

## Sensible Business Growth In Warner

Dear Neighbor,

Recently there has been much debate in Warner regarding a proposed hotel at Exit 9 which is also known as the Intervale Overlay District.

Development in Warner is subject to the Master Plan which sensibly relegates commercial and industrial development to a few specific locations within town. The plan specifically states that *“Commercial development should remain concentrated generally in the same areas as it is today: off of I-89 at Exits 7 and 9 and in the downtown village business district.”* The plan goes on to say that the Rural Character of Warner is due to the *“large tracts of remaining undisturbed forest in town. These large tracts provide excellent opportunities for recreation, commercial and private forestry, and wildlife habitat protection.”*

A hotel is a permitted use within both a Commercial Zone as well as the Intervale Overlay District. A hotel will draw people to Warner for its unique sense of place. A hotel will allow visitors to spend quality time in Warner, visiting our landmarks and village district. A hotel will make Warner a destination and not simply a “gas-and-go” blip on their travels.

The proposed hotel has a roof height of 43' which is 8' higher than the 35' regulation. This regulation stipulates that an exception may be made if fire protection is adequately provided and the proposal does have this.

The hotel design has a faux façade along the roof edge to add a New England character to the facility. We welcome this forethought.

In March, you will be asked to vote on a Zoning Regulation change which will replace the wording “gross floor area” with “footprint” and strengthen the ordinance to restrict individual buildings to have a footprint no larger than 20,000 sq ft when additional buildings are on the same lot. The use of footprint is in line with our neighboring towns and is the commonly accepted usage.

The purpose of this restriction is to keep out “big box” stores. Gross floor area is the sum of the footprint of every floor in the building. A 35' high building with a 20,000 sq ft footprint **does not change its outside dimensions** if there are 1, 2, or 3 floors inside. This is why the wording needs to be changed. We believe this proposed change is the proper wording and will continue to keep “big box” stores out of Warner.

We have ample zoning regulations to insure that buildings fit the character of the lot they are being built on. Lot line setback requirements and open space requirements limit the physical size of a building.

Please spend some time to become well informed and come out to vote on March 13th and fully support these zoning changes and welcome this important new neighbor to town. And don't forget that the annual Town Meeting is the following day on Wednesday March 14th.

A copy of this letter can also be found on the [warnernh.org](http://warnernh.org) website.

Sincerely,

Dan and Mary Watts

Will Begin

Jean Grandy

Jere Henley

Kelly and Wayne Eigabroadt