harmony with the existing building.

The Partnership has continued its effort to list the property on the National Register of Historical Places. This has led to discussion with the NH Division of Historical Resources and the US Department of Interior / National

Odd Fellows Building Committee

Parks Service regarding the exterior façade design in hopes of receiving historical tax credits, a crucial part of the financing package. No decision on this approval had been reached by year's end.

In addition, the Closs Partnership worked closely with members of the Odd Fellows Committee and the Warner Parking Committee to study the parking within the village. The Parking Study solicited information from the Simonds School principal as well as surrounding businesses. Schematic plans were developed in cooperation with the Kearsarge Regional School Board. The final report of this study was presented to the Selectmen and the KRSD Superintendent in November.

Given the Odd Fellows Building's limited site size the need to find additional parking for the building is of significant importance. Currently there are only four spaces for parking around the building. Considerably more spaces are required if the structure is to be renovated for commercial use. Further investigation and discussion need to continue on this issue.

Much has been achieved since the last Town Meeting, yet still more work remains. The approved 2005 agreement was for the term of one year. The Committee recommends that the 2006 Town Meeting extend the agreement an additional year to continue its efforts.

Respectfully submitted,

*Anthony Mento
Chair*

Fall Foliage Festival

For the first time in recent memory, the weather for the Festival Weekend was the clear winner. Record rains created a pond in the mid-way and a mud bog in the oxen pulling arena. Events were cancelled, venter tents collapsed, amusement rides shut down and rain gear and shovels were at a premium. On Sunday, the rising Warner River and safety issues necessitating the use of Main Street, resulted in the canceling of the Grand Parade for the first time in anyone's memory. But many of the events did happen and we would like to thank the volunteers who persevered through the weekend. A special thanks goes out to Peter Smith for taking the tents down and immediately putting them back up on his father's property to allow the tents to dry out before being placed in storage. Steve Hall and his crew deserve the fire maker of the year award for getting the charcoal pit started despite a downpour and serving fried chicken and lobster to the faithful who still lined up by 11:30 AM. The Festival Board would like to thank everyone in maintaining the spirit of the Festival and helping us put the Festival on during a difficult weekend. Much to our surprise, after the expenses were paid, we were able to fund community projects with \$9,300. To us, this is one of the satisfying reasons we and all the volunteers put the time and effort into the Festival.

The following Warner organizations were awarded grants at the Festival's annual meeting on December 12, 2005.

Warner Holiday Festival of Trees, trees	\$1,000
Kearsarge Trail Snails, grooming equipment	1,500
Warner Youth Sports Association, bleachers	1,000
Kearsarge Children's Center, new chairs	455
CAP Building, five organizations, radios	250
MainStreet Warner, Inc., Children's Lit. Program & Author Appearance Program	500
Town of Warner, New Stage Backdrop Curtains	3,500
Warner New Paper, Camera	600
Donation to KRMS Girls Soccer	250
Donation to KRHS Robotics	250
Total Requests & Donations Funded	\$9,305



Fall Foliage Festival

A big thank you to the following town residents who answered our May 2005 mailed request for donations. Your generosity covered many pre-festival expenses, which ultimately enabled the awarding of funds for community projects, despite two days of rain!

Judy & Chuck Ackroyd
Beverly Almgren
Dennis Antle, Jr. &
Ann Austin
Alphe & Sylvia Blanchette
Suzanne Bouchard
Joe & Sallie Brassard
Martha & Bob Browne
The Nancy & Ken Cogswell Family
Linda Connors
Doris & Gene Cook
Crazy Jay's Auto & Truck Sales
Steve & Edie Daigle
Robert & Susan DeLuca
John & Nancy Eastman
Roy & Ginger Ferguson
Julie Fournier & David Worster
Charlie Goodwin
Jayne A. Greenlun
Laura Hallahan
Maureen & Rob Hampton
John & Beverly Heaton
Mrs. & Mrs. Tyrus Houston
Hughes Family
Kearsarge Meadows LLC
Bob & Carol Koski
Paul & Pat Leary
June & George Lindner
Betty & Peter Lovejoy
Jim & Peg McLaughlin
Faith & David Minton



Mickey & Dick Allen
Roy & Shelly Annis
Karen Merrill-Antle
John Biggers & Betsey Williams
Hank & Paula Bothfeld
SHA Boyle
Paul C. Breslin
Barbara Buck & David Kimball
JD & Carol Colcord
Debbie & Wes Cook
Rebecca Courser & Richard Cook
Richard & Virginia Dahlgren
Mr. & Mrs. Clark Davis
The W.N. Derby Family
Russell J. Ellsworth
Paul & Joyce Foley
Otto & Betty Fredericks
Herb Goodwin
Helene Guay & Claude Bellemare
Jeanne & George Hallenborg
Dave & Linda Hartman
The John R. Hill Family
John & Bev Howe
David & Martha Karrick
Charlie & Joyce Kellogg
Maxine & Victor Kumin
True Kelley & Steve Lindblom
Philip & Mary Lord
Nancy & Ray Martin
The McNeil Family
Walter & Marcia Moyer



Fall Foliage Festival

Dick & Linda Mueller
Mr. & Mrs. Lloyd Nolan
George & Judy Pellettieri
Susan Randlett, LICSW
Peter & Linda Rhoads
Maida M. Rogers
Jess, Ben, & Reese Sheldahl
Ron & Terry Simard
Kevin & Lyn Swenson
Bud & Nancy Thompson
Steve & Pam Trostorff
Warner Beauty Shop
Jim & Carol Zablocki
Anonymous (7)

NHJobs.com
Judy & Gordon Nolen
Ron & Carol Piroso
Rego Family
Don & Rochelle Richard
Tina Schirmer & Rick Davies
Lou Schuller
Bruce & Mary Stuart
Charles & Martha Thoits
Michael & Dale Trombley
Dick & Alice Violette
Dan & Julia Wood
Stan & Arlene Zalenski

The Board of Directors would like to thank Adrian Henderson, retiring member, for her contributions to the Festival over the past three years.



Respectfully Submitted,

2005 Board of Directors



Ray Martin, President
Pam Trostorff, Secretary
Tina Schirmer
Henry Garcia
Adrian Henderson
Suzanne Solomon

Paul DeGeronimo
Ann Marie Smith, Treasurer
Kathy Carson, Assist. Secretary
David Hartman
Pam Trostorff

At the December 12, 2005 Annual Meeting of the Membership of the WFFF, Inc. the 2006 Board of Directors elected is:

Ray Martin, Co-President
Pam Trostorff, Co-Secretary
Henry Garcia
Kathy Carson, Co-Secretary
Paul DeGeronimo

Ann Marie Smith, Treasurer
David Hartman
Richard Dahlgren, Co-President
Susanne Solomon, Vice President
Tina Schirmer