

Dear Community Member,

The Warner Housing Advisory Committee is currently working to update the Housing Chapter of the Town’s 2011 Master Plan. To help us develop the new Housing Chapter and guide future policy, we’d like to obtain community members’ thoughts about housing.

The Warner Housing Survey 2024 has 14 Key Questions, plus a quick Demographics section and a write-in Community Opinion section. Overall, it should take around 15-20 minutes to complete all three sections.

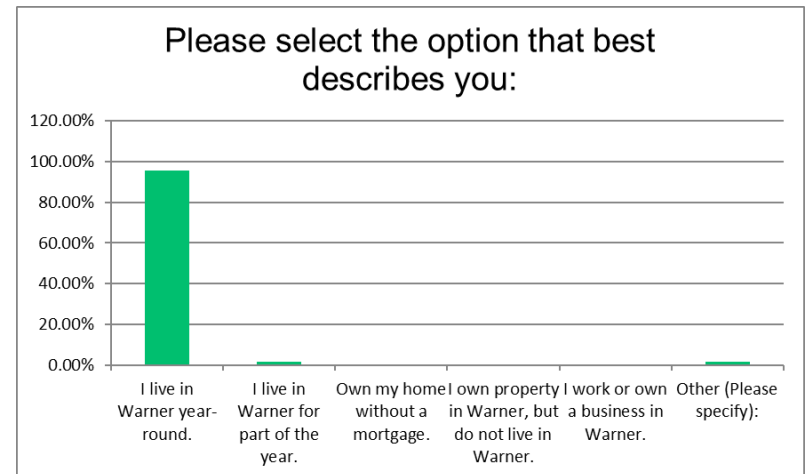
All survey responses are anonymous, unless you’d like to provide your email address at the end so the Housing Advisory Committee can keep you informed about our work.

You could take the survey online at www.surveymonkey.com/r/WarnerHousing24 or complete a paper survey. The paper surveys are available at the Town Hall (outside the Town Clerk's office), United Church of Warner (first floor), and Sugar River Bank (front entry). You can return your completed paper surveys to the survey collection drop boxes at these locations.

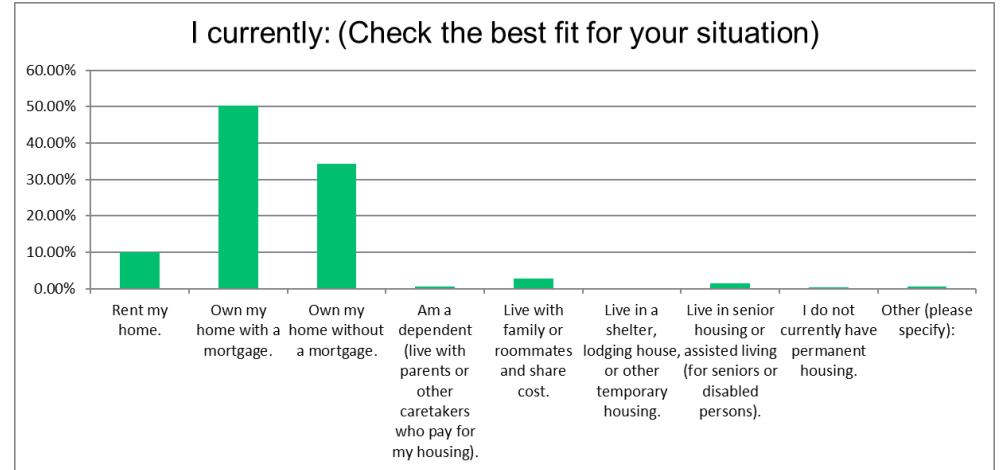
Thank you for your assistance and for taking the time to share your opinion.

Sincerely,
The Warner Housing Advisory Committee

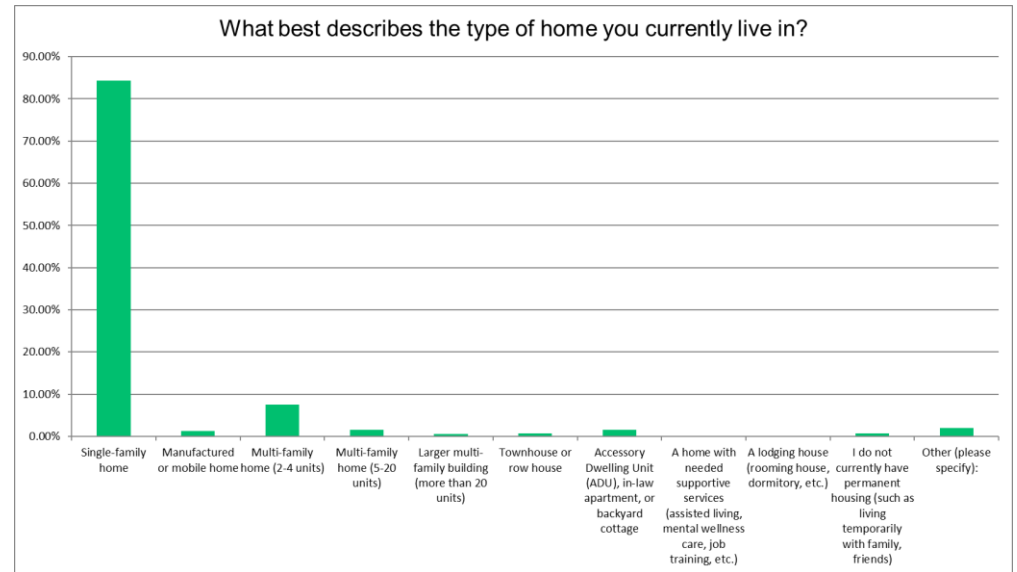
Question 1		
Please select the option that best describes you:		
Answer Choices	Responses	
I live in Warner year-round.	95.53%	385
I live in Warner for part of the year.	1.74%	7
Own my home without a mortgage.	0.00%	0
I own property in Warner, but do not live in Warner.	0.50%	2
I work or own a business in Warner.	0.50%	2
Other (Please specify): [Write-in comments]	1.74%	7
	Answered	403
	Skipped	1



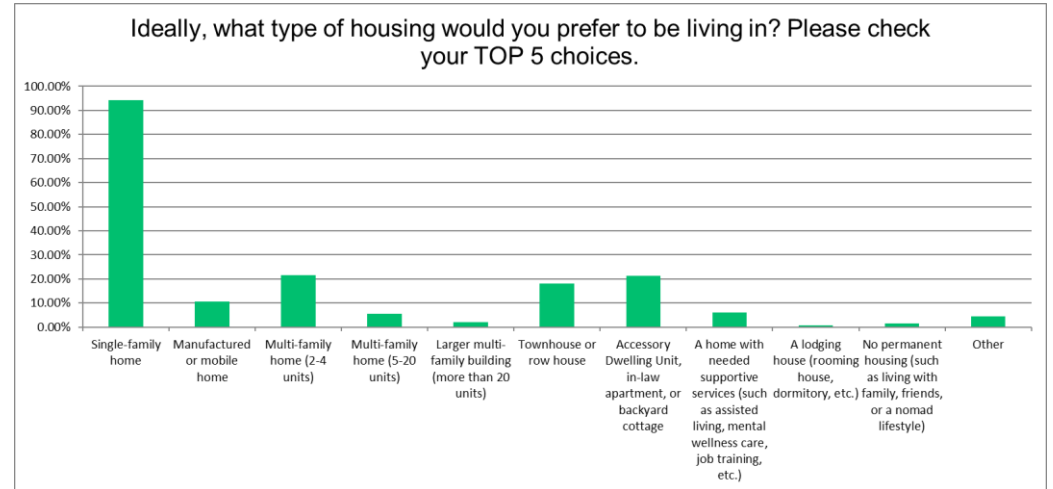
Question 2		
I currently: (Check the best fit for your situation)		
Answer Choices	Responses	
Rent my home.	9.95%	40
Own my home with a mortgage.	50.25%	202
Own my home without a mortgage.	34.33%	138
Am a dependent (live with parents or other caretakers who pay for my housing).	0.50%	2
Live with family or roommates and share cost.	2.74%	11
Live in a shelter, lodging house, or other temporary housing.	0.00%	0
Live in senior housing or assisted living (for seniors or disabled persons).	1.49%	6
I do not currently have permanent housing.	0.25%	1
Other (please specify): [Write-in comments]	0.50%	2
	Answered	402
	Skipped	2



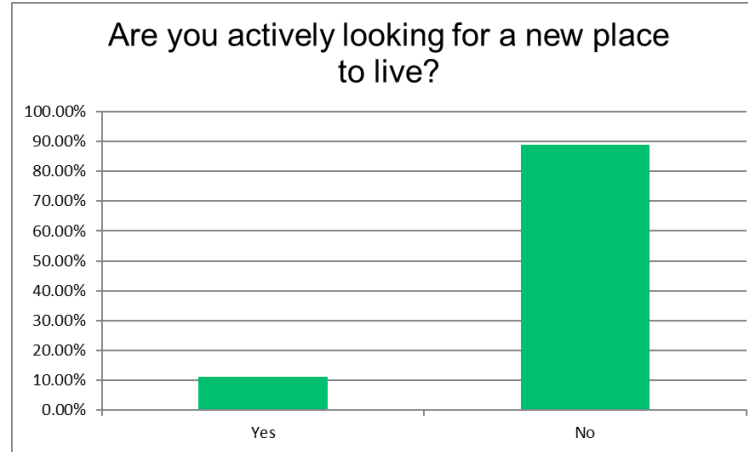
Question 3		
What best describes the type of home you currently live in?		
Answer Choices	Responses	
Single-family home	84.33%	339
Manufactured or mobile home	1.24%	5
Multi-family home (2-4 units)	7.46%	30
Multi-family home (5-20 units)	1.49%	6
Larger multi-family building (more than 20 units)	0.50%	2
Townhouse or row house	0.75%	3
Accessory Dwelling Unit (ADU), in-law apartment, or backyard cottage	1.49%	6
A home with needed supportive services (assisted living, mental wellness care, job training, etc.)	0.00%	0
A lodging house (rooming house, dormitory, etc.)	0.00%	0
I do not currently have permanent housing (such as living temporarily with family, friends)	0.75%	3
Other (please specify): [Write-in comments]	1.99%	8
	Answered	402
	Skipped	2



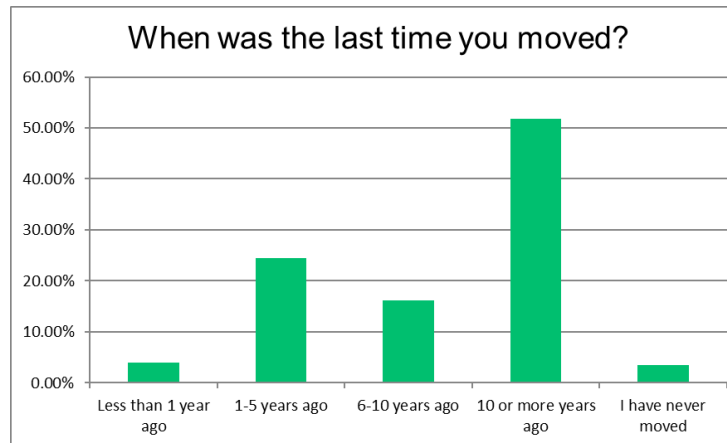
Question 4		
Ideally, what type of housing would you prefer to be living in? Please check your TOP 5 choices.		
Answer Choices	Responses	
Single-family home	94.19%	373
Manufactured or mobile home	10.61%	42
Multi-family home (2-4 units)	21.46%	85
Multi-family home (5-20 units)	5.56%	22
Larger multi-family building (more than 20 units)	2.02%	8
Townhouse or row house	18.18%	72
Accessory Dwelling Unit, in-law apartment, or backyard cottage	21.21%	84
A home with needed supportive services (such as assisted living, mental wellness care, job training, etc.)	6.06%	24
A lodging house (rooming house, dormitory, etc.)	0.76%	3
No permanent housing (such as living with family, friends, or a nomad lifestyle)	1.52%	6
Other: [Write-in comments]	4.55%	18
Please explain your housing preferences. Why do you prefer your top choices? [Write-in comments]		107
	Answered	396
	Skipped	8



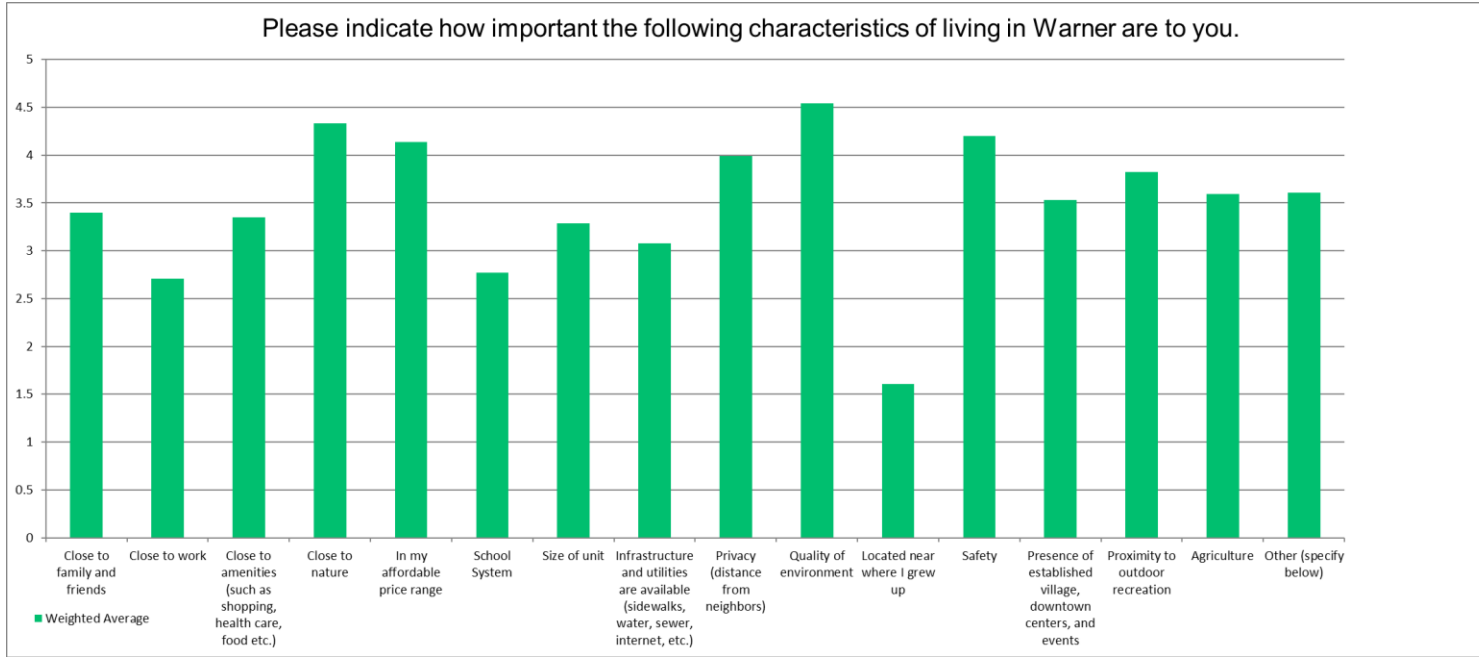
Question 5		
Are you actively looking for a new place to live?		
Answer Choices	Responses	
Yes	11.03%	44
No	88.97%	355
	Answered	399
	Skipped	5



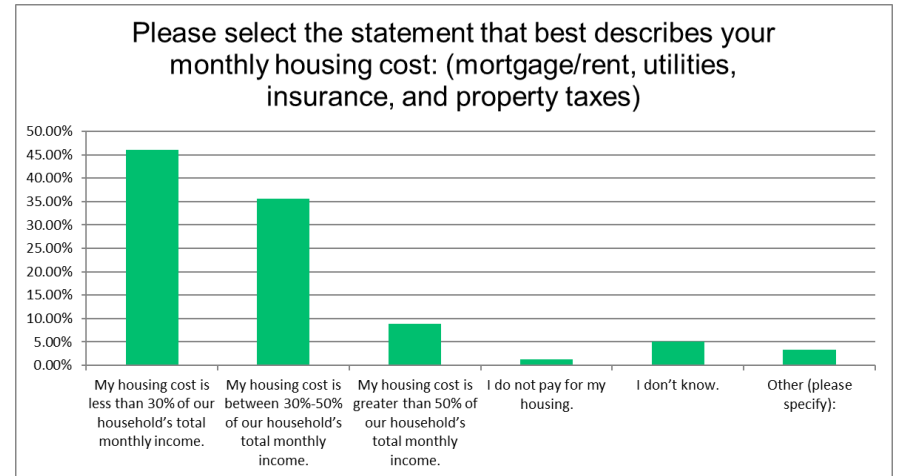
Question 6		
When was the last time you moved?		
Answer Choices	Responses	
Less than 1 year ago	4.00%	16
1-5 years ago	24.50%	98
6-10 years ago	16.25%	65
10 or more years ago	51.75%	207
I have never moved	3.50%	14
	Answered	400
	Skipped	4



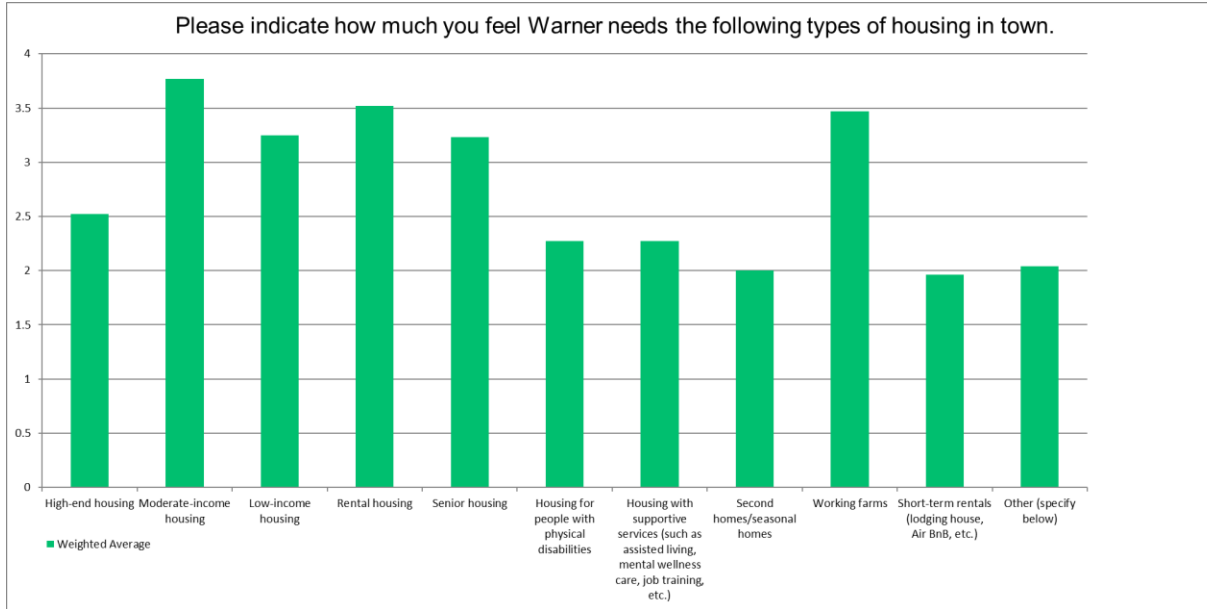
Question 7												
Please indicate how important the following characteristics of living in Warner are to you.												
	Extremely Important		Very Important		Moderately Important		Slightly Important		Not Important		Total	Weighted Average
Close to family and friends	25.25%	100	25.51%	101	25.51%	101	11.11%	44	12.63%	50	396	3.4
Close to work	10.29%	39	24.01%	91	24.01%	91	9.50%	36	32.19%	122	379	2.71
Close to amenities (such as shopping, health care, food etc.)	14.61%	58	31.74%	126	35.01%	139	10.83%	43	7.81%	31	397	3.35
Close to nature	53.79%	213	29.80%	118	13.13%	52	2.53%	10	0.76%	3	396	4.33
In my affordable price range	51.29%	199	24.48%	95	15.46%	60	4.12%	16	4.64%	18	388	4.14
School System	19.06%	73	21.41%	82	14.36%	55	7.31%	28	37.86%	145	383	2.77
Size of unit	12.03%	45	35.29%	132	34.49%	129	6.15%	23	12.03%	45	374	3.29
Infrastructure and utilities are available (sidewalks, water, sewer, internet, etc.)	18.02%	71	23.35%	92	25.89%	102	14.21%	56	18.53%	73	394	3.08
Privacy (distance from neighbors)	39.70%	158	31.41%	125	19.35%	77	7.04%	28	2.51%	10	398	3.99
Quality of environment	64.41%	257	26.82%	107	7.52%	30	0.75%	3	0.50%	2	399	4.54
Located near where I grew up	7.42%	29	3.84%	15	6.39%	25	7.16%	28	75.19%	294	391	1.61
Safety	50.64%	199	29.01%	114	13.23%	52	4.07%	16	3.05%	12	393	4.2
Presence of established village, downtown centers, and events	24.62%	97	32.99%	130	23.35%	92	8.63%	34	10.41%	41	394	3.53
Proximity to outdoor recreation	35.88%	141	30.79%	121	19.59%	77	6.87%	27	6.87%	27	393	3.82
Agriculture	30.00%	117	25.90%	101	25.90%	101	9.74%	38	8.46%	33	390	3.59
Other (specify below)	54.55%	48	11.36%	10	4.55%	4	0.00%	0	29.55%	26	88	3.61
Other (please specify): [Write-in comments]											77	
											Answered	403
											Skipped	1



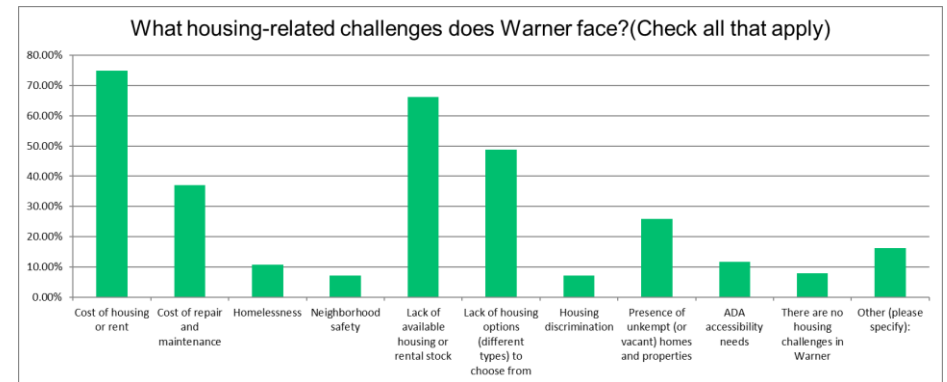
Question 8		
Please select the statement that best describes your monthly housing cost: (mortgage/rent, utilities, insurance, and property taxes)		
Answer Choices	Responses	
My housing cost is less than 30% of our household's total monthly income.	45.98%	183
My housing cost is between 30%-50% of our household's total monthly income.	35.68%	142
My housing cost is greater than 50% of our household's total monthly income.	8.79%	35
I do not pay for my housing.	1.26%	5
I don't know.	5.03%	20
Other (please specify):	3.27%	13
	Answered	398
	Skipped	6



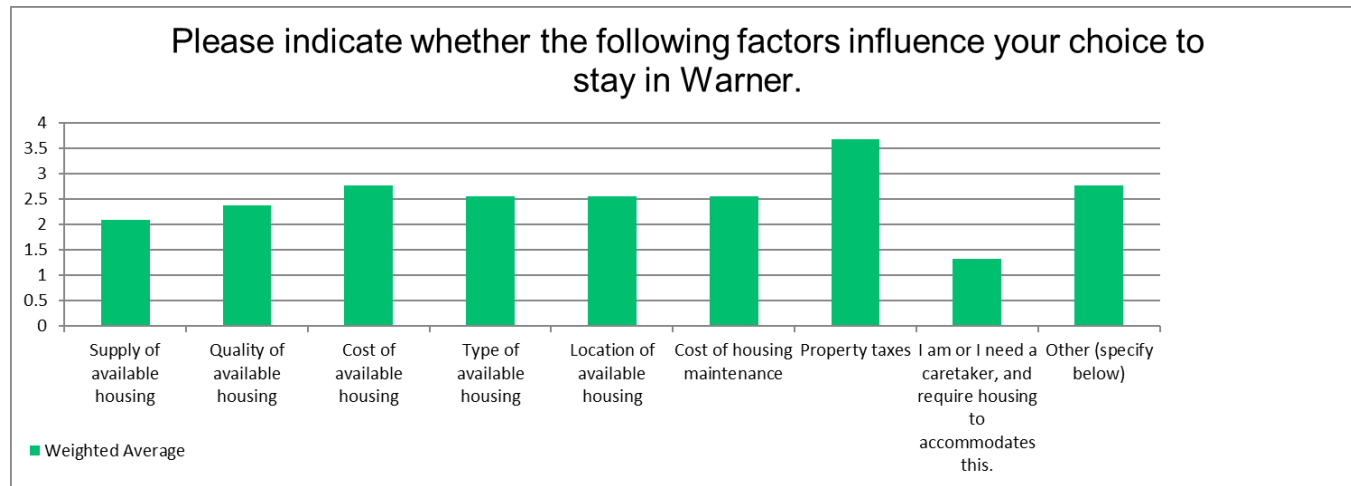
Question 9														
Please indicate how much you feel Warner needs the following types of housing in town.														
	Strongly Needs More		Needs More		Has Enough		Needs Less		Does Not Need Any		I Don't Know/No Opinion		Total	Weighted Average
High-end housing	5.40%	21	11.05%	43	48.07%	187	8.48%	33	19.28%	75	7.71%	30	389	2.52
Moderate-income housing	21.36%	85	50.50%	201	20.85%	83	0.75%	3	3.77%	15	2.76%	11	398	3.77
Low-income housing	23.31%	93	35.34%	141	14.04%	56	3.51%	14	17.54%	70	6.27%	25	399	3.25
Rental housing	26.95%	107	37.53%	149	18.39%	73	2.27%	9	7.81%	31	7.05%	28	397	3.52
Senior housing	20.51%	81	38.73%	153	19.49%	77	1.27%	5	4.56%	18	15.44%	61	395	3.23
Housing for people with physical disabilities	11.11%	44	30.05%	119	14.39%	57	1.26%	5	5.81%	23	37.37%	148	396	2.27
Housing with supportive services (such as assisted living, mental wellness care, job training, etc.)	11.14%	44	27.34%	108	15.95%	63	1.77%	7	10.13%	40	33.67%	133	395	2.27
Second homes/seasonal homes	2.57%	10	5.14%	20	36.25%	141	15.42%	60	26.74%	104	13.88%	54	389	2
Working farms	24.11%	95	40.36%	159	20.56%	81	1.02%	4	1.02%	4	12.94%	51	394	3.47
Short-term rentals (lodging house, Air BnB, etc.)	3.07%	12	16.11%	63	23.53%	92	6.91%	27	31.46%	123	18.93%	74	391	1.96
Other (specify below)	32.39%	23	7.04%	5	1.41%	1	1.41%	1	7.04%	5	50.70%	36	71	2.04
Other (please specify): [Write -in comments]													60	
													Answered	404
													Skipped	0



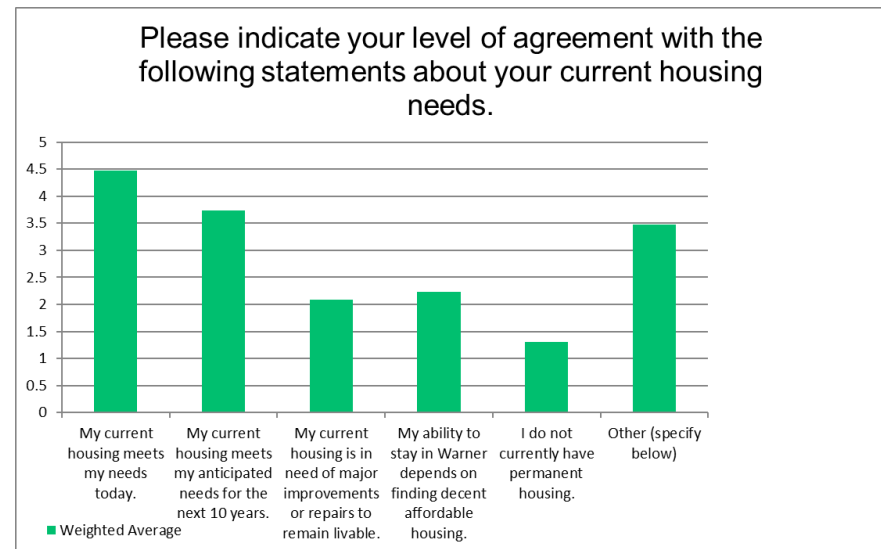
Question 10		
What housing-related challenges does Warner face? (Check all that apply)		
Answer Choices	Responses	
Cost of housing or rent	74.88%	301
Cost of repair and maintenance	37.06%	149
Homelessness	10.70%	43
Neighborhood safety	7.21%	29
Lack of available housing or rental stock	66.17%	266
Lack of housing options (different types) to choose from	48.76%	196
Housing discrimination	7.21%	29
Presence of unkempt (or vacant) homes and properties	25.87%	104
ADA accessibility needs	11.69%	47
There are no housing challenges in Warner	7.96%	32
Other (please specify): [Write-in comments]	16.17%	65
	Answered	402
	Skipped	2



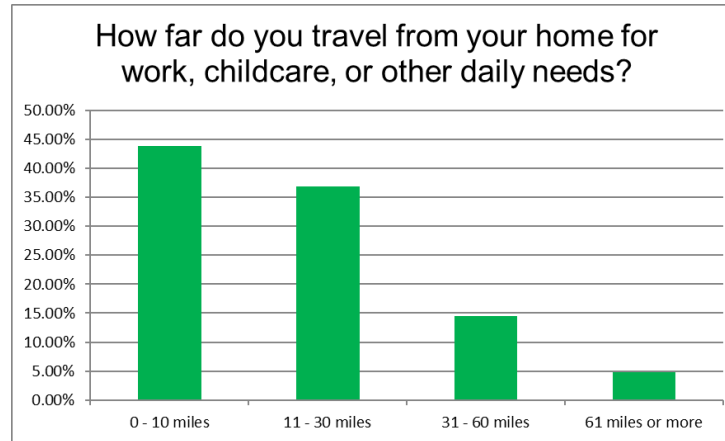
Question 11												
Please indicate whether the following factors influence your choice to stay in Warner.												
	Strongly Influences		Highly Influences		Moderately Influences		Slightly Influences		Does Not Influence		Total	Weighted Average
Supply of available housing	13.91%	53	8.40%	32	10.76%	41	6.04%	23	60.89%	232	381	2.08
Quality of available housing	12.89%	49	15.79%	60	16.05%	61	5.79%	22	49.47%	188	380	2.37
Cost of available housing	23.22%	88	15.83%	60	15.57%	59	5.01%	19	40.37%	153	379	2.77
Type of available housing	15.10%	58	18.23%	70	17.19%	66	6.77%	26	42.71%	164	384	2.56
Location of available housing	15.63%	60	16.67%	64	18.49%	71	6.77%	26	42.45%	163	384	2.56
Cost of housing maintenance	11.87%	45	15.57%	59	24.80%	94	11.87%	45	35.88%	136	379	2.56
Property taxes	42.53%	165	17.78%	69	18.81%	73	6.70%	26	14.18%	55	388	3.68
I am or I need a caretaker, and require housing to accommodate this.	1.37%	5	2.19%	8	7.10%	26	5.74%	21	83.61%	306	366	1.32
Other (specify below)	37.50%	30	6.25%	5	3.75%	3	0.00%	0	52.50%	42	80	2.76
Other (please specify): [Write-in comments]											56	
											Answered	396
											Skipped	8



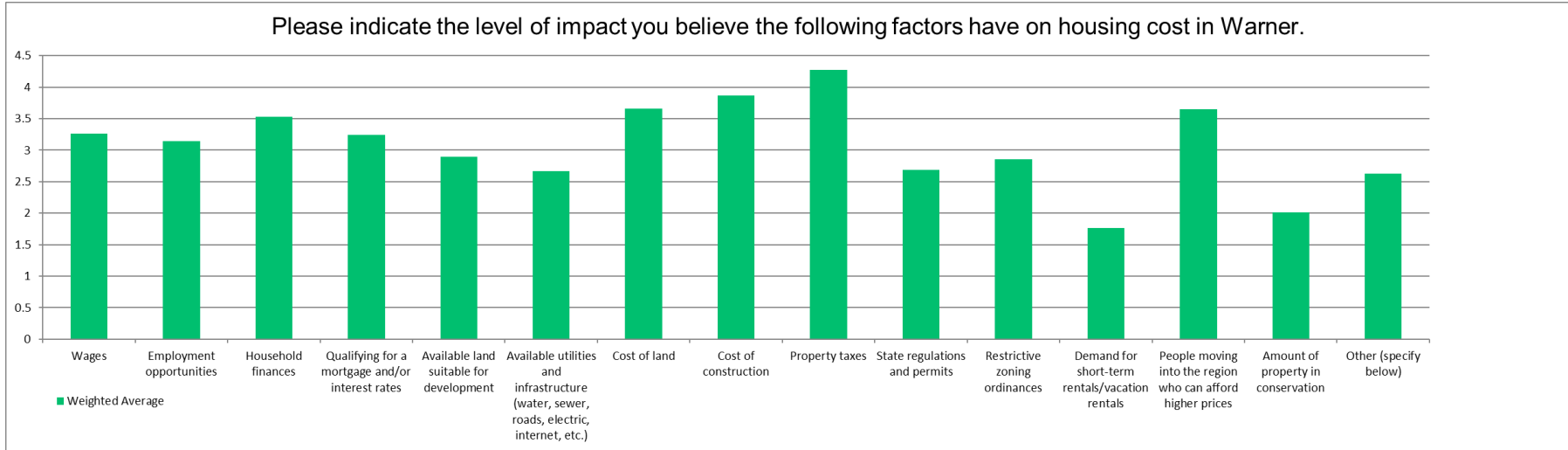
Question 12												
Please indicate your level of agreement with the following statements about your current housing needs.												
	Strongly Agree		Agree		Somewhat Agree		Disagree		Strongly Disagree		Total	Weighted Average
My current housing meets my needs today.	64.25%	257	25.00%	100	6.00%	24	2.75%	11	2.00%	8	400	4.47
My current housing meets my anticipated needs for the next 10 years.	38.44%	153	23.87%	95	18.09%	72	12.81%	51	6.78%	27	398	3.74
My current housing is in need of major improvements or repairs to remain livable.	4.90%	19	6.70%	26	16.24%	63	36.08%	140	36.08%	140	388	2.08
My ability to stay in Warner depends on finding decent affordable housing.	11.46%	44	10.68%	41	9.90%	38	25.78%	99	42.19%	162	384	2.23
I do not currently have permanent housing.	1.74%	6	2.03%	7	2.32%	8	13.33%	46	80.58%	278	345	1.31
Other (specify below)	56.82%	25	2.27%	1	6.82%	3	0.00%	0	34.09%	15	44	3.48
Other (please specify): [Write-in comments]											41	
											Answered	402
											Skipped	2



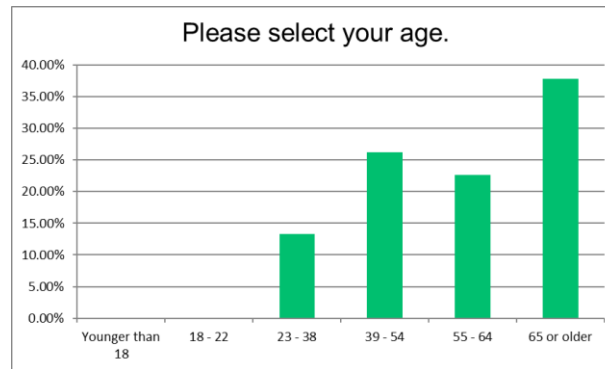
Question 13		
How far do you travel from your home for work, childcare, or other daily needs?		
Answer Choices	Responses	
0 - 10 miles	43.77%	172
11 - 30 miles	36.90%	145
31 - 60 miles	14.50%	57
61 miles or more	4.83%	19
Why? Please explain. [Write-in comments]		186
	Answered	393
	Skipped	11



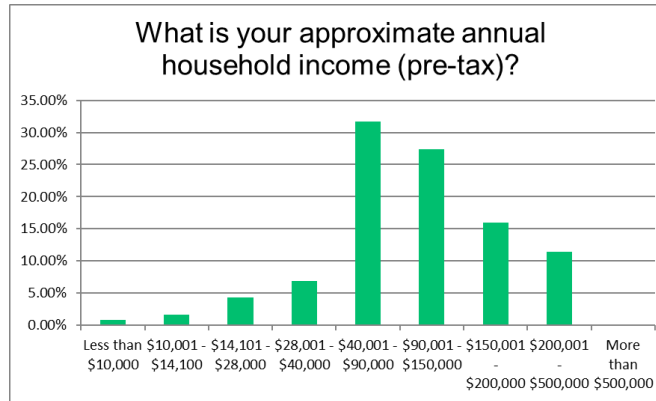
Question 14														
Please indicate the level of impact you believe the following factors have on housing cost in Warner.														
	Strongly Impacts		Highly Impacts		Moderately Impacts		Slightly Impacts		Does Not Impact		I Don't Know/ No Opinion		Total	Weighted Average
Wages	26.70%	102	27.49%	105	21.73%	83	4.45%	17	8.90%	34	10.73%	41	382	3.26
Employment opportunities	22.63%	86	24.74%	94	24.74%	94	8.16%	31	11.58%	44	8.16%	31	380	3.14
Household finances	30.29%	116	32.64%	125	18.28%	70	5.22%	20	5.48%	21	8.09%	31	383	3.53
Qualifying for a mortgage and/or interest rates	28.72%	110	27.42%	105	17.23%	66	4.96%	19	8.88%	34	12.79%	49	383	3.24
Available land suitable for development	20.05%	77	21.35%	82	23.44%	90	9.64%	37	14.84%	57	10.68%	41	384	2.9
Available utilities and infrastructure (water, sewer, roads, electric, internet, etc.)	11.05%	42	21.58%	82	27.37%	104	12.89%	49	17.11%	65	10.00%	38	380	2.67
Cost of land	32.31%	126	33.59%	131	17.69%	69	5.90%	23	5.38%	21	5.13%	20	390	3.66
Cost of construction	42.93%	167	29.82%	116	14.40%	56	2.57%	10	4.88%	19	5.40%	21	389	3.87
Property taxes	60.51%	239	21.52%	85	10.38%	41	3.29%	13	0.51%	2	3.80%	15	395	4.27
State regulations and permits	16.32%	62	15.79%	60	28.95%	110	14.74%	56	8.16%	31	16.05%	61	380	2.69
Restrictive zoning ordinances	24.35%	94	16.32%	63	20.73%	80	12.18%	47	12.44%	48	13.99%	54	386	2.86
Demand for short-term rentals/vacation rentals	8.12%	31	7.07%	27	17.28%	66	14.40%	55	26.70%	102	26.44%	101	382	1.76
People moving into the region who can afford higher prices	41.03%	160	21.03%	82	21.03%	82	3.33%	13	5.90%	23	7.69%	30	390	3.65
Amount of property in conservation	10.00%	38	9.47%	36	16.84%	64	16.84%	64	29.21%	111	17.63%	67	380	2.01
Other (specify below)	46.67%	28	3.33%	2	3.33%	2	0.00%	0	6.67%	4	40.00%	24	60	2.63
Other (please specify): [Write-in comments]													47	
													Answered	400
													Skipped	4



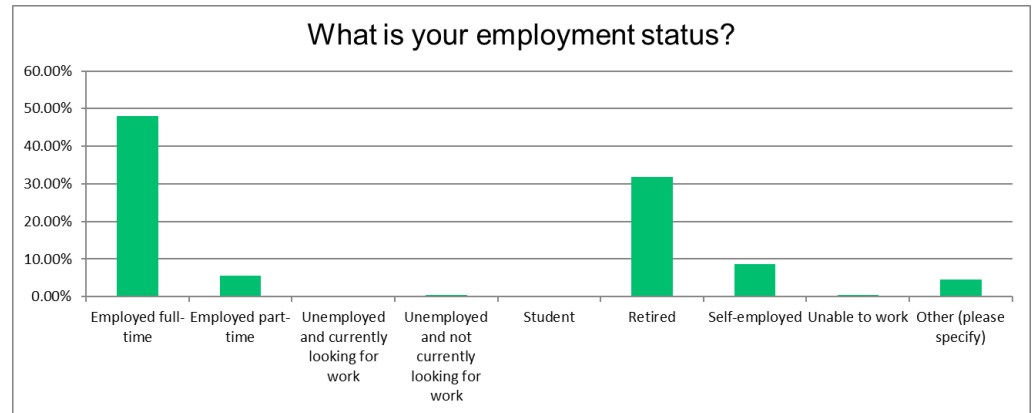
Question 15		
Please select your age.		
Answer Choices	Responses	
Younger than 18	0.00%	0
18 - 22	0.00%	0
23 - 38	13.35%	53
39 - 54	26.20%	104
55 - 64	22.67%	90
65 or older	37.78%	150
	Answered	397
	Skipped	7



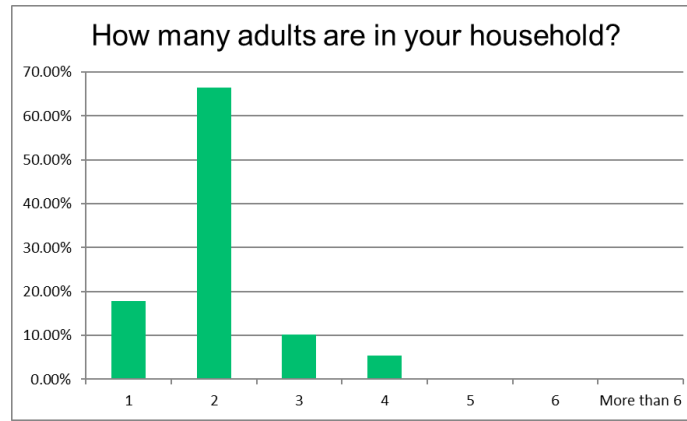
Question 16		
What is your approximate annual household income (pre-tax)?		
Answer Choices	Responses	
Less than \$10,000	0.80%	3
\$10,001 - \$14,100	1.60%	6
\$14,101 - \$28,000	4.26%	16
\$28,001 - \$40,000	6.91%	26
\$40,001 - \$90,000	31.65%	119
\$90,001 - \$150,000	27.39%	103
\$150,001 - \$200,000	15.96%	60
\$200,001 - \$500,000	11.44%	43
More than \$500,000	0.00%	0
	Answered	376
	Skipped	28



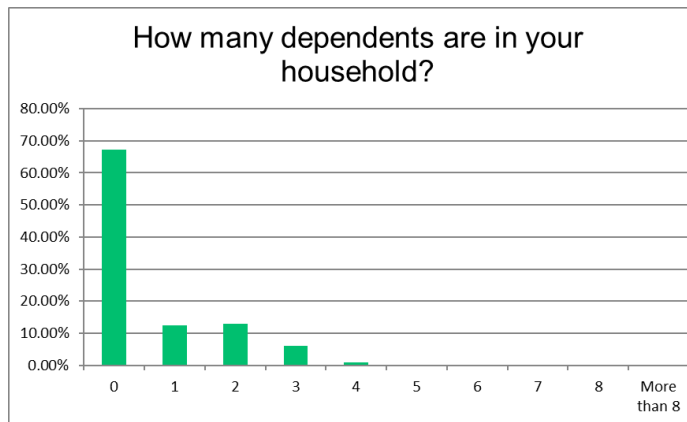
Question 17		
What is your employment status?		
Answer Choices	Responses	
Employed full-time	47.98%	190
Employed part-time	5.56%	22
Unemployed and currently looking for work	0.25%	1
Unemployed and not currently looking for work	0.51%	2
Student	0.25%	1
Retired	31.82%	126
Self-employed	8.59%	34
Unable to work	0.51%	2
Other (please specify): [Write-in comments]	4.55%	18
	Answered	396
	Skipped	8



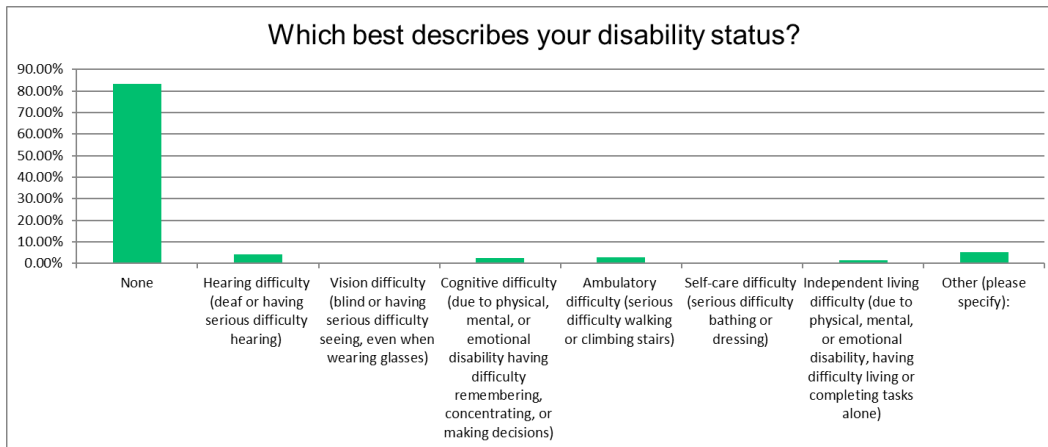
Question 18		
How many adults are in your household?		
Answer Choices	Responses	
1	17.81%	70
2	66.41%	261
3	10.18%	40
4	5.34%	21
5	0.00%	0
6	0.25%	1
More than 6	0.00%	0
	Answered	393
	Skipped	11



Question 19		
How many dependents are in your household?		
Answer Choices	Responses	
0	67.29%	253
1	12.50%	47
2	13.03%	49
3	6.12%	23
4	0.80%	3
5	0.27%	1
6	0.00%	0
7	0.00%	0
8	0.00%	0
More than 8	0.00%	0
	Answered	376
	Skipped	28



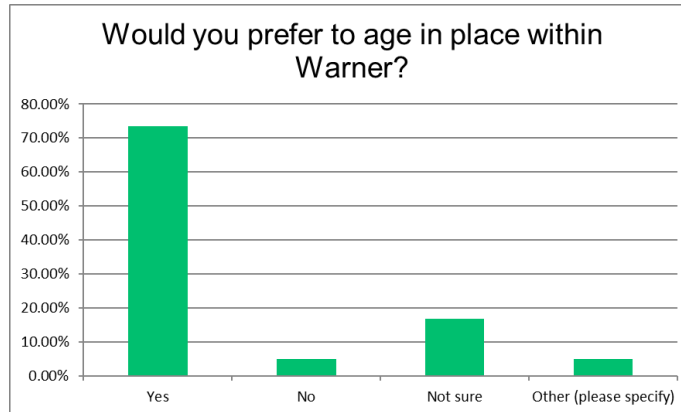
Question 20		
Which best describes your disability status?		
Answer Choices	Responses	
None	83.33%	320
Hearing difficulty (deaf or having serious difficulty hearing)	4.17%	16
Vision difficulty (blind or having serious difficulty seeing, even when wearing glasses)	0.52%	2
Cognitive difficulty (due to physical, mental, or emotional disability having difficulty remembering, concentrating, or making decisions)	2.60%	10
Ambulatory difficulty (serious difficulty walking or climbing stairs)	2.86%	11
Self-care difficulty (serious difficulty bathing or dressing)	0.00%	0
Independent living difficulty (due to physical, mental, or emotional disability, having difficulty living or completing tasks alone)	1.30%	5
Other (please specify): [Write-in comments]	5.21%	20
	Answered	384
	Skipped	20



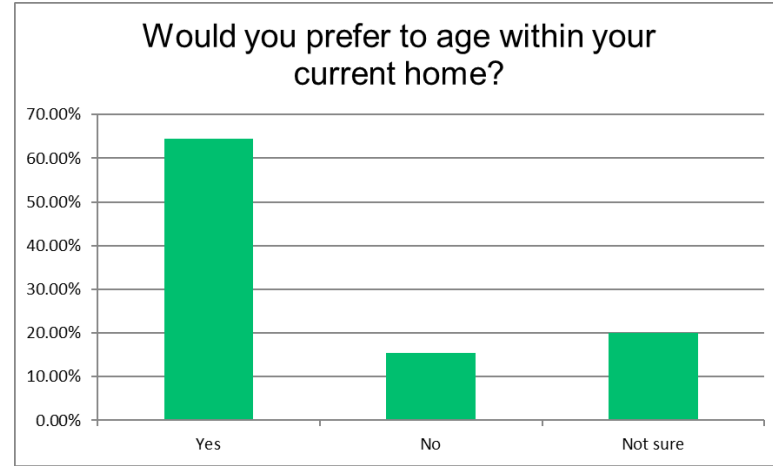
Question 21	
How did you end up living in your current housing? [Write-in comments]	
Answered	335
Skipped	69

Question 22	
Where do you think new housing should be built in Warner? [Write-in comments]	
Answered	305
Skipped	99

Question 23		
Would you prefer to age in place within Warner?		
Answer Choices	Responses	
Yes	73.47%	288
No	4.85%	19
Not sure	16.84%	66
Other (please specify) [Write-in comments]	4.85%	19
	Answered	392
	Skipped	12



Question 24		
Would you prefer to age within your current home?		
Answer Choices	Responses	
Yes	64.38%	253
No	15.52%	61
Not sure	20.10%	79
Are there factors affecting your decision? Please explain. [Write-in comments]		192
	Answered	393
	Skipped	11



Question 25	
What do you think would be the advantages if there was more housing in Warner? [Write-in comments]	
Answered	316
Skipped	88

Question 27	
Many planning documents refer to Warner’s “rural character.” What does “rural character” mean to you? [Write-in comments]	
Answered	326
Skipped	78

Question 26	
What would be the disadvantages if there was more housing in Warner? [Write-in comments]	
Answered	322
Skipped	82

Question 28	
OPTIONAL: Please enter your email address to be kept informed about housing in Warner. [Write-in comments]	
Answered	71
Skipped	333

Dear Community Member,

The Warner Housing Advisory Committee is currently working to update the Housing Chapter of the Town’s 2011 Master Plan. To help us develop the new Housing Chapter and guide future policy, we'd like to obtain community members’ thoughts about housing.

The Warner Housing Survey 2024 has 14 Key Questions, plus a quick Demographics section and a write-in Community Opinion section. Overall, it should take around 15-20 minutes to complete all three sections.

All survey responses are anonymous, unless you'd like to provide your email address at the end so the Housing Advisory Committee can keep you informed about our work.

You could take the survey online at www.surveymonkey.com/r/WarnerHousing24 or complete a paper survey. The paper surveys are available at the Town Hall (outside the Town Clerk's office), United Church of Warner (first floor), and Sugar River Bank (front entry). You can return your completed paper surveys to the survey collection drop boxes at these locations.

Thank you for your assistance and for taking the time to share your opinion.

Sincerely,
The Warner Housing Advisory Committee

Question 1		
Please select the option that best describes you:		
Answer Choices	Responses	
Other (Please specify): [Write-in comments]	1.74%	7
	Answered	403
	Skipped	1

- I've lived in Warner and would love to again
- Dad and son live in Warner. I’m temporarily staying with my mother in Concord during divorce process until I can afford a place to live.
- I live in Sutton
- Currently looking for housing in Warner (renting in a nearby town)
- East Sutton. Warner community
- I have a warner address but live in East Sutton
- Own a home in Warner, reside there on weekends

Question 2		
I currently: (Check the best fit for your situation)		
Answer Choices	Responses	
Other (please specify): [Write-in comments]	0.50%	2
	Answered	402
	Skipped	2

- Living with family while building a house
- living with family while building our own home debt-free

Question 3		
What best describes the type of home you currently live in?		
Answer Choices	Responses	
Other (please specify): [Write-in comments]	1.99%	8
	Answered	402
	Skipped	2

- A single apartment above a business
- Independant living apartment Senior
- HUD Housing Kearsarge elderly housing
- HUD housing - Kearsarge elderly housing
- Cottage
- Cottage
- Sole apartment over a business
- Single family home with one rental apartment over the garage

Question 4		
Ideally, what type of housing would you prefer to be living in? Please check your TOP 5 choices.		
Answer Choices	Responses	
Other: [Write-in comments]	4.55%	18
Please explain your housing preferences. Why do you prefer your top choices? [Write-in comments]		107
	Answered	396
	Skipped	8

- I prefer something smaller in scale as a single person.
- Privacy, autonomy, gardening space, room for chickens, other farm animals, compost pile, heating with wood keeps me active year-round.
- Senior housing 26 North Road, private apt. some services available

- To maintain my independence while still having neighbors & essential services nearby.
- Affordability & acceptance of tiny homes
- I prefer living in a house with some space between where I live and the next house
- I would prefer to live in a single family home with my husband and 2 daughters
- Because I'm a normal-paid person.
- Allows for some yard & privacy.
- I prefer to own my own home.
- I live alone, and don't need a lot of living space. For me, having a smaller space is easier to clean and maintain, as well as cheaper.
- My partner and I live a simple life, and have no need for a 'normal' sized house. Having a tiny house/cottage would allow us to prioritize our spending on building a life together, rather than live paycheck to paycheck
- Happy to be where I am.
- Reasonable level of privacy and small town feel.
- I am very happy with my housing and hope to remain here for a very long time.
- "other is tiny house.
- I would prefer a tiny house for efficiency and small environmental impact
- I would prefer a mobile home for lower cost and quick placement but sadly warner doesn't allow it other than trailer parks.
- We could slow the gentrification of long time residents and multi generational blue collar families by allowing tiny homes and mobile homes on purchased lots "
- Privacy
- In transition in life cycle-still prefer single family home as am able to care for the location.
- Happy with my current arrangement, which provides privacy, freedom and stability

Warner Housing Survey 2024 (Jan-Apr 2024)

- I would prefer a space that's private and has at least one bedroom. I prefer smaller unit buildings and multi-family set-ups.
- Privacy and independence are important
- We own a single family home
- Independent living
- As one ages a single family home is difficult to manage in winter, unless of a small size
- A single or multi-family home on commonly owned land or lot.
- Have lived that way for more than 50 years.
- I like the solitude of owning my own home. However, as we age taking care of a single family home may no longer be the practical choice.
- Location is more important to me than style
- Would prefer to downsize to smaller 1-2 bdrm house. Currently 3 bdrm house.
- Want to own my own home.
- I am close to 70 yrs old and hope to be able to afford continued housing. My current housing costs and taxes make it necessary for me to continue to work full time.
- Nearing retirement, would prefer to have our own house or at a minimum, with own entrance, parking, etc. Or a yacht.
- privacy less noise but social aspects too
- so we can have a bit of space from neighbors. manufactured homes aren't my ideal
- We moved to Warner for its rural characteristics coupled with a small commercial (retail) areas. We want quiet, being able to see the night sky, and appreciate nature.
- Best for me
- More affordable rent and room for me and my son
- I am older adult. I would like to stay in my home as long as possible. I have not moved in 50 years.
- no big cluster housing
- Single family home with significant forest or farm acreage. This reflects my personal preference and desire to retain rural character of Warner.

404 Responses (Write-In Results)

- If I couldn't have my own land I'd want as efficient of a way to meet my need for shelter as possible
- I am happy in the single family home I have been in for the past 20+ years. I have neighbors nearby and there is a feeling of a small village or hamlet. If I were to move, I'd be fine living in a multi-family home, but would prefer it be less than 20 units. I think small units allow there to be more a sense of community where everyone knows everyone else. If I lived in a more urban area I would accept a larger unit out of necessity.
- Prioritizing privacy and a comfortable space to live near green space while seeking to be as environmentally low impact as possible
- We love our current single-family home, but it's on two levels and as we age we see the impending need for living on a single level. Among other options, we're looking at a manufactured home.
- Prefer to live alone and be self sufficient, not relying on government support
- "I do not believe Warner is a good place for large apartment buildings.
- Accessory dwellings are a good way to expand housing without sacrificing the town's character.
- Supporting services are going to become more and more needed in the future as populations age."
- Privacy for both choices. Affordability for the ADU.
- It's what I am used to
- at my age, these would be the places I would consider, also I think they serve the needs of the community at large. we DO need more affordable housing, so a larger multi-family building 5-20 units should also be considered
- My single family home provides us with desired privacy, peace to be as we are, and some land for growing food and gardens.
- I prefer privacy
- It's what I live in now and it works.
- Single story. Animal friendly. Safe situation
- I am happy with my current living situation as long as I can continue to afford the taxes.
- I am introverted and prefer to live in my own space

- Private
- I'm happy living in a single family home. Our home was stick built, but a single family manufactured home I view as equivalent. I listed an ADU as an option because we might want to add one to our home for grandparents, kids, or ourselves if we were to rent our home for a time.
- Duplex housing or manufactured houses but NOT mobile homes.
- I prefer what I have which is single family but if I couldn't afford that or needed more support I would opt for the other checked options
- I personally prefer not living in a large apartment building as I did when I was younger.
- Because that is what I bought
- Want to live in a rural environment
- I'd prefer to live in my current house but with the option to add an Accessory Dwelling Unit,
- A two unit apartment built like a home (one apt on bottom, one on top), single family, or row house just feels right to me. A small amount of land too.
- I like the quiet.
- Residential cluster development- provides for smaller less costly homes, for walkable communities. perfect for adults that don't want a big house or the care of a yard. These have been successful in cities around the country for years.
- It's nice to have a yard and , room for a garden, and peace and quiet.
- I'm not much of a social person so being surrounded by only 3 neighbors is just enough
- Options most likely to provide privacy, safety, security, and comfort
- The American Dream
- Going to need something different to downsize. Current options in Warner make that almost impossible. We NEED accessory dwelling units!
- Privacy and freedom to do as I please with my house
- I live in my ideal home
- like to be independent from neighbors
- Happy where I'm at

- Privacy, space, garage.
- Only one top choice as none of the other options are of interest to my family.
- I enjoy owning a home with land and it's getting harder and harder to find a single family home with land.
- We are senior citizens and our current home is more house than we need and becoming harder to care for.
- I have only one preference
- Privacy, pride in ownership, quiet lifestyle.
- It is home and very comfortable
- I welcome the peace and privacy
- I am 84 and have been living in a small apartment building for 5 years, after selling my house in order to simplify my life (maintenance, repairs). Sharing a small building, we have privacy, quiet, cooperation, sense of community.
- Independence, privacy
- Odd question? I prefer living in a single family home. Not one of your choices.
- Tiny home
- Would like to have more flexibility with an accessory dwelling unit on our property to help support aging family members and adult children
- I'd prefer to be a homeowner than to rent for the rest of my life.
- Specific to accessory dwellings, I would be interested in building an income generating dwelling on my property in order to help pay my EXTRAORDINARILY HIGH PROPERTY TAXES. SOMETHING NEEDS TO BE DONE TO REDUCE THIS BURDEN.
- We prefer a single family home, but are not getting any younger, so the idea of an in-law apartment or "cottage" type out-building with a compatible family is a potentially attractive option. Townhouse type home would be less desirable, but would give close neighbors (sometimes good, sometimes not so much). A place with supportive services might be nice - hopefully not for several years.
- I have in my own home most of my life.

- Single family home is what I'm used to and I really don't want to change that.
- I prefer to live in my single family home until I die.
- Have lived here 44 years am retired want to stay here we need property tax relief!!
- The likelihood of most people in my generation ever affording a house is low and falling rapidly. Given the current economic conditions I will have to chose between paying for housing or retirement unless I can secure income in the 200 thousand per year range, which is unlikely given the percentage of the population which achieves this milestone ever in their lifetime. Under these circumstances, the best I can hope for is to be granted permission to build a small home on the same lot which a family member's house sits. This would allow me to have a reasonable housing cost (1/4-1/3 of net income) and would give me the opportunity to live near family, emergency services, resources, employment opportunities, and a thriving community. I implore the housing committee to explore granting exceptions to the current building ordinances to allow reasonable development of affordable housing where it can be shown that it will not negatively affect our community or neighbors property values. The current ordinances and building codes do a great job of preventing overdevelopment of our area by those who would seek to cram hundreds of overpriced eyesores of rental units or air b'n'b's into our community, and I applaud this. My hope is that reasonable accommodations and exemptions to these rules can be made for those who can show that they intend to add value to the community rather than extracting it.
- Single family no desire to live with other people
- I like and am comfortable with a single family home but know that, in the future, a multi family will make more sense as we age
- Why do you ask a person for top 5 choices? I don't want to live in any of the choices you put in this survey but the 2 I checked. I don't want to be crowded in with a bunch of people that I probably would not like, don't work for a living, and live off of my taxes.
- Where/how I live is perfect for me now. However, I'm not sure how long I will be able to continue living here.

- Subdivision of larger lots by homeowner's to add additional housing options- ADU flexibility
- I DO NOT want to live next to anyone, share a wall with anyone, or have ANY multi family homes in Warner.
- I prefer a single-family home with ADUs, which can be rented.
- This is an odd question. By the time I pick five choices, I have covered most of the bases I could possibly use as a family of four.
- I would like to divide my current home in two living spaces so I can sell half and live in the other half.
- I prefer to live in a single-family home.
- I currently prefer having my own home, yard, and farm. However, through my lifetime I have also happily lived in more affordable choices, to fit both my income and my family size. I hope to one day downsize once again, so that assisted living situation is not out of bounds.

Question 7												
Please indicate how important the following characteristics of living in Warner are to you.												
	Extremely Important		Very Important		Moderately Important		Slightly Important		Not Important		Total	Weighted Average
Other (specify below)	54.55%	48	11.36%	10	4.55%	4	0.00%	0	29.55%	26	88	3.61
Other (please specify): [Write-in comments]											77	
											Answered	403
											Skipped	1

- No commerce in residential neighborhood
- A place that is not crowded with housing.
- Community values, library, bookstore, church, historical Association
- That this town remain protected from mismanagement/poor decisions
- Minimal noise and light pollution
- a tax rate that would get back to making it affordable for seniors to remain in their current homes
- Not being able to see Neighbors
- Ability to garden and keep my indoor cat.
- our dirt road well kept. It is, many thanks to the town.
- Lack of town corruption
- Still some 'wild' spaces.
- Transportation options to/from Boston proper
- Lowered taxes
- Clean water, clean air.
- We like there is a center of town and that so much is connected to the bookstore!
- We have been living here for almost 50 years - hard to imagine anywhere else.
- Community members willing to work for the betterment of the community; less emphasis on individualism.
- Consideration for affordable housing
- Socioeconomic diversity in Warner ie low cost housing options
- I want to live in a community that has a clear identity and sense of place - that's why we chose Warner.
- Fiber Internet
- historic preservation/protecting quality of life in town
- rural character with good zoning protections
- Beauty of the town is peaceful and calming. The culture of the town is varied and interesting. Love the Native American presence, artists, farms.
- I like Warner as is. Not looking for it to grow.
- Police/traffic (speed) surveillance is very poor. Improvement needed.
- Good roads and highways
- Prevent area from getting overdeveloped
- Just living in a small town with no tall buildings
- Available medical care.
- Privacy and independence
- Slow quiet traffic
- I don't have feelings one way or another about Warner. If my house were elsewhere I'd be just as happy with it.
- Professional and educated adult population
- I like living in a community with unique character.
- Friendliness of locals
- Away from road noise and neighbors
- N/A
- no

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- Less out-of-staters trying to influence town government
- A quiet community where I can get away from the noise of the outside world
- Active community with children my child's age
- How well services are provided & infrastructure supported (police, fire & public works departments)
- Friendly neighbors
- Quaint and charming area.
- Close to friends and activities
- An apartment that is maintained and safe
- Air Quality & Groundwater Quality
- I require a substantial distance from any and all other buildings (stores, municipal buildings and neighbors.
- Sidewalks are not the same as others in question above
- Sense of community
- No low income/high density housing
- That we not have to move in retirement due to unreasonable property taxes.
- As far as infrastructure...we have a well and septic and live in an area where I would not expect a sidewalk. The only thing important on this list is access to internet
- Sidewalks
- Taxes need to be more affordable.
- LOW POPULATION DENSITY
- Low taxes
- No large developments of apartments, row housing or subdivisions.
- Climate resiliency: Security from flooding, excessive heat waves, wild fire, drought, and other adverse weather related events associated with climate change.

404 Responses (Write-In Results)

- The ability to leverage my families financial inertia towards an affordable and fulfilling life.
- welcoming community & ability to adjust to the times and needs of a society with runaway inflation and a scarcity of homes that the average person can afford
- Strong community engagement and reasonable taxesNo low income housing
- friendly community
- Maintaining property values consistent with district towns
- We need sidewalks to Market Basket.
- Keep zoning the same and unchanged.
- Mortgages must be local and payment instruments (cash, check, billpay)grandfathered.
- Low key. I like Warner small and as it is. We don't need a bunch of "progressive" changes.
- Affordable taxes.
- More workforce housing for the folks who staff our wonderful local businesses
- Warner River and a couple acres of woods in our backyard.
- other artists
- In a rural area without road noise.
- Quiet
- No visible neighbors

Question 8		
Please select the statement that best describes your monthly housing cost: (mortgage/rent, utilities, insurance, and property taxes)		
Answer Choices	Responses	
Other (please specify):	3.27%	13
	Answered	398
	Skipped	6

- Housing over 50% of incomes, as most of us are dealing with
- Because this town can't figure out how to make taxes a normal amount.
- I am not paying rent myself at the moment but when I did with my soon-to-be ex-husband it was between 30-50% of our income
- \$366.00 a month \$35 of that for Direct TV
- I am fully priced out of being able to afford any housing of my own and must combine resources with family members to make ends meet.

- \$366.00 a month \$35.00 of that Direct TV
- We own our house - but taxes are high
- Taxes are rapidly rising. Very difficult for semi retired couple.
- No mortgage so we don't track it
- Mortgage is paid.
- We own our home outright and can control our spending.
- None of your business
- no response

Question 9														
Please indicate how much you feel Warner needs the following types of housing in town.														
	Strongly Needs More		Needs More		Has Enough		Needs Less		Does Not Need Any		I Don't Know/ No Opinion		Total	Weighted Average
Other (specify below)	32.39%	23	7.04%	5	1.41%	1	1.41%	1	7.04%	5	50.70%	36	71	2.04
Other (please specify): [Write -in comments]													60	
													Answered	404
													Skipped	0

- There are some senior citizens living in shelters in NH
- Tiny house villages, not to be considered mobile homes
- Housing for people with physical disabilities: do you mean for people who live alone or who need assistance? Also, do you mean to own or

- rent? We shouldn't be building things just because we don't have them-people can build or add/modify as needed.
- Over 55 condos, 1st floor living cottages, houses-options for down-sizing.
- Low-cost single rooms to rent in shared living spaces.

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- Affordable housing for families.
- Small and medium rental units
- No low income housing it does nothing for the town
- Small town rural/farming atmosphere with limited taxes.
- As someone that works in a town with low income housing this in NOT something that we want in Warner. Crime rates will go up. Taxes will be even more unaffordable than they are now.
- cluster housing
- Just like most places right now, there is nothing a low-middle class family can afford. We are stuck renting for now but eventually rent will become too much to afford too.
- If there is more housing, the building should have multiple stories, not spread out fragmenting the land.
- Second homes/seasonal homes is checked as both Needs more AND I don't know/no opinion
- Lodging house needs to be removed from lit as that use no longer exists & is irrelevant. SHTR should be prohibited as they are a dangerous force that disrupts housing availability & counter to community development.
- Tiny houses
- People can be very creative in building their own homes, if zoning and codes allow. Minimum lot size and mandatory septic systems are examples of laws that make it harder to house oneself
- |
- How is "working farm" a type of housing? Do you mean a farm with residential space for farm workers? That's how I answered it.
- Multi family housing and /or accessory dwellings -unattached, and housing groups such as mobile home parks or tiny house areas
- cluster housing
- ADA & support services are usually done by "need" or situation, \$ assistance would be useful & help. 2nd homes are what drove up real estate costs over the past 5 years & contributed to the shortage of available homes for primary residents - local people.

404 Responses (Write-In Results)

- Do not want housing that brings in more children because of our school taxes
- We definitely do not need more McMansions like recently constructed on Poverty Plains. They do not fit at all with the neighborhood.
- a hotel but not AirBnB would be nice
- Hotel
- Hoping questions will ask about cluster housing and mixed business/residential housing.
- ???
- Elected selectboard members (not appointed skills)
- Warner needs more ADU's to both increase housing and defray the cost of owning property in town. There also needs to be more flexibility in residential housing zoning. One should be able to open a business and live in the same building. Current zoning makes this traditional way to keep housing costs down fairly difficult.
- Sorry, I don't know what the needs of the community are.
- Taxes
- The town is slowly converting from a low income rural town to a middle or higher income bedroom community to Concord and Hanover. I think that trend should be supported.
- N/A
- no
- Moderately priced housing, say homes between \$250k and \$400k, where younger people and first time home buyers can move into town, or continue to live in the town where they grew up.
- Lodging house rentals.
- how about a hotel in town
- Do not build apartment complexes in quaint New England towns. That is why Concord and Manchester exist.
- ability to add ADU's to existing property either for family or rental
- Would love to see more options for rentals on existing properties such as over a garage or an accessory dwelling. My previous experience as a renter was that private options were more affordable and a better living situation than the larger apartment complexes.

- More houses, less out of state investors.
- We are a farm. It would be far easier to hire staff if affordable housing were available locally.
- Control over property taxes.
- Allow me to reiterate, NO SHORT TERM RENTALS
- Walmart.. or manufacturing jobs
- Affordable apartments so my 21 yr old son can move out but be close to home. (NOT low income)
- Moderate to high end senior housing
- Seasonal housing for agricultural based workers.
- Creative alternative styles of housing, such as very small houses, off grid cabins, or other unusual styles of housing which allow the younger generations, who are rapidly being priced out of home ownership, to access a starter home and leverage creativity and ingenuity to overcome the often insurmountable barriers to home ownership facing the younger generations.
- ADUs and multi-family housing
- Affordable multi family housing for both rental and purchase near village, Market Basket and the highways
- Properties that increase the valuation of the community.
- Needs tiny houses on lots bigger than one acre.
- Please do not try to get a bunch of illegal foreign invaders living here or everyone who makes this town will move out.
- Affordable taxes.
- Mobile homes
- Warner does not need any additional housing of any kind.
- work force housing - for young adults just out of school, or other adults relocating, etc.
- Warner does not need any more housing than it already, has of any kind
-

Question 10		
What housing-related challenges does Warner face? (Check all that apply)		
Answer Choices	Responses	
Other (please specify): [Write-in comments]	16.17%	65
	Answered	402
	Skipped	2

-
- No police on duty after 10:00 pm
- Second or third homes driving up prices
- multi family units are scarce
- Lack of available land to build on, as most available land is mountainous, under conservation, or not accessible by road.
- Houses that have been in violation of town ordinances for YEARS continuing to bring down property values and cause safety hazards.
- Taxes
- High property taxes
- Taxes
- too many homes that have junk cars and deferred maintenance
- It's discriminatory not to have low-cost housing available.
- Do not mandate your personal ideology.
- High property taxes
- Property tax increases that put folk's out of their homes
- Restrictive zoning around ADUs etc
- ridiculously high taxes. keep town hall more accountable for money spent. slush funds unacceptable.
- "Housing discrimination" is largely the strong negative reaction by some to the proposal for rental housing near Exit 9.
- High taxes
- Zoning design has created economic differential instead of allowing economically diverse neighborhoods.
- I cannot say if there is housing discrimination, I am not a minority and thus have never run into this.
- Taxes

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- Rent costs go up because taxes keep going up
- There are too many unkempt properties in Warner. Specifically on route 103.
- Taxes too high
- Cost of property taxes
- neighborhood safety seems to be becoming an issue
- Rouge selectboard that is pushing the state backed housing agenda and a town hall that is bleeding the working class dry
- Need more single family homes for tax base
- Being taxed out of my home
- no
- Housing between \$250k and \$400k for first time home buyers or small families
- I don't know. I'm not in the market to buy or rent so feel out of touch...
- Our taxes are insanely high, for what we receive. I keep getting told it's because of the school system, but other towns in the same system don't pay remotely what we do and it seems hard to justify raising our taxes year by year.
- Town ordinances do not support development
- Ability of capable and professionally qualified trades people
- Ridiculously high town taxes!! So much higher than surrounding towns. This is the number one reason we would move from Warner to a surrounding town in the same school system
- We will move after our last kid is out of elem school because we cannot afford the taxes.
- We have no industry in Warner, most people living here have to travel for work. So even if we rezone and build all this affordable housing what are people going to do for work?
- Affordable housing, owned or rental
- Insane property taxes with no rational oversight for education funding
- Property tax rates are too high
- I do not know about housing discrimination
- High property taxes
- Drug use and petty crime

404 Responses (Write-In Results)

- property taxes
- High property taxes will force people to sell and leave the town/state.
- People being taxed out of their houses
- taxes are off the charts
- In my area, there is little to no oversight in the construction of ADUs. There is an example of an unpermitted ADUs that lacks basic utilities like sewer and water and that has been added on to without permit.
- outrageous property tax
- Taxes are outrageous and will force me to move upon retiring
- High Property Taxes
- The lack of willingness to allow for creative new solutions which push or fall outside the norms of what we have become used to in our current model.
- people with power who make it difficult to create affordable housing options for regular middle-class people of modest incomes
- Tax rates too high for level of town services provided.
- Cost of Town taxes
- Don't make housing any more of a burden, on the tax payer, than it already is. Warner is already way ahead of surrounding towns.
- Property taxes
- Liberal idiots trying to fix a none existing housing problem
- Warner needs to make sure that older homeowners are not taxed out of their homes by too much town spending on unnecessary projects. My family cannot afford higher taxes to pay for all of the projects that are constantly being proposed.
- Seems fine as it is. Don't feel you always need to change things. People move here because it's quiet. People can go to the city if they want progressiveness, chaos and crime.
- Property taxes are too high!
- high property tax - is almost half my income
- People like to complain and blame the town for their housing situations
- High taxes - stop spending money - powers-that-be need a must-needed budget

- a general lack of understanding of others less fortunate than ourselves.

Question 11												
Please indicate whether the following factors influence your choice to stay in Warner.												
	Strongly Influences		Highly Influences		Moderately Influences		Slightly Influences		Does Not Influence		Total	Weighted Average
Other (specify below)	37.50%	30	6.25%	5	3.75%	3	0.00%	0	52.50%	42	80	2.76
Other (please specify): [Write-in comments]											56	
											Answered	396
											Skipped	8

- Housing. Make sure they can pay our taxes!!
- I am concerned that warner will go overboard to accommodate multi-family apartment development, subdivision approvals and detract from our present quality of life. Many new families with children will only result in greater educational needs & drive up our property taxes
- Property taxes far too high
- If you already live here (and have a house) why would some of these things matter?
- State’s tax structure should depend on a graduated income tax
- High property taxes
- If anything, the rising property taxes would compel me to look at other towns to live in.
- Availability
- Commute
- Density. If it gets too built up or if recreational tourism is pushed and traffic increases to remote areas, we might be forced to consider elsewhere
- Need less costly government decisions
- If property taxes continue to rise or low income housing comes to town we will start thinking about selling.
- We would love to be able to stay in this school district

- We would be interested in a 55 years old and above housing community.
- Maintaining vibrancy of the village and overall rural character
- Committed to staying here
- The cost of available housing is too expensive for young people who would like to stay in Warner after they graduate from HS or college. There is no affordable housing available in Town. Question # 11 should have read - "influence your choice to move"
- Location of employment
- My opinion that we need more/better mod and low-income housing doesn't affect my decision to stay.
- I want to stay in Warner because I like Warner, own my house, and want to stay in my house, so this question is confusing.
- This question should be worded differently. These factors may be hardships but the resident may still not be able or willing to move in spite of them.
- Affordable housing should be of good quality both for the residents living there and for the character of the town.
- Beauty and peacefulness of town
- high taxes make me wish to leave!
- Taxes are out of control are rentals increased 6% taxes up 18% ???
- We built our home 24 years ago and like where we are.

- When I purchased my home, the property taxes were high, but manageable. With the rise in property taxes and the upcoming re-evaluation and possible further increase, I am considering selling and moving out of Warner. It is becoming too expensive to stay.
- Lack of housing (affordable or otherwise) contributes to local staffing shortages and prevent new people from moving to town. ADUs would allow older people to defray some of the cost of staying in their homes as they get older. I love my house but I would never move to Warner if I was renting. The units just aren't available and the cost of rental housing in this area is outrageous.
- If property taxes continue to rise out of sight I will be influenced! School costs are too high! I have no children living here.
- Development of Exit 9 and maintenance of active downtown is important
- I think there should be a N/A option for these questions Not Applicable
- Being taxed out of the town
- no
- In terms of property taxes - towns super high taxes strongly influence our conversations to move to another surrounding town. We love Warner, but tax rate is demanding to keep up with and demanding on our pocketbook
- Warner needs other options than single family houses.
- Own home and nowhere less expensive to live. Long time friends in area
- Do not build apartment complexes in Warner.
- confusing question
- The culture of the community
- Taxes need to be more affordable.
- We have had our cabin since 1986, so at least as phrased above in the PRESENT tense, most options are not particularly relevant to our situation.
- amount of town tax that keeps growing.
- Warner should not relax zoning in R-2, R-3 and OC areas. ADUs are fine but should be reviewed and permitted. Protect Warner's rural areas and back land.
- Taxes are unsustainable
- The ability to leverage the familial financial inertia generated by the previous generations of my household towards a fulfilling lifestyle.
- family members who cannot afford to live here; therefore we may move to a more welcoming and more affordable town with them
- Native, in the blood
- We moved to Warner to live in a small historic village. Building projects which disrupt the traditional village or create sprawl or encourage transience or significantly raise our already-high property taxes could compel me to move.
- Specific zoning- LIMITED RESIDENCIAL
- Septic and well owners shouldn't have to support town water and sewer.
- Affordable taxes.
- We are in a family home that was affordable considering its location and amenities. I don't know that we'd pick Warner over another town for any reason. That said, it's a fine town, it's our town, and we're happy to be here.
- Good friends and community connections
- Property taxes will probably b a reason to leave
- We are currently able to afford our home and are lucky enough to remain employed and able to meet our tax and mortgage bills, as well as supply room for another family member. Many of us in town have young adults in our lives that cannot find housing, affordable or otherwise. This is a problem state-wide - let's get some variety available for people who are willing to work and participate in town
- Property taxes are forcing many out of town

Question 12												
Please indicate your level of agreement with the following statements about your current housing needs.												
	Strongly Agree		Agree		Somewhat Agree		Disagree		Strongly Disagree		Total	Weighted Average
Other (specify below)	56.82%	25	2.27%	1	6.82%	3	0.00%	0	34.09%	15	44	3.48
Other (please specify): [Write-in comments]											41	
											Answered	402
											Skipped	2

- My current needs require lowered taxes. Soon my house will not be standing because I can't afford to fix it if ALL of my wages go to taxes.
- More walking-friendly downtown and adjoining area
- Property taxes are too high
- I am concerned that in the future my current home will not remain affordable.
- Continued or even greater vibrancy of central Main Street/village are
- More government oversight is a problem
- I anticipate making improvements to my home over the next several years
- my ability to stay in Warner depends entirely on tax rates remaining reasonable. I saved to buy a home but am now in danger of being taxed out of it. stop blaming Concord and make cost-cutting decisions in Warner.
- We anticipate moving within 10 years - whether we stay in Warner or choose another place will depend in part on where we find something that will meet our needs to age in place as we enter our 70s.
- Need more high quality senior housing.
- This is a strange question for someone who currently has a house and intends to stay in town.
- rising tax burden may force me to move out of this town
- 10 years out or so my housing needs will change
- Taxes will determine whether or not we are able to stay in Warner.
- My house would be a better fit if I had more land
- If I could rent out a small studio or an ADU on my property it would free up some of my income and allow me to spend more at local businesses.
- We are post retirement and plan to stay in the property we love until they pull our cold, dead bodies out of it. We support more stringent regulations about junky yards old cars etc
- Again, I think N/A should be an option
- Concern about being taxed out of Warner
- Being taxed out of my home
- no
- only increasing taxes and increasing costs of housing care are major concerns
- Current housing meets my current needs, but ageing in place long term is an issue.
- Our current housing is too small, but there is nothing even slightly larger that is affordable in the district
- Do not build apartment complexes in Warner
- tax structure is prohibitive
- Taxes need to be more affordable.
- Taxes are out of control - do you get my point yet?
- Property taxes the biggest issue
- Property taxes need to be lower by lowering the amount allocated to the school system by cutting benefits and retirement.
- LOWER THE RESIDENTIAL TAXES!!!!

- I am prohibited from contributing positively to the community of which I am a part by the current zoning rules and the unwillingness of our regulatory bodies to explore creative and innovative housing solutions to address the current housing crisis.
- My ability to remain in Warner depends on my family members and friends finding decent affordable housing.
- Keep Warner rural
- Keep Warner the same.
- We own our home
- taxes are way too high and are a good reason to leave
- Affordable taxes.
- I don't know what we'll do when my kids and in-laws move out. It's a lot of house to maintain, and I don't see more attractive and affordable options in town to downsize to at this time. But that decision is a decade off.
- Property taxes on the rise will force everyone out of their homes eventually

Question 13		
How far do you travel from your home for work, childcare, or other daily needs?		
Answer Choices	Responses	
Why? Please explain. [Write-in comments]		186
	Answered	393
	Skipped	11

- Retired
- Most needs are met locally. Greater travel required for healthcare, some shopping, recreation and entertainment.
- Self-employed / work @ home
- I am a farmer with fields in many parts of the state
- I live in Warner and work in Concord
- Work from home

- Most of my work is conducted within a 30-mile radius of Warner.
- I work from home. I do not have children but would love more in-town amenities (pharmacy, etc.)
- Shopping, restaurants, theaters & entertainment, medical
- I work from home and do not have children.
- I don't travel far but my husband travels 40 miles to work.
- there are really no jobs available in Warner other that fit my needs and pay a decent wage for a family to survive
- I work from home/friends house/public spaces
- There are not very many jobs available in the area that pay a living wage
- I am retired. I do not need to travel for work.
- My husband and I are both remote workers.
- Retired
- Childcare and work in Concord.
- Retired
- Work requirements in both Concord and Lebanon.
- Commute to work.
- go where the work is
- Retired. We used to work in Concord.
- home location
- Because I choose to live here and work and do things there.
- Work remotely, drive to gym.
- Long term job responsibilities-and career choice
- That's where the opportunity is\was located.
- Retired
- Moved to Warner to be close to my work in Concord. We shop here in town though.
- I work in Concord! I moved to Warner because I couldn't find anything affordable in Concord.
- Warner is in the middle - distance wise - to where my wife and I work
- "work = travel to Enfield, Northwood, Vermont, Nashua
- Daily needs = Warner and Concord
- childcare = n/a"

Warner Housing Survey 2024 (Jan-Apr 2024)

- Go to Concord for some medical appointments and hospital availability.
- Job is in VT
- I work from home
- Retired
- Medical care in New London and Hanover/Lebanon
- That is where my work place is located and my home is not really suited for working from home even though this is a practice allowed by my workplace.
- Currently working from home.
- work from home full time
- Mb business is on my property.
- 0-30 would encompass it all. A generally am more in the 0-10 but a trip to concord can be hard to avoid and work as a contractor occasionally takes you further.
- Work in Concord
- Need expanded market for my trade
- Because my office is in Concord. Assuming the numbers in the survey reflect one-way, not round trip.
- love Warner work in Concord
- I travel roughly 90 miles 5-6 days a week to work out of state. NH wages are low and there are better jobs in other states.
- daily needs, not so far. work is about an hour away much of the time but sometimes i work from home
- we work in Concord but live here in Warner
- Cuz that's how far away my job is.
- I am retired, and no longer commute to work.
- Self employed consultant that must travel.
- Ideal distance
- Working and staying with my mother in Concord during the divorce process so I drive to Warner often to see my son.
- Because I love Warner I live there - I work out of town to earn a decent salary
- Back and forth to Dr.s and hospital

404 Responses (Write-In Results)

- Answered both 0-10 and 11-30
- Retired - but travel to shop occasionally.
- I am retired, but travel to Concord at least 2x/week for medical appointments and some of my food shopping.
- Work in Concord.
- "Commute is mostly 11-30 miles, but often 61 miles or more.
- Recreation, shopping, friends, medical "
- Retired
- I frequently travel to care for grandchildren and I travel to Concord for medical appointments, shopping, dining and theaters.
- Full time farmer building a house on the farm.
- Retired
- Children at middle/high school in Sutton, major shopping in Concord, but otherwise I work from home and do most of my shopping at Market Basket, Aubuchon, Bookends, go to restaurants here in town.
- I work in the Manchester area; round trip is 84 miles.
- Recently retired.
- Pay benefits, not enough jobs in area to provide options . The towns opposition to business coming to Warner over the last 20 years has had a significant impact on the ability for people to work locally.
- I work remotely.
- Retired. Groceries in Warner, most everything else in Concord or on-line
- Am retired.
- Mostly work from home.
- Work from home
- I own a company in Boston and work remotely 2 days a week. The company is currently evaluating a possible move outside the city or to buy the building we currently rent. I have lived in Boston and the suburbs for over 20 years and I have no desire to move back.
- retired
- I need to live close to work so I can get there in any weather conditions
- Much of what I need is available in Warner. About once a week I travel to Concord for other things.

Warner Housing Survey 2024 (Jan-Apr 2024)

- I work in Concord
- WFH. Shop local or have delivered.
- Most of my daily needs are met in Warner, but I do have to travel for work.
- Shopping Work, Doctors
- N/A
- Work in Concord.
- We travel to the Concord area for our part time jobs and for shopping and medical appointments.
- I travel 15 miles to work.
- I found a great job far away
- I work in Concord
- We work from home and shop at Market Basket. Kids take the bus or now drive to KRHS. All that is less than 10 miles away. However, life frequently sees us in Concord for pharmacy and other things not available in town.
- retired, kids are grown, daily needs are met in town
- Work is 32 miles from Warner, but my spouse is an electrician and travels to different locations daily. Living near the highway helps with his commute
- I work in concord and new london
- There are not enough business opportunities in Warner.
- I'm a Service tech and my territory is ALL of New England
- Warner does not have many of the services that Concord offers and will never have them as long as there are staffing shortages and housing is so hard to come by.
- Retired and travel to stores and downtown
- office is in concord
- Exercise classes; medical appointments. Food shopping and gas are 5 miles away.
- I work in town so living close to work is very convenient for me
- We are on 103 near Bradford line. Food mail aubuchon are frequent visits. Concord next. Hanover after that
- retired, no commute

404 Responses (Write-In Results)

- I drive to Concord for many errands, often 4 times a week for appointments, etc.
- Travel to Concord
- I work more than 60 miles from Warner
- I like living in Warner.
- I work from home most days.
- Retired
- retired
- Only found job in Mass.
- I work in New London
- Self employed. Work in town and surrounding area. Don't need to travel too far for necessities.
- My jobs are usually that far away
- Telecommuting 100%
- I work in Concord, while my child goes to the regional high school.
- Work. Soon childcare as we will be going to use a charter school as Simmons's quality has declined significantly
- ...retired...
- Warner does not have all the services or retail options I need. There are few if any lucrative career or employment options in Warner making it necessary to commute to such things. This doesn't mean that Warner need to seek these things. If you chose to live here you understand these things and accept them. Warner cannot remain a quiet rural town if it expands to include large retail or manufacturing centers.
- I am retired, thus work is not an issue. However, once or twice a week I drive to Concord or New London for shopping and service needs.
- Retired
- I work in Manchester because there is no industry in Warner to support middle class families. We can't all work at Market Basket.
- Major stores are in Concord
- Not applicable
- Retired, part-time work from home.
- Retired

Warner Housing Survey 2024 (Jan-Apr 2024)

- Not daily needs but travel to Concord and New London is required for medical and dental appointments, pharmacy & etc.
- Work in southern NH.
- I can order most of my medicine online.
- Work in Manchester
- I will travel whatever distance is required. Most of my daily needs are met locally. We have enough stores in Warner to suit our needs.
- concord for shopping
- Grocery shopping, Dr appt.
- We lived in Manchester NH, we wanted a better school system and a safer place to live.
- work in Concord
- 5 miles to grocery/hardware/post office. home office
- retired
- I work remotely
- This question. Does not make any sense.....you go where you have to go to. get what you need!
- Work
- Remote -work from home
- I go various places for work, travel a lot.
- Because I am an adult. And life is hard.
- Work
- Daughter goes to daycare in concord. I work at Dartmouth college.
- Because that's where my work is located.
- Retired
- I prefer to be just slightly far enough away from work and the city
- I work in Concord.
- Work from home
- We are retired and typically only need to travel 5 - 10 miles for routine daily needs. Family Tree is great (!) for routine medical needs, but we drive ~20 miles to Concord or New London, or ~90 to Boston for specialists.
- Manchester is where the jobs are. We don't need industry in this town please.

404 Responses (Write-In Results)

- Because I work on and in my home
- retired
- I travel to southern New Hampshire and northern Massachusetts for work everyday
- Work in town with occasional consultation work 65 miles away when needed.
- I am retired and most of my needs are met in Warner. Other needs are met in New London or Concord.
- My wife travels to concord m-f so she's 11-30
- As needed for personal and medical appointments
- I VERY SELDOM LEAVE THE PROPERTY THAT I LIVE ON
- I am retired. I formerly worked in Concord.
- Because the costs to live in NH are the same, and in many cases (taxes), higher than the Boston area. And the wages are far lower.
- Warner is a fairly rural area. It is well within reason to travel quite far for many of our needs.
- It differs each day depending on which relative I am helping at the time and which job I am working on. I also travel more than 30 miles every other week for medical care.
- Work in Boston and main residence is there now, would move to Warner full time if there were more options beyond our current single family home.
- Disabled from work
- That's where the work is.
- Childcare
- Work from home.
- own downtown business
- Retired. But often have needs in Concord or Lebanon
- Work at WRj VA
- Work from home.
- wfh
- I don't need to travel for daily needs.
- Self employed
- Work.

Warner Housing Survey 2024 (Jan-Apr 2024)

- I live and work on Main St with a child at Simonds.
- Most of the worthwhile activities are in Concord, New London, and Sunapee. Aside from Reeds North and Bookends, there's not much else to do in Warner more than a couple times. When we do go down to the stage for summer events, we rarely see anyone else we know from town.
- I'm trying to work from home - (jobs I'm trained for are out on the Seacoast), but my doctor, my daughter's high school, my service dog's training, etc. are all in New London, Sutton, or Concord.
- retired
- Visits to Concord or New London for services

404 Responses (Write-In Results)

- retired
- I enjoy living in Warner. I have always had a commute and it doesn't bother me. I choose to live in Warner as long as my commute is two hours or less.
- Retired
- Commute to Manchester 2-3 times weekly, commute to and from Warner center, as well as other local towns 1-2 times per week
- I choose to live in Warner and I choose to drive to a place of work that I found desirable.

Question 14														
Please indicate the level of impact you believe the following factors have on housing cost in Warner.														
	Strongly Impacts		Highly Impacts		Moderately Impacts		Slightly Impacts		Does Not Impact		I Don't Know/ No Opinion		Total	Weighted Average
Other (specify below)	46.67%	28	3.33%	2	3.33%	2	0.00%	0	6.67%	4	40.00%	24	60	2.63
Other (please specify): [Write-in comments]													47	
													Answered	400
													Skipped	4

- So many 'jobs' in Warner are associated with the commercial retail development at exit 9. If Warner has a large number of people making only minimal wage, how are we going to house them in this market? We have attracted a minimum wage workforce, now how are we going to house them? Warner should strive to provide housing only for those people working in Warner, not for those living elsewhere (ie employee housing) that might want to move here.
- This town has gone elitist / clickie
- Restrictive zoning ordinances: In place to keep Warner RURAL. Amount of property in conservation: You're kidding, right?
- Lack of businesses in the area.
- ref: last question.. 'land-they ain't making it anymore' There is nothing harmful regarding open space
- High property taxes
- Greed
- too much land is owned by the town or in conservation driving up the cost of buildable lots
- Monies made from Fall foliage festival and logging Town land should lower taxes
- private equity firms artificially driving up real estate prices everywhere
- We just went through a time of significant wage increases. When wages increase, prices increase. That is Economics 101.
- Businesses will never survive in Warner but that doesn't mean the town won't survive. Warner is my home but never anywhere I could afford to work.
- Zoning ordinance contributes to housing shortage!
- Warner needs more businesses that pay a living wage to offset the cost of housing.
- The first 4 do not make sense. The amount of resources a person has does not change the cost of housing
- This is an interesting mix of personal financial questions (whether an individual person can afford something has little impact on overall market patterns) and broader system concerns (impact of regulation on overall market patterns). It might have been better to break these into two, and further define what is meant by "housing cost" (e.g., mortgage, utilities, and taxes? rent and utilities?).
- I filled this out assuming that you meant negatively impacts housing costs - for instance, the amount of property in conservation is a positive factor for quality of life, and thus draws some people here, but doesn't drive up property values.
- Should have used the word "affordability" not cost. The grading makes no sense relative to cost.
- Greedy landlords for renters. Post-pandemic inflation, but the market is settling down.
- Greed impacts the cost housing in Warner.

Warner Housing Survey 2024 (Jan-Apr 2024)

- the 'utilities' question only applies to the precinct. People moving from other regions, who can afford higher prices, drives up real estate costs.
- We do not need more vacation homes in Warner.
- Still looking for questions addressing the idea of mixed use housing (business on ground floor, apartments above. And questions about cluster development which will enable more units of housing while keeping greenspace.
- Greed
- Leave the land alone.
- We need more conservation of land in NH and less loss of forests!
- Being taxed out of Warner
- no
- It is very difficult to build a house nowadays for anything less than \$350-400k. The cost to build the average 3 bedroom house is north of \$500k. Land is also highly overpriced, especially in this town.
- The cost of taking property out of current use inhibits developer activity
- Too much of Warner is difficult to develop because of zoning and conservation restrictions.
- Greedy property owners raising rental rates.
- With 40% (or close to that) of land in conservation, forever, zoning regulations should be changed to allow land and home owners to subdivide their lots to make room for more houses in town....please.
- Do not build apartment complexes in Warner.
- Taxes need to be more affordable.
- My strong opinion is that Warner has the perfect amount of population and housing, please don't approve permits for more I beg of you.
- What are you getting at? Trying to change zoning so we can cram in the houses.
- Two things: the lack of affordable housing is a state-wide, region wide and national problem. It should not be addressed in a town by town approach. Concord, e.g., is proposing adding more than a thousand housing units in the near future, and that alleviate some of the

404 Responses (Write-In Results)

- housing shortages for our local region. Secondly, available house lots and subdividable land is being bought and developed into high end homes. There are no incentives for contractors/builders to build affordable, smaller houses. That is precisely what Warner needs: more energy efficient smaller homes suitable for first time buyers and for older residents to down size into as they attempt to age in place.
- The high taxes limit who can afford to live in Warner. Young families and retirees are forced out.
 - The unwillingness to accept creative housing solutions which present solutions to the current housing crisis for young and low income families.
 - Scarcity of homes. We need to be able to build more residences.
 - Conservation land should not enter into this discussion because we need small towns with undeveloped land for many reasons, ecological and in terms of keeping small town life a reality and an option for residents in this part of New Hampshire.
 - People move to Warner for Warner. The APR is at 8%- nothing Warner does will change that. KEEP WARNER SMALL
 - Affordable taxes.
 - Citizens fighting any development that "doesn't match the character of the town."
 - Housing shortage in the state is the main reason - Warner was never cheap
 - There is all types of housing available in Warner, and we do not need anymore.

Question 17		
What is your employment status?		
Answer Choices	Responses	
Other (please specify): [Write-in comments]	4.55%	18
	Answered	396
•	• Skipped	• 8

- Retire AND self-employed.
- A mix of self-employed and part-time employment
- Semi-retired
- Answered both Retired, Unable to work, and unemployed and not currently looking for work.
- Retired AND unable to work
- Retired AND employed part-time
- Building a house instead of working
- Stay at home mother
- Both self-employed and employed part-time
- Retired AND employed part-time
- Semi retired. Need to work to supplement SS income.
- Employed part-time and also self-employed
- No
- Retired with part time seasonal job at Sunapee two days per week.
- very close to retired
- Semi retired
- Retired from a job with adequate retirement savings, but our farm requires whole family to work daily
- Homemaker

Question 20		
Which best describes your disability status?		
Answer Choices	Responses	
Other (please specify): [Write-in comments]	5.21%	20
	Answered	384
	Skipped	20

•

- Ambulatory difficulty. Very, very difficult to do laundry here at Kearsarge elderly housing because 2 washing machines on site are very often broken!
- Autistic
- None of your business, this is a rude question
- Answered both Vision difficulty AND Ambulatory difficulty. Walk with a rollator walker, trouble climbing stairs. Used to be a wonderful place to live. Bad management, bad maintenance, nothing gets done here. Have 4 empty units here right now, unit 35 has not been lived in for the past year. Management won't even return any phone calls to us. Christmas tree and 4 totes still in our community room.
- Walk with a rollator walker trouble climbing stairs used to be a wonderful place to live. Bad management, bad maintenance, nothing gets done here. We have 4 empty units here right now , unit 35 has not been lived in for the past year. Management won't even return any phone calls to us. Christmas tree and 4 totes still in our community room.
- If Warner could build some very nice smaller 2 BR units with attached garages for older folds that might free some larger 3-4 bedroom homes for younger families. If the town does not put a plan together and stick with it the carpet baggers will move in and create problems for town.
- Should increase low income working families housing to help increase worker supply for lower income job shortage.
- mild physical disability that requires me to hire household help
- aging!
- Checked all three: Ambulatory, Self-care, and Independent living
- no
- Cognitive and ambulatory
- VA Agent Orange Heart Issues
- Progressive illnesses that will but do not yet limit us.
- health issues impact hearing, vision, movement slightly
- I anticipate some of the first four boxes above in the near future
- ongoing chronic medical conditions

- KT Syndrome (birth defect of the vascular system)
- Neurodivergent (Aspergers, Gifted, ADHD) but I don't qualify for any assistance because I own my house.

Question 21	
How did you end up living in your current housing? [Write-in comments]	
Answered	335
Skipped	69

- My wife and I split the commuting distance between our jobs in Manchester and Hanover.
- I knew the person who owned the house.
- Rented, then purchased.
- Real estate in newspaper
- My physician wanted to have me in elderly housing as I was about to have spinal surgery.
- Referred to current apt. through a friend.
- I lucked out, it's all who you know
- Work
- Through friends letting me know rental opportunity was available
- We know the people who own the house and knew they were looking to rent in the future. We were able to lock in a lease to rent here. If we did not know the landlord we would be searching for housing.
- Bought it
- Choice
- I decided to stay where I grew up.
- Wanted a house with a barn.
- We fell in love with the area. Took many months of saving, but we bought in 2021.
- marriage
- In 2022, I was returning to the US after living abroad, but the high cost and low availability of housing (in my case, a small, affordable apartment) made the transition more difficult. For several months, I

rented out a room from some friends until I could get my small business up and running. After that, I was able to move into my grandfather's old house on Main Street, which is quite large and was divided into a two-family home several years ago. (This was very easy for my family to do, because the zoning laws in the Village allow it.) My aunt and uncle live downstairs, and I live upstairs, and it's since become an affordable situation for all of us.

- 25 years ago a larger house was more affordable in Warner than in the other towns in NH. Our house was the right house for the right price.
- moved here to be near family. had a better school system than where we came from and it was more affordable back when we came here to live
- I was searching for a long time and came across a post on Facebook for this apartment.
- My partners name was thrown into a hat along with a bunch of other people trying to rent our apartment and our landlord just happened to pick their name.
- Moved into 2 family home to be near daughter
- My husband bought land and built our house 40 years ago.
- Bought it
- Found the last affordable house in Warner.
- Husband died, I sold our home. Moved in with daughter until apt. Became available.in 2020
- Displaced by fire
- We moved away from a different house in Warner because our neighbors were in violation of several town ordinances and the town did nothing and we felt unsafe. My parents live in Warner and we decided to stay but move to a different Warner location.
- Rented down the street. Wanted to stay in neighborhood and near friends. Bought land and built a house.
- Location, town setting, lower cost of mortgage vs previous town.
- Luck
- A friend brought it to our attention.
- Searched for six months for an affordable house that wasn't falling apart, sheer luck that the previous owners had just listed it for sale.

Warner Housing Survey 2024 (Jan-Apr 2024)

- Moved here 30 years ago looking for a for a better place to raise our kids
- I bought it
- Born here
- Found apartment on Craigslist
- A choice
- I moved from Webster and Boscawen
- Land owned by parents. We built on the land.
- was family home
- 9 years
- I found a place and moved in
- Purchased house when I got married.
- Calling a real estate agent who luckily had a vacancy at a rental apartment.
- Bought it decades ago. The realtor told me that "Warner was too far out" for most people. My how that's changed.
- Job and family size
- Fell in love with the hose, always liked Warner's village vibe, closer to family
- Luck.
- Bought a house in Warner after moving out of Penacook in order to stay near work and friends in Concord while escaping 'city' life.
- I moved to Warner in February because I found an apartment listing on Facebook Marketplace. I couldn't find anywhere in Concord to live and needed a place within 30 minutes of Concord. I found a beautiful and (somewhat) affordable apartment downtown.
- We loved this town and needed to move somewhere closer to work for both of us. This worked perfectly. So we decided to rent to see if we really liked the area. When we decided to buy, the pandemic hit and then after surviving that, the prices and availability for buying homes exploded. People were paying cash for places-\$400,000 and up - and over asking prices. The local working class can't afford to do this and that as well as amount of available homes is why we are still renting

404 Responses (Write-In Results)

- My husband worked at the State Park and we fell in love with the town especially the downtown businesses and having grocery store nearby.
- grew up in Warner and returned upon retirement
- Couldn't get a building permit from Hopkinton that year we were building. So we took a look at Warner for a piece of land to build on. Year 1989/1990
- Moved for the school
- We purchased in 2017 after finding the housing market in MA to be impossible to purchase in.
- Moved to Warner for work; needed a family home at reasonable price
- Foreclosure purchase. It was all I could afford
- Family passed down
- We were able to make the purchase in the 1980s just prior to an increase in housing and mortgage costs. It was in a neighborhood that was rural.
- Bought from parents
- Needed a larger home while raising family.
- Purchased 20 years ago
- bought the hose 25 years ago
- Moved from a nearby town.
- Had house built in 1996
- Rented in Warner and loved it so waited to buy here
- came because family had a place and wanted to live in a very rural area
- Chose Warner specifically and waited until there was a house we could afford to buy
- We wanted a house we could easily afford.
- Marriage
- Years ago my husband and I were looking for another town to live in. He was from Alton Bay new Hampshire. We We're looking at farms all over the state of New Hampshire and happened to find this place and he absolutely loved the barn.
- Purchased the home to enable the household to even split a commute to Concord and to Lebanon

Warner Housing Survey 2024 (Jan-Apr 2024)

- Purchased
- Moved in with spouse
- moved from another State for a smaller town with potential to grow, improving services, proximity to mountains, lakes, Concord, Manchester and schools
- Marriage
- Was born next door.
- Moved to Warner and have a mortgage
- Bought 2003
- I made an offer on a home which was under construction and it was accepted
- Blind date
- found land within the radius I was looking for from my work
- chance notice of sale
- We bought because we liked the town at the time and the taxes were affordable. After 12 years I can say I am not impressed with the town at all. Property taxes are ridiculous. The people running the town don't care that they are hurting families with the high taxes. Our taxes increased by one thousand dollars this year which is insane. They think bringing in Section 8 or "workforce" Housing is the best thing for our community but they have not idea what they are getting into by bringing more people into our community that will bring nothing to it other than leaching off of the working class.
- through community volunteerism
- We wanted to stay in the Hopkinton/Warner area because we believe in the school district and think it is a nice quiet place to raise a family. We got into our rental before covid when rent was still affordable.
- Search for land to build home suitable to house adult children and elder parents with me.
- Inherited house when my mother passed away.
- We searched for towns around Concord where we could purchase land that was surrounded by a natural environment and away from noise and lights. Then we built our house.
- Longtime family home

404 Responses (Write-In Results)

- Started as a summer resident now living full time
- When I retired in MI. my son wanted me near him, he found this place.
- Finances
- Finances
- Bought our house in 1970's because we could afford it. Renovated over time.
- It was available, in price range, nice neighborhood.
- My husband had been living here for many years before we met and married. I was pleased to move here after living many years in Boston.
- Retired & built in Warner
- Moved from Canada- retired to more affordable living, great healthcare, great outdoors.
- "Country life
- Environment - nature"
- Found our home online while searching from our previous out-of-state home.
- I moved into a relationship with a homeowner w/out mortgage.
- We lived in an affordable, tiny apt for 5 years. Bought land at year 3, and moved a small house to the property in year 5. Have been here for 23 years, working hard to maintain it and live affordably.
- I inherited my home in Warner.
- Wanted a larger home to accommodate family. Wanted to be in a neighborhood. Wanted a shorter commute to childcare and work in Concord
- The house price and have a fixed mortgage rate.
- It was time to downsize and this property met our needs.
- Purchased.
- Family land
- Employment in Manchester, NH
- Needed a place to stay while building
- About 20 years ago, I was renting a home in Contoocook and had to move. I'd become familiar with Warner and liked the town. My real estate agent found this home and suggested I might like it. I did, and here I am. I never even looked at a second option.

Warner Housing Survey 2024 (Jan-Apr 2024)

- Grew up in Warner, worked in MA for 10 years in an expensive coastal town before realizing I would never be able to afford my own home/have any stability in housing there. Wanted to move back to the woods and family and returned to Warner 2 years ago. Had the privilege of buying a house lot from family and am currently building my own small home debt free while living with family.
- saved for over 10 years to afford a large down payment so that I could afford a lower mortgage with my small salary
- Loved Warner. Built here long ago
- Was renting in town; wanted to stay so bought house. (49 years ago)
- Location
- We were looking and it was on the market and we could afford it. We chose Warner for a couple reasons - it was the midpoint between our jobs in opposite directions and we loved village's sense of place as well as the ready access to open space and recreational opportunities (hiking, biking, etc.)
- "moved to be near family and more job opportunities
- "
- We bought our house when Obama's first time homebuyer credit was available, back in 2010. The extra \$10,000 really helped us buy our first house here.
- Life long resident purchased current home over 20 years ago.
- Built on subdivided land near family
- Purchased home at the start of my marriage, family and professional career 30+ years ago
- Luck
- Wife's family home's ADU. Desire to live in the woods and raise a family surrounded by nature.
- We built 35 years ago.
- Was looking to buy a home, but found land and decided to build.
- Purchased from a family member.
- Close enough to nature (Mount Sunapee) and cities (for work)
- We had searched for a home in NH for 2 years during the pandemic. We wanted out of MA.

404 Responses (Write-In Results)

- Wanted to stay in warner
- recently moved from Illinois to be close to family
- purchased with mortgage
- We were looking for a house with a maple orchard, and found it here.
- deliberate purchase back when property was more reasonably priced.
- We looked at houses in the area to be near Concord but out of the city.
- Relocated within NH to be closer to spouse's work.
- We wanted to move from Concord into something cheaper, slightly bigger, and with a yard. We had hoped to own a home within a year or two, but that has not happened.
- Open space.
- Land bought
- Good price, good town. Nice house
- Center of work area
- I bought land & built my home
- Bought i 1988 lived in Warner since 1969
- Location of house
- bought home
- Lived here 36 years
- Taxes, quality of life in the area.
- Apt bld sold. Had to move from Franklin. Living with family.
- Found this apartment years ago and wanted to stay
- I bought it because I like the seclusion and natural habitat.
- Purchased land along the Warner River - love our little quiet spot....as long as it stays that way.
- Patient search, spent more than I wanted to spend.
- We lived in another home in Warner, and were not actively looking to move, but if there was housing in the district that had access to waterfront, more than two care garage, in Kearsarge School district and was still within our price range we were willing to move. All those things miraculously came together in our current home.
- We built our house
- desired living in a natural quiet low-density area
- I moved here for peace and quiet

Warner Housing Survey 2024 (Jan-Apr 2024)

- My parents owned a large tract of land. They subdivided it with me, which allowed me to have a modular house placed on the property
- I've owned property here for over 30 years. We decided to settle here late in our careers due to our long connection with Warner.
- Found through a friend when moving to the area (rental)
- My wife and I were looking to be near her parents who lived in Bradford at the time. We absolutely required good internet as we both worked remotely in tech related businesses. Warner was convenient due to I-89 so we could travel quickly to Concord, Metro Boston, Montreal, Maine, etc.
- Moved in with daughter when I retired
- Location, lot size, and price
- Home purchase
- I purchased my home over 20 years ago when Warner was affordable. During that time I made \$13.00 an hour; my taxes have more than tripled since then, fortunately my wages have also increased.
- Family influence.
- I worked, saved, and sacrificed
- Searched for ever for a NH home and decided on Warner because it is small and waited for house to open up.
- I liked the house; it was on the side of the Merrimack River that I wanted to be on, it wasn't too far from Concord, and, at the time I purchased it, it was affordable for the size and amount of land I was buying.
- Moved in with partner
- Purchased land and built our house
- Drive thru town and liked it
- Good luck
- unable to buy an affordable house, so we purchased inexpensive land, on a rocky slope, with limited sun. Ans we built what we could afford at the time. We've updated and renovated. The home appreciated to triple of what we paid to build it. That's what living in a good town offers you.
- took out a mortgage & we bought the house

404 Responses (Write-In Results)

- Luck and the recommendation of good friends
- Close to work at the time
- Moved from one apartment to the next
- It was a compromise between wife working in Hanover and husband outside Boston. She won. House itself is on 6 acres next to Warner for beautiful site so we bought the house first and town second.
- family home
- First house purchased after marrying in 1975
- Wanted to raise a family in a small town....never regretted moving to Warner.
- I grew up in Warner. My family had a big change after a divorce and warner felt like home after living in sutton for so long.
- Found for sale by owner sign on lawn back in 1991
- Met requirements
- Move to Warner for affordability 24 years ago
- I rented it
- I moved into it
- Not sure I understand the question. Have lived in the region for 20 + years, moved to our current home as our family grew and space needs changed.
- Very straight-forward. House came on the market, Warner looked like a great town, offer was accepted.
- Was looking for housing to be closer to family and this house was one of only a few on the market at the time.
- BOUGHT LAND AND BUILT OVER 20 YEARS AGO.
- Good price, nice land
- Purchased it
- Saw add in news paper
- 52 years ago. Loved the area
- found the perfect house furor family needs and desires 4 years ago
- Covid
- Purchased family home from my father
- Bought this home 20 years ago. Have lived in Warner for about 35 years.

Warner Housing Survey 2024 (Jan-Apr 2024)

- I purchased my house as a foreclosure approximately 12 years ago.
- 2001, newly married. We were looking for a house within a certain distance from Concord. We grew up in Wolfeboro and Ossipee. We thought we would work in Concord but both ended up finding jobs in Lebanon and Hanover after we bought our house in Warner. We now work in New London and Newbury.
- Bought a foreclosure and fixed it up.
- affordable at the time
- Found the home via a realtor
- Moved from another state. Found a house we liked with lots of nature surrounding it. Small town was appealing.
- Built it
- I moved from out of state three years ago
- We came to Warner to find a home. The housing market exploded after we moved
- purchased from known person
- inherited
- ...fortunate to have inherited current property 40 years ago...
- Searched for colonial building
- We were gifted a down payment by my parents so that we could stay close by.
- Bought it because of the flat land to farm veggies for Market.
- We bought a house here after living with family for more than a decade
- Bought the land in 1973 and built my house in 1980
- Bought our house in Warner in anticipation of retirement; moved here from Massachusetts
- built on affordable land at the time
- Found our home on the market in 2012
- Purchased 2004 as young adult
- I decided to retire to the Kearsarge Mountain region, and Warner had a property we liked.
- We loved the school district and the downtown.
- Apartment became available, love the area.

404 Responses (Write-In Results)

- Found ideal home for sale when house-hunting within the general area.
- My wife and I didn't want to raise our family in Manchester, we chose to live in Warner because it's a small close knit community with small town values.
- Bought our home when we retired
- A realtor
- Applied to several senior housing communities this was the first to respond
- A dream came true.
- Got a mortgage, bought the house
- Originally based on equal distances to our jobs.
- Moved from Henniker, NH to Warner NH approximately 40 years ago.
- Was living in an apartment and girlfriend wanted better school options for her daughter.
- Came to Warner for piece and quiet, nature!
- Bought it from a Neighbor
- proximity to Concord for work
- Purchased 15+ years ago
- 1978, found an old farmhouse fixer upper
- Moved from out of state in 2008.
- We bought and fixed up the house close to 20 years ago for our retirement years.
- The property met my needs. I was familiar with Warner as I vacationed here in the 50's and 60's
- Elliot Hansen assoc realtor
- Only reasonable house available in our price range
- I was lucky to find out by here say that an apartment might be available in two years from the time I started looking. I waited the two years
- Built it in the 80's.
- Worked hard. Saved up, qualified for a mortgage. Bought a house in a community and environment that appealed to my tastes, politics, values, and ethos.

Warner Housing Survey 2024 (Jan-Apr 2024)

- Love the area
- Life-long Dream fulfilled
- We wanted to prepare for retirement and be closer to important places and things.
- been here over 40 yrs. First home, and stayed
- Desire to move to Warner from neighboring Town, after coming to eat at the old Foothills on Sundays, 22 years ago.
- built
- Inherited from deceased parents
- I moved in with my fiancé who was already living in town because it was closer to where I work and I was without a car.
- We worked hard and saved money for a down payment and got a mortgage.
- Rented then purchased
- Needed more space
- I bought it.
- job brought us to Warner 34 years ago
- We were looking for a house large enough to accommodate multigenerational family members on at least 10 acres. At the time, we were working in Lebanon and were trying to stay within 30 minute commute time. We chose Warner due to a lack of affordable options in the Upper Valley.
- We moved to Warner almost 10 years ago. Grew up in NH a few towns over. After living here for 9 years we were so happy with the atmosphere and small town feel that when our family grew, we decided to stay in Warner and relocated to the other side of town
- I moved in with a friend that lived here originally.
- Purchased land and built
- Previous landlord sold the apartment complex I was living in to a development company and they kicked everyone in the building out.
- Our adult child wanted to go into farming. We located a suitable farm for sale in Warner.
- Purchased 17 years ago.
- Friend of a friend of a parent

404 Responses (Write-In Results)

- We build our place in '86 to be close to parents and as a place for skiing with our children. When we retired we moved to Warner: close to family and skiing. We are here ~ 7 months/year, Oct - May
- I live with my parents
- Bought the house.
- I married my wife who lived in Warner
- Stupid question
- Sold our previous house and wanted to move closer to the highway
- Moved from another close by town to Warner to purchase a newer home to live in.
- We had been to Warner and loved it. We sold our house in a nearby town and found my current home here in Warner. Have been here ever since
- Place I rented in Bradford changed owners. They didn't renew our lease and my wife wanted to be closer to her job so we found this place one driving
- "My parents own the house, we rent from them. We have lived all over, including KY and FL.
- Warner is the best town we have ever lived in. Love it here!"
- bought land and built
- Rented and then bought from owner. Made substantial repairs and upgrades through sweat equity.
- I HAD THE HOME BUILT
- In 1980 my wife & I were looking for a fixer upper and found our house and are still fixer upping it raised 2 children and plan on staying here as long as we can afford taxes
- Built here without checking the residential tax rate. Will NEVER do that again!
- Bought dilapidated property to renovate.
- In order to afford housing I must combine resources with my family. I am currently returning to school in an effort to raise my financial status, but, like most people in my generation, will need creative and innovative solutions to solve my housing needs.
- Bought

Warner Housing Survey 2024 (Jan-Apr 2024)

- Moved here
- found land
- Born and raised
- Built as a second home with plan to retire there eventually
- Marriage
- Purchased the house without doing much research into the Town.
- We purchased it
- We bought it in 1986
- Built it. Paid for it.
- Bought
- Born here
- Worked hard and purchased a home
- Moved for job.
- Bought the home
- Found rental on craigslist 6+ years ago and it has remained fairly reasonably priced in comparison to comparable living situations making it easier to stay put than try to find something else
- 1985 - we could afford a mortgage and prices were low
- was looking in 2013 and fell upon a rent-to-own.
- We built for the future
- Worked hard, worked multiple jobs, was fiscally responsible and saved money.
- Wanted a good school district
- Working our asses off, saving and buying when the APR was 3.5%....not 8
- We chose to live in Warner and bought our house through a local realtor.
- We purchased the land and built our home
- Location in regards to family
- Massachusetts became too much of an anti-gun, pro-welfare police state, so we moved to a state with the best gun laws and other things.
- built 38 years ago
- Moved here 18 years ago.
- "By the grace of god!

404 Responses (Write-In Results)

- My prayers were answered after a divorce. I got so lucky to find a place. Unfortunately it's too expensive "
- Through word of mouth
- Retired
- I was fortunate enough to be able to buy a home in this lovely town before the market went insane.
- My father-in-law sold us the house, and we completed reservations.
- Bought it
- Moved myself and my kids back in with my parents after my divorce and added on to the house.
- My (now Ex-)husband and I moved here to be close to his short term job in Concord. (Almost 30 years ago!!) Never intended to stay here for more than a couple of years.
- bought property, built house
- moved here from NY and bought house 40 years ago
- We had a our house built
- Own since 79
- Wanted to be in Merrimack Valley, closer to family in Vermont
- We sold a more expensive house in MA; we were looking for more land and less house; we were looking for a welcoming community.
- Nice place to live. Access to surrounding areas.
- I was looking for a home and I found my perfect home in Warner
- We purchased the land, and built our home here, because of the nature of the town, the quietness of the lot, beauty of the area, and ability to commute to Manchester.
- I was looking for housing and I found housing in Warner.
- Got divorced, single income, it was the only house on the market in the price range that wasn't falling in on itself
- Couldn't find buildable land near work. Ended up looking much farther away than we planned.
-

Question 22	
Where do you think new housing should be built in Warner? [Write-in comments]	
Answered	305
Skipped	99

-
- I think that Warner does not need new housing.
- I don't think it should be restricted, you should be able to build if you meet the requirements for the lot.
- Not on commercial land
- Between exits 7 & 9 along Rt. 103 (Village district)
- Near accommodations
- Near Market basket.
- Affordable housing @ community building & empty lot behind the building
- Everywhere - small clusters of tiny houses surrounded by shared outdoor space
- walkable to the village
- Anywhere! There's so much space in this town.
- im not sure
- Exit 9
- North Road
- No where. Buy what's available. We shouldn't be concentration on this, we should be concentrating on businesses coming in and how to do that.
- Anywhere there is available land.
- Wherever there is space, without 'stacking' homes on top of each other.
- Close to downtown, near exit 7 & exit 9
- This depends on the type of housing. I'd love to see more apartments and smaller homes built near the Village center where water and sewer are available. I'd also like to see apartments built in the

Intervale near Exit 9 as a way of creating a mixed-use community connected to water and sewer. I'd also like to see it made easier to build in the R1, R2, and R3 districts by reducing minimum lot sizes and road frontages, which make it difficult to use available land and road space and thus reduce the amount of housing. More 2-family homes in the R1, R2, and R3 districts would also be welcome, along with 3- and 4-family homes, particularly if they looked and felt like housing that was already there. More ADUs would also be helpful everywhere that housing currently exists, particularly in large, older houses that only have one or two people living in them.

- I think more affordable options closer to exit 9 and the downtown area would be good.
- Everywhere
- there is plenty of land around here so it could be anywhere. doesn't always need to be exits 7&9 or downtown it should be spread out!!
- Welp, there is a college that's about to be vacant. Sure would be a good start.
- Unsure
- not sure
- Don't know
- There is a lot of space for new housing.
- Wherever possible. Near exit 9 seems a good option
- Near the Dunkin's and other available land.
- On hill by exit 9 south. Near Dunkin's, near park and ride. By exit 7. Bean road. North Village at the upper end.
- Downtown and the interval. Near Market Basket etc.
- Near Exit 9
- Private lots scattered outside of the downtown/village.
- Is there room?
- Most anywhere
- Somewhere it won't impact the natural environment
- Vacant College grounds on Kearsarge Mtn RD
- Don't know
- Near downtown.

Warner Housing Survey 2024 (Jan-Apr 2024)

- in current zoned areas-----no large apartment complexes anywhere
- Around exit 7, and exit 9
- Close to town.
- Nowhere unless someone owns a buildable piece of property and wants to build there
- Not qualified to say but there are lots on Joppa, New Market, Bean, Red Chimney, Brown, Couch town and other roads in town. Why not develop those?
- Mink Hills, areas toward Webster
- Corner lot before transfer station
- I honestly don't know, but I'm aware that minimum lot size restrictions are making opportunities few and far between.
- I'm not overly familiar with the layout of Warner yet, but we need housing of all kinds, everywhere. Specialized housing (such as senior housing, workforce/affordable housing, or transitional housing) should be closer to grocery stores and any public transit routes.
- Affordable housing is the key here. It should be on the outside of town as well as some in town units too.
- near exit 8 and 9
- Exit 9
- Nowhere
- Wherever is available.
- Within reasonable distance to Main Street amenities
- By exit 9
- Nowhere
- There should be a focus on converting single family homes into multi-family homes utilizing existing structures thus helping to maintain the character of Warner.
- Wherever a land owner wants to build
- As close to downtown as possible.
- Close to village services
- No new housing, we need a few large industrial companies to help with employment and wages.
- Near or in downtown Warner.

404 Responses (Write-In Results)

- Not in one based or large apartments. Some new homes spaced out would be fine but developments- that's not what this town is
- By exit 9
- ?
- No strong preference
- Near highway exits
- everywhere - need new homes for all income levels thru out all areas of the town - not just large developments in a couple areas
- I think there's quite a few places from downtown to exits 7 and 9 that could sustain new construction or renovation.
- In or close to the village and utility infrastructure
- "If any, down in the village, by exit 7 and exit 9. Maybe Magdalene college campus could become new neighborhood.
- I would prefer to see existing infrastructure used better by allowing and encouraging more multi-family, multi-generational living. Also open up the interval and make developers put housing on second floor commercial on first . "
- Where there is available land
- Anywhere within reason- not too near conservation land, the river for example
- Wherever there is a reasonable building lot which is for sale
- clustered around exit 9
- I don't know enough about the land option to answer
- we don't need developments
- There should be no new housing built in warner.
- close to town center, 103
- I don't know
- We need a mix of non-subsidized rentals and moderate density small homes for young buyers who are priced out of the current market.
- Wherever there can be an affordable mix of housing types for low to moderate wage earners and retirees.
- Near other houses.
- Honestly don't know, seems crowded as is.
- Anywhere we can. Just please make it affordable.

- Down by exit 9 would be a great start but the issue is we need more affordable housing for people who work in that area. No one can afford to buy in Warner and say - work at Market Basket. I don't know what the answer is. More housing like 50+ person apartments will only bring in commuters
- North Road
- Preferably where it won't cost too much to build, and where it won't cause a large increase in the cost of road maintenance and town services.
- Northwest corner by 89 & 103 might work.
- Exit 8
- Apartment near exit 9!
- Smaller multi-housing downtown.
- ?
- A modest number of senior apartments or townhouses in and around the village.
- I don't know specifically, but I believe it would be nice to have more neighborhoods, and important to have more apartments and townhomes/condos.
- I don't know the area to answer this question.
- Close to downtown.
- Exit 9.
- Not on farm land
- Higher density areas, like the downtown. Also, more in law apartments and accessory dwellings would help a lot
- Some should be close to town so people can walk to the grocery store, restaurants, etc. But, there are many suitable places I imagine.
- Creating more density in the village. Creative zoning for ADUs so people with mortgages can have income from rent and young, old, or low income folks have more options for renting and privacy. Thoughtful, energy efficient small homes in more rural districts, not huge McMansions that are designed for one sale.
- Abandoned properties in town should be incentivized to be built into single family homes - stop trying to make multi-family/work force

- housing. Warner is not a city and people like myself have sacrificed and saved for years to raise their families in a small community.
- Between Exits 7 and 8. East side of town closer to Webster. Not sure where else.
- Downtown
- The best places are in and around the areas that have already been developed, especially on (or accessible to) water and sewer - increase the density there - then radiating outward in lower densities to open space. Create and maintain an aesthetic of "spaces between places."
- I don't know but open to hearing about possible locations
- Near downtown-- near businesses, the library, elementary school, town hall, shops, etc. There is space for it to become a more bustling downtown with walkable destinations. Plus, I'm not a fan of sprawl. I'd like more land to be in conservation and not used for new home building.
- Rt 103 east. Upper part Kearsarge Mtn. road, Poverty Plains Rd
- Don't know
- Multi-family housing off Rt 103 between Exit 7 & 9. esp in village and between Exits 8 & 9. Make the village more walkable - esp to Exit 9.
- Near the village. Keep conservation areas and undeveloped land near the Minks and the Mountain open for a wildlife corridor. Try to keep development off of the aquifer, we already have two gas stations there and it floods.
- On land that is already cleared in current zoning areas for multi-family.
- As close to town center as possible.
- Where people can walk to a store if necessary.
- Not sure, where there is land but zoning is 5 acres.
- Downtown.
- Downtown, in the precinct, and near exits 8 and 9
- anywhere that is available as long as it is in keeping with the town character, and is not affecting the current land conservation goals
- Away from the flood plain, and not in a commercial zone.
- New Housing should be placed to preserve agricultural land, conservation areas, and scenic views. I believe more "infill"

development could be placed in the Village district, R-1 districts, and some structures added to larger properties with thoughtful modifications of current regulations.

- Unsure
- On currently defunct/unkempt property, and on currently available land within existing zoning.
- Nowhere
- Off of Exit 7 and maybe around Exit 8.
- I do not want new housing built in Warner
- Why do we need new housing in Warner?
- ?
- along road frontage not 'interior' land
- The gravel pit area if it had not been dug down to the water level it could be used in the future for building.
- "It shouldn't
- We're not Concord or Manchester"
- near downtown
- if possible - nearby Market Basket area
- unsure
- I do not know
- No where. Town is great. Not enough businesses in town to justify new housing. Schools in kearsage district isn't big enough to add new students. Don't want to build new schools or add new staff. Taxes are way too high as they are.
- Close to town
- Not sure, I think renovating anything vacant first before building new. Turning large homes into multi family. Limit building new to keep warner small.
- Only where there is Town Water
- In the village and area of old power plant
- North Road
- Difficult to say. Affordable housing needs to be built in areas that can access public water and sewer.

- Preferably within the sections of town that have town sewer/water infrastructure already in place. Infill development of the downtown core would be ideal (lots of smaller units spread out throughout town rather than focusing on one large new development for example)
- Housing that is more affordable should be built in places where its practical to reach services via low cost transportation options like walking, bikes, e-bikes. This would mean along the Rt 103 corridor, along North Rd, in the village. Assuming the rail trail gets built more lower cost housing along Rt 103 down to Exit 7. (At the Davisville part of town access to Contoocook should also be considered. Build out of higher end housing should be encouraged to be clustered if done by developers to retain as much green space around those homes. The very high end homes where people build the long driveways into the woods break up the forest which is unfortunate.
- I don't but if it must, in town
- By Magdalen College
- I think Warner needs to look at expanding housing options on some of the rural roads and allowing for more development. Costs are rising all over the country, and if Warner doesn't increase housing opportunities a little, and grow a little, those rising costs will cause current property taxes to increase to the point where the residents that are fighting so hard to prevent the rural town from changing, will likely need to find somewhere else to live because they can no longer afford the high property taxes. Warner doesn't need to become a large city and can still maintain its small town feel and charm, but we do need to see more homes being built and more businesses being allowed in to help with those rising costs. I have experience in the real estate industry, so I am speaking from first hand experience of what I have seen happen in other small towns throughout the country. Often times, the places that fight to change just a little, end up being the places that only the very wealthy can afford to live. Let's keep Warner a livable community for all by growing the housing opportunities and, in turn, encouraging businesses to come here to keep individual property taxes manageable for everyone.
- Where each property is surrounded by 5 acres.

- No new housing should be built
- Rt 103 towards Bradford has space. 103 towards Contoocook as well. Out past 89 exit 8 going towards poverty plains rd.
- None!
- ADUs should be encouraged; zoning should become more flexible so people can live and work in the same building/plot, and housing should be built in areas not slotted for conservation.
- Anywhere it can be, but not on conservation land or the Mink Hills
- Not sure
- Downtown in the village but first make use of existing vacant buildings
- A small cluster development should be built on Main street, just east of the new fire station. On the curve. Perfect lot size, walkable to the village. On municipal water and sewer.
- I don't think 3 story apartment buildings would help, there would be alot of people hanging out at exit 9
- I don't know
- By Dunkin Donuts
- Not qualified to say
- not sure but not near me!
- Cluster housing in rural, less developed areas and small apartment complexes near Interstate exits
- The old girls college on kearsarge months. Rd.
- Don't know
- Wherever individuals want to build single family homes
- Remote areas with minimum acres 1+ for development.
- No new housing is needed in Warner
- Nowhere
- Apartments would be best situated near amenities, so closer to Exit 9 ideally. Homes, wherever land is available. I do think more consideration should be given to zoning that would allow existing single family homes to be added on to or divided up to allow for multi-generational housing.
- Single family homes keeping in the style of our historic properties can be built anywhere. Anything modern / pre-fab should be kept out of

- view of the main areas of town. And anything meant for low income housing or multi unit buildings which is built cheaply and ugly (see: Kearsarge Apartments on Kearsarge Gore Rd) should not be built anywhere.
- I don't know.
 - ?
 - Can't force landowners to sell their land for housing.
 - everywhere
 - Out of sight and attractive
 - not sure, depends on ability to keep Warner looking small, neat, private
 - Wherever it is best for the environment, but don't overpopulate it.
 - Right at exit 9, minimal new roads to build and care for
 - Wherever there is available land and someone willing to build. I don't want to see any restrictions on people's ability to build in town.
 - Don't know
 - Near shopping
 - No where. Came from a state with too much housing for the infrastructure and it is not a good thing. Subdivisions and apartments kill community and attracts crime.
 - Don't know, close to village?
 - I think new housing should solely be single family housing. There is not enough land in Warner for rental properties and low income housing. To build those would pile a ton of people into a small community. The town needs to a better job growing its business infrastructure to help with taxes instead of wasting time fighting for low income housing.
 - North road. Poverty plains road.
 - north and east
 - clustered housing with ample open space
 - - in the current proper zoned areas, ideally closer to the center of Warner's central community infrastructure near Main St.
 - Spread out
 - Exit 7 and 9, in the village too

Warner Housing Survey 2024 (Jan-Apr 2024)

- I have no problem with new homes but not in developments.
- Predominantly in the village
- Not sure but we do not need more upper end housing with rich people from somewhere else coming in to attempt making Warner like where they came from. We need to remain a rural town with emphasis on conservation lands we currently have and on helping family farms to stay in Warner. I would hate to see wonderful farms broken up into cul-de-sac's and high end housing. Careful thought needs to be placed on where we put new housing! We do need more affordable workforce housing which could be built near exit 9. I don't believe we need more high end housing.
- To the extent possible, in the heart of Warner.
- on any buildable lot
- Behind Main Street/ library. Would Provide accessibility to downtown and amenities and would beautify industrial road where previous Warner Power facilities are
- N//A
- I think new housing should be spread throughout Warner, including the Mink Hills, and along the Warner River. Long term, I am concerned that the Warner Water District can't support more housing without major improvements to water and sewer.
- Throughout Warner, but with minimal impact on neighborhood.
- I have no preference but believe there is plenty of available space for new housing in Warner.
- In Newport or Claremont.
- Poverty plains road area, any areas around exit 7 or 8 (close to highway for easy access
- Close to Dunkin Donuts
- Close to village
- Close to Market Basket or downtown
- Close to shopping
- On no less than 5 acres
- No idea.
- In Zoning districts currently listed as residential

404 Responses (Write-In Results)

- Wherever it can be supported by resources
- Near exit 9, if at all.
- No idea
- near Warner village
- Seems that affordable or senior housing could be located near the rotary. We need housing for everyone, certainly, but folks who are retired with no children will have less impact on the town's resources (schools, food pantry, etc.) while still contributing revenue.
- exit 7
- Allow residents to subdivide their land (zoning) to build another house. If the residents can sell a lot, then the aging population can stay in town with a sale of a lot and not have to move out due to the higher taxes. We have lost (and will continue to lose) long time residents who cannot afford the higher taxes and have a fixed income.
- Close to downtown village amenities.
- No opinion
- Exit 7
- Exit 9
- I don't know what the options are. As close to roads with easy access to downtown and the shopping area
- I believe we have enough housing to meet demand.
- I do not feel Warner needs new housing of the type being discussed. Do not build apartment complexes in Warner.
- Downtown apartments
- Depends on type of housing
- It should be clustered in areas that do not affect wildlife and our beautiful woods.
- I think existing structures should be re-purposed for housing vs building new
- In areas that don't impact conservation land
- town land
- By exit 9
- Anywhere really. Ideally someone should buy the college when it closes and turn that into affordable housing.

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- Depends on what the intended use for the housing would be.
- "Poverty plains (tiny houses)
- Parade Campground road
- North Road"
- By Dunkins
- Exit 7 or exit 9. Apartments? Great commuter location for Concord, Manchester and Hanover areas.
- in easy distance of existing roads
- I am unsure but would like to see a continuation of larger lots maintained as well as not pricing farmers out of available acreage appropriate for farming.
- Nowhere. I love that downtown is separate from commercial businesses off exit 9. It's the perfect balance.
- Outskirts mostly for houses, and some rentals closer to town proper.
- "Single family homes in areas where land is available and buildable.
- Apartments maybe around exit 7 area."
- Wherever available.
- I don't know
- Warner's geography, the relatively narrow Warner River Valley, is a challenge for significant new housing development. Areas off 103 west of Exit 9 are a possibility; another would be along Poverty Plains Road and possibility Pumpkin Hill Road, past the sharp right at the top of the hill. Couchtown Road, maybe?
- NOWHERE WE HAVE ENOUGH
- Old warner power/close to town
- Wherever the statutes allow. NO More
- Only on 3 acre lots outside the downtown area
- Warner does not need new housing to be built. The assumption that Warner should have new housing presumes that the respondents to this question agree that new housing should be built here - which is not my opinion
- No additional housing should be built until 2035.
- I don't feel I know enough about this to answer it.
- ?

404 Responses (Write-In Results)

- pumpkin hill
- Along Rt 103 between exits 7 and 9.
- DON'T KNOW
- Anywhere
- Where people want to build within the ordinance. No one other than the owner should have input, if the property meets the ordinance to build.
- Nowhere
- Upon the same lots as existing houses in residential areas, on any available vacant land which does not harbor significant natural resource necessary of conservation or already fall under conservation status.
- No where
- Nowhere!!!!!!!
- No where
- Somewhere close to the highway but not in town
- everywhere except conservation areas
- No place
- Where ever a landowner decides they want to build
- Close to and ideally in the village and also near services of exit 9
- Available land
- Nowhere
- I don't think apartment building should be built in town.
- Apartments close to exit 9 and 8 . Houses where ever .
- We don't need any more housing
- No where, do not build low income or section 9 houses. All the do is put more kids in the school raising our taxes and bringing no money to the town.
- Warner has enough house
- outskirts of town
- I do not think that Warner needs new housing development.
- No new housing should be built but if it has to be, should be near exit 9 near market basket
- Somewhere along 103

- "convert Magdalen campus
- allow big old homes to divide out into apartments
- allow small home structures on existing home properties"
- tear down the old high school and build apartments
- None, utilize vacant homes(odd fellows building)
- Shouldn't
- Anywhere that meets the needs of that neighborhood and future owner/tenants
- NO WHERE.
- Not needed
- On lots greater than 5 acres.
- Anywhere that land is available within reason
- Evaluate town property
- I think there should be no rush to build new housing in Warner. Leave it the way it is. Why ruin a good thing? Sometimes it's good to keep good things good, instead of having new people come in and try to ruin everything.
- single family houses where property is available. NO "workforce" or other low income housing!!
- Apartments near exit 9
- Exit 7
- Workforce housing towards exit 9 amenities. And the possibility of folks in the village, adding accessory dwelling units to certain properties.
- No where.
- In town, in the water district, around exits 9, 8, and 7, the intervale, and where possible, along the river.
- Anywhere there is a buildable lot
- Properly zoned areas.
- Down near the river (by Warner Power) and off 103 past dump.
- towards bradford
- On existing sewer lines. Need rentals, condos, townhouses.
- Next to Dunkin. Vacant land owned by the town
- I'm not sure.

- Not sure.
- Nowhere. There is plenty of housing in Warner.
- Where-ever it best suits. Workforce and subsidized living areas closes to town center or within walking / biking path access. Larger, even multi-family homes could be just about anywhere within the Warner boundaries.
- Nowhere, unless someone owns land that they choose to build on for their own home
- Wherever the landowner wants
- Multi-use (apartments over shops, and apartments) at Exit 7 & 9

Question 23		
Would you prefer to age in place within Warner?		
Answer Choices	Responses	
Other (please specify) [Write-in comments]	4.85%	19
	Answered	392
	Skipped	12

- Not anymore, ----, after property taxes
- Husband's job requires us to move.
- If taxes keep going up I would not
- Contemplating that exact question as we near retirement. Wonderful small town, missing some of the entertainment options we would like in our lives.
- Not if the town continues on the track that it's on.
- Yes, but not in my current 150 year old house, it is too difficult for us to navigate stairs, shovel snow, etc.
- yes, but only if taxes are lowered. otherwise it will be too expensive for me.
- I would like to think so. However the current cost to live here is very high. School and property taxes are out of control.
- It depends on where my children end up as adults. If they are still nearby I would like to stay in Warner. If they end up farther away I would consider moving.

- Indifferent
- I am
- Yes, although we might move when we retire only because we love the ocean.
- Only if the tax rate was affordable. It's not!
- Thought we would originally, but am frustrated by the negativity and the NIMBYism of some people in town who believe the housing crunch is simply a supply-and-demand problem that cannot or should not be fixed with more housing stock added to town. Now that some family members cannot afford to live here too, we are considering leaving.
- If the taxes and rural environment changes don't drive me out
- I would if I could make the alterations necessary and divide the house.
- Am doing it right now
- much depends on availability of good care, and proximity to the rest of my family
- As long as we are not taxed to death

Question 24		
Would you prefer to age within your current home?		
Answer Choices	Responses	
Are there factors affecting your decision? Please explain. [Write-in comments]		192
	Answered	393
	Skipped	11

- I would downsize to a smaller, one-level home if such a house existed in Warner.
- Health
- Cost of living
- Our house has lead paint and we want children, so we will have to move
- None

- TAXES are out of control. It wouldn't be a decision; I would be forced because I can't afford to stay. (Like the people who keep leaving)
- Not presently as I am 36 yr. old.
- Property taxes continue to rise, which makes me greatly concerned re: if I can afford to stay here.
- Available help as we age & need services & help maintaining our place.
- I'm quite a few years away from retirement, and a lot could change before then.
- am renting and not sure where i am now will meet our needs. need more conveniences don't always want to travel to concord to get things that I can't get here like prescriptions
- I want my own place. Preferably a "tiny" home.
- Money
- ability to care for myself and my home
- I might rather live somewhere with less maintenance. But I am too young still to know for sure.
- We would love to have more choices for housing in Warner but all of the houses are now insanely expensive.
- May want to be in continuous care setting. May want to be in bigger city.
- Taxes
- yes, property tax rate
- Would like my own place
- No
- loved the community aspect that had been in for many years (seems to be eroding in the last few years)
- Property taxes are forcing me out
- Yes, currently there are few options for downsizing.
- If a care provider would be needed
- Affordability is rent and utilities rise and my health deteriorates.
- Concerns about mobility in old age.
- I'm renting and don't want to rent anymore

- I don't know if we can afford to stay - taxes are awfully expensive, we travel for lots of things not available in town so that's more gasoline. The town doesn't have many services we use at this time meaning we travel. We don't even have an affordable, good tasting pizza/sub place let alone a mid-sized restaurant.
- 18 steps to the front door.
- Health could change all decisions.
- Cost
- We're moving due to job commute. If we had more space and less commute we'd happily stay.
- TAXES; cost of exterior and property maintenance (especially during the winter)
- Want to move into the Whites somewhere less snooty and hopefully with a lower property tax bracket
- We will remain in Warner!
- At the current rate of tax increases it will be impossible for me to stay
- Home maintenance, property taxes, aging
- I'm getting old.
- maintenance requirements and lack of local available labor to hire
- My home has too many stairs and is in need of maintenance
- Our house is really too big for two people and in need of significant updates.
- health
- Longevity"
- house is not adequate as designed - need flexibility from the town to develop the property
- Lots of stairs. If the area gets to populated we might move.
- Community support of events especially music & art
- Whether the Federal government meddles with Social Security, and the Town government over reaches their purpose
- affordability of converting my home for age needs
- Property Taxes
- We would love to own a home one day, and we would love for it to be in Warner. We will eventually outgrow our rental and would like to have

- a private backyard. However, currently it is truly impossible for first time home buyers. We are both college educated working adults with excellent credit, but because we work in social services and make a lower income, it seems that we will never be able to afford a home in the current housing market.
- Mobility issues with steep stairway.
 - We are isolated. Our needs and ability to meet our needs may change. That is the nature of getting older.
 - I want to move somewhere new, I've been in NH my whole life basically
 - It's a rental and needs lots of work. Too small as well.
 - Cost
 - We have called all over for help. Loved where I live when I moved here, but place has gone downhill with new managers in Concord. Nothing is fixed.
 - see above
 - None
 - restored run down home with TLC and sacrifices.
 - I can drive & health is strong. If that changes & it might my housing will need to change.
 - Taxes/ affordability, and getting around in winter/ wood stove management as we age.
 - Taxes - my income is fixed.
 - Property taxes.
 - Primarily, I may want to be in an area where I can walk to services, library, parks, etc. And, to be even closer to my family. I can imagine, if I were to be alone at some point, I would prefer to live in Concord again so I could find things to do and people to meet with greater ease.
 - High taxes
 - it depends on my children's needs as they grow older.
 - Ability to drive; ability to manage household tasks or have assistance. Funding to finish part of basement as accessory apartment for live in help.

- Too much work, too remote
- Yes, but... we love our house, but its layout and location aren't conducive to aging long-term.
- We live in an old house which requires a lot of work - not sure we'll be able to do that.
- Home will be too big to keep up. Not suitable for elderly people.
- High taxes
- Our 1848 farmhouse has a lot of deferred maintenance which we are working through. Once we get our home up to the level we want, it will be easier to age within this home.
- Community connections
- taxes, and size of structure. I may need to seek a more affordable place to live for taxes and a smaller more accessible home with one floor living
- I love it here in Warner and hope to spend the rest of my life where I am.
- Warner is a great community with neighbors and volunteers always available to help! The town offers many services that are handy to have close by.
- My needs and desires as I move through life phases.
- Taxes and school system
- If property taxes, services, and School taxes are managed properly then maybe.
- Physical ability to care for & maintain my property as I do now.
- Warner taxes are very high for retired people. I will stay as long as I can afford taxes.
- Taxes are just ridiculous spend, spend, spend!!!
- Just moved to town to retire.
- 2nd floor living area
- Mobility. Landlord isn't fixing things like my deck.
- We are happy where we are.
- It may be too large of a home once we are older.
- Mobility. My home has stairs. I think id stay if I could continue to use them safely and as long as I can drive.

- I like our home. It would be great to stay. Could I stay in my home if I couldn't drive? If I could still ride a bike (which would then be an e-bike) I could stay. But I would have to move if I had to walk to get to Market Basket.
- My daughter and husband may not be able to afford the taxes if the cost of living, etc. keeps rising and I am not sure if I would be able to move with them.
- Neighbors if they build too close
- Property taxes and the lack of businesses are causing me to consider moving out of Warner.
- Yes, I will not stay in Warner if it becomes a "bedroom" community or if Warner's taxes become too high and unaffordable with my retirement income.
- To be able to drive
- Taxes! It's an extremely high tax rate and select board meetings are scheduled when during working hours. The town is not very transparent.
- I'd prefer to age in place with a plan to make sure my property taxes were covered even if my expenses increase or my income drops. I'd like to have the option to rent out an apartment or an ADU to ensure I could keep up with the costs of my house as I age.
- If taxes keep going up that will determine my answer as town becomes more affordable.
- I would prefer to age here but probably will have to move if physically unable to maintain the house
- Continued rural character of Warner, neighbors, climate change
- Too many levels in our home.
- If quality of dirt road doesn't improve, vehicle cost may be a deciding factor in the future
- I like where I live
- We like our house and woods
- taxes
- Comfort and familiarity of a long-term, very private and spacious setting close to nature. Have always grown substantial quantities of our own food here, and hope to continue.

- The downside is ever-increasing property taxes and the physical and financial requirements of maintaining a larger dwelling as we age."
- Maintenance, taxes, convenience, the house is too large for one person.
- Body affected by cold weather
- We're fortunate that our home will allow this. For many, the ability to make an existing home safe for aging in place may be cost prohibitive.
- Would need to be able to afford an addition.
- Yes. There is a lack of nearby healthcare options without having to drive a significant distance. And, there are areas of Warner that is not particularly friendly to young families, the disabled or the elderly.
- Taxes
- Waiting on the real-estate to come down.
- age
- Physical difficulties taxes
- ability to keep up with maintaining home, concerned about taxes
- Too much shoveling and up keep as I age.
- House is old, requires consistent upkeep, not ADA accessible.
- Size of future family. Cost of living in town.
- \$\$\$\$
- Adaptions to house for mobility
- The apartment we live in is a slum, like most apartments in Warner.
- costs and rural
- (no)
- Although I do engage outside help, if my wife and I become infirm at some point, my current property may be difficult to keep. Certain tasks are difficult to out source in Warner.
- We can't afford the taxes (we pay more in taxes monthly than mortgage) and our house is now too big for our needs but there is no where to downsize to in town. We love this town but can't afford to stay.
- no, we just really like where we are.

- I spent my whole life working hard to get what I have, I understand that some people in town want us to be bigger than we are but we are a small community...that's simply what we are.
- Clearing driveway in winter
- Cost to move
- Lack of maintenance and lack of response from management who never returns calls
- Our home is two levels. We plan on building a one-story home in the coming years.
- I like my current house and most of the people in my current neighborhood
- If taxes don't go up, we can stay here. Warner is very liberal with spending our tax dollars. Cut all unnecessary spending.
- No
- Depends on what we can find, if it's affordable or not
- Cost of taxes
- Property tax cost
- I live in a second story apartment, with additional outside stairs. I am in early stages of knee/hip problems so realistically if I live much longer I'll have to find first floor accommodation. And may not have any choices in Warner
- Our house is not good for aging in place. We plan to go to a continuing care community in the next 10-25 years.
- Single floor living
- Not really suitable for old age. Lots of stairs
- We rent our apartment from an absentee landlord that does not care about the quality of life for his tenants. The building is in desperate need of repairs for safety and livability issues but he doesn't care.
- After retirement and a reduction of income the continued rise in taxes may make it necessary to move. The school portion of the tax bill is the killer.
- Would want a smaller house to age in place
- My property and home are too big for me to maintain as I age. Lack of affordable help is part of the decision.

- in order to achieve this, some VNA or caregiving may be necessary. Warner must have affordable housing for those who choose this type of service job. Also to keep Warner downtown vibrant, workers must be nearby for restaurants and markets
- I will need to have my father on our property sometime in the near future which will require building something to accommodate him. Regulations on distance from the house might make that a challenge due to the geography of our property. The property tax burden may price us out in retirement as well.
- The rural lifestyle just far enough away from the city makes me want to stay here forever
- It's unhealthy, unsafe, and is owned by nasty and negligent out of state investors.
- I would rather own than rent (as I currently do).
- Availability of assistance in the home without requiring that our adult child become a full time care-giver.
- Taxes
- Not sure where I see myself in the future/how my circumstances will change
- We own it and like the location quite a bit: close to "downtown" Warner and with plenty of open space for hiking, biking and XC skiing.
- In 25 and still live with my parents I'm moving out soon.
- Town Taxes - unrelenting growth
- Property taxes and the possibility the Warner will not be able to retain its rural character.
- As long as I am in good health, which I am now, I want to stay in my home. If that changes, than other possibilities will have to be considered.
- too expensive to live in Warner
- Routine Maintenance requirements
- Our health. We prize our privacy and if additional housing occurred in our immediate area, I would find it hard to adjust.
- BEEN HERE MANY YEARS AND WISH TO REMAIN?

- I've worked on my home and made many improvements and want to stay here near my children
- Taxes will force me to move upon retiring
- Taxes
- I cannot continue to co-house with family indefinitely, but I will do so so long as it remains the only option which allows me to maintain a proper financial strategy which can provide for medical expense, retirement, and an adequate enjoyment of life.
- Property taxes
- Yes, born and raised in warner and would prefer to stay
- stairs & inability of family members to afford a home in Warner
- Warners taxes are astronomical not sure if I'll be able to afford to stay
- Single family home will eventually become too difficult to maintain as we age.
- The taxes in this town are ridiculous
- If I ever get married and have children a 1 bedroom apartment isn't really conducive to that.
- home care allows for excellence in care, if supported by health care insurance and policies
- The community remaining safe, friendly and economical. Taxes
- How out of control property taxes become because of the demand from people who want to move to a small town but want bigger city amenities.
- "We bought specifically for warner, specifically for our Zone. If it changes, we are OUT and will sell to WHOMEVER will pay us the most- not who is most ""low income"" or most disabled.
- Anyone selling is going to take top bid- the entire market is crazy across the country, not just Warner. Warner cannot fix a nationwide problem. "
- High property taxes, Push for sec 8 housing.
- We prefer stability and our rural setting.
- To big

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- Warner is great. But if you start building it up, we'll be gone in a heartbeat. If illegal foreign invaders show up, we'll be gone in a heartbeat. So if you want to turn Warner into a third world dump, build it up.
- taxes and development
- Taxes are unaffordable .
- Can't afford to stay
- I would hope to be able to afford a house before then
- It's an expensive piece of property for only two people, especially with the school taxes. And there's nothing attractive in town to downsize to.
- 200 year old farmhouse is hard to maintain and expensive without assistance. There are a lot of steep stairs and uneven floors. Needs

Question 25	
What do you think would be the advantages if there was more housing in Warner? [Write-in comments]	
Answered	316
Skipped	88

- There would be no advantage.
- More workers, more people to be part of town activities, possibly lower property taxes.
- Cultural diversity & could have a positive effect if new housing did not drive up costs & extra taxes lowered our tax bills Fill a need.
- Less homeless impact for future
- Helping people
- Depends on the type of housing
- More AFFORDABLE housing is a must and would re-establish Warner as a caring town.
- The advantage would be if it's located near the village
- A more diverse community, more people to hire for local businesses, more local businesses, more tax revenue for warner
- More people who are in need of housing would have options
- Bigger taxbase

404 Responses (Write-In Results)

- updates. And the heating makes no sense. Anything I do to try and fix stuff (ancient windows, etc.) raises my property taxes more.
- Yes, physical with age
- The emotional and financial costs of the alternatives seem pretty grim.
- certainly affordability - once we are living off a very meager pension, we likely will not be able to physically or financially afford the upkeep of the farm for very long, unless we can get creative with other income sources once we are not working full time.
- It could be this home or a different home in Warner. I would be fine with either.
- None
- More tax base, more workforce staff, more people?
- More people stopping in town, involved in town events, younger people
- "If it were affordable:
- -more young families
- -older folks could age in place
- -support for local businesses"
- More houses and development (if managed efficiently) could mean lower property taxes for everyone. Businesses in town could more easily keep staff. Young people in their 20s could afford to stay and bring more vitality to the community. Seniors could more easily downsize. People who needed to leave their current homes due to divorce or domestic abuse would have a place in the area to live. People who worked in or near Warner could live closer to their jobs. Increased housing supply could also equate to lower rents and housing prices for everyone, reducing stress on people's finances.
- Diversity of life styles, diverse housing stock. No longer one size fits all, but, different types and sizes of homes and possibility for attractive, safe, well maintained rentals. Positive, well maintained planned growth.

- people would be able to downsize as their needs change. there is nothing available here now that fit a lot of people as to affordability.
- Stronger community.
- More young people could afford to move here, this town is aging and young people can't move here because there's no affordable housing. The town is going to suffer from there being a lack of "fresh blood" because residents are just going to age out and the towns residence will become disproportionately old.
- who knows what the future may hold. I may be in need of assisted care at some point.
- Workforce
- Affordability, more tax payers to share the burden
- "Residents working in Warner and more businesses coming to Warner because they would have people looking for work.
- Property taxes less."
- Diverse community, more affordable taxes (increased tax base).
- A better tax base and a bigger community.
- Diversity. Workers for area jobs. Maybe cheaper rents, maybe more business and lower taxes.
- More available employees for local employers.
- Allow more young people and young families to live in town.
- Larger tax base and work force for local businesses
- Badly needed tax revenue and an influx of younger working professionals.
- I don't see any. Warner isn't the same, alcohol restaurants everywhere ...out of staters fighting to progress our town, no thanks.
- "more houses to choose from
- more property paying tax bill"
- may not be
- Keeping people off the streets
- More vibrant downtown area.
- moderate to none depending on type
- Increased revenue from property taxes
- Can't think of many. I like it as it is now. Been here 47 years.

- There are no advantages to more housing in war
- More options, which would bring more people to our community. Increase the workforce.
- A lower cost of living and more housing options would allow more young adults to return to an area where they grew up.
- More community participation, more infusion of jobs? new businesses
- More Tex revenue
- Choice is nice. Young people and people in the service industries affordable housing.
- Broader tax base, spreading out costs. Being more attractive to businesses
- Cost of living would be lower, wider variety of ages and demographics in the area, increased tax base
- Population growth would help with taxes and help to to grow the business in and around the town, which would help with taxes
- I'm hoping it would help with taxes but only if the people didn't have children because that would raise the school taxes.
- keep community active and growing
- Greater tax base"
- None
- None
- Taxes lack of pharmacy
- Livelier, vibrant, growing town that doesn't age into oblivion.
- Increase in family population; ability for retirees on modest income to remain in Warner
- My daughter could have a place to rent
- No but let people rent out their houses. Like AirBNBs it's their property they should do what they want with it.
- It's not just about more housing as we will continue to contend with real estate prices that remain high and out of reach for even middle to upper middle income households. This is where the community land trust model comes in - one that is being established by the good work of the Kawasiwajo Community Land Trust. The model has been

successful in both urban and rural areas as a tool for preventing gentrification and securing land for affordable housing and farming while controlling the cost of both. This model being put in place in Warner will allow for greater access to housing and land for low to moderate income households. Ultimately, land trust home ownership provides another choice between renting and market ownership, though the model had provided the opportunity to rent at below market rates.

- Absolutely none
- People who want to stay in town would have more options, maybe some would even be affordable.
- A more vibrant community with a deeper tax base
- No advantage. Too many out of state people moving into Warner.
- "Access to health care, shopping, school, child care, employment opportunities and entertainment availability.
- Possibly more revenue, work force for businesses
- More employees, more residents all paying taxes and contributing to the town as a whole
- Not sure there is an advantage
- Maybe help with paying for all the needed expenses to run a town.
- Spreading out the current property tax burden would be helpful
- Diverse population
- Younger families
- raise the total tax revenue for community services leading to a more desirable town while reducing taxes for individual homeowners
- More people makes for a more vibrant community
- Young people could afford living here.
- Depends on the type of housing. Potentially more young people who want to live and work here. Possibly more local business, farms and folks that value small town life.
- More students to attend simonds
- Our son & daughter in law could stay and raise family. Greater tax base and community event interest

- More *affordable* housing would mean employees for local employers, including the school district.
- Little to none unless it is normal improvement/expansion of existing homes, or building on available free market building lots
- Depends on the type of housing. More expensive housing targeting the wealthy would add to the tax rolls without the same costs to the town as low-income/family housing which could increase the school budget burden without necessarily raising the revenue. But then there would be no one to run the small businesses, farms, etc.
- more community, tax base less gas for commutes
- none
- NONE
- there would be more energetic people living here
- More options for lower income families.
- If it were done thoughtfully we would build a diverse, vested community and the overall quality of life in town would improve.
- Property taxes could be reduced, and there would be a larger pool of workers available.
- I don't really see any. If there are more children, taxes will go up. More houses means more traffic, more compromises to the present attributes of Warner. We do understand, there is always change going on.
- More rentals? Younger demographic could move here? New life to the town?
- I could live closer to my son.
- The small town feel is still present but teetering on becoming the Next Massachusetts Town - with the wrong decision made
- Hope for better homes
- We need more housing because population is increasing.
- Less stress for peeps
- More people to pay taxes to support the school system.
- A more diverse and younger populace."
- Prices might stabilize rather than continue climbing, taxes might stabilize too.

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- Good place to raise a family and replace declining school population.
- attracts more younger people.
- A pedestrian lifestyle that embraces nature & community would be best.
- ?
- A moderate amount of senior/moderate income housing within the village would support changing demographics /employment needs of the current community/business needs.
- Lower our taxes.
- Diversity. Younger people and families. More tax revenue for schools and other needs. Greater access to housing for those who need it.
- Larger tax base
- Keep taxes down
- Advantage if more housing means that folks who do important but less remunerative work like artists, farmers and tradespeople can continue to afford to live here
- We could grow a more diverse population. Others could enjoy a more small town life for a period of time or be closer to work.
- Vibrant down town community. Allow people who grew up here to stay here. Allow young folks, older folks, artists, farmers etc to have a strong stability in the place which adds to the culture of the town.
- Young and older people would have an opportunity to stay
- ""housing"" is so vague.
- lower income/workforce housing? none. people will move to Warner but commute to Concord.
- more expensive or vacation houses? if people built second homes in Warner, like in Newbury or New London, we would have more tax money coming in but less strain on our resources."
- If it permitted younger people to live and start families in town.
- More vibrant community
- Warner is an old town (median age 47) in an old state (43). More housing would increase overall affordability, making the town more accessible for younger people to stay here or move here; that would

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- increase economic activity and support current and new businesses in the village and increase the town's overall vitality.
- A robust, bustling town with lots of people interacting daily and feeling like a community. Also, a variety of people. I like economic, racial, ethnic diversity. An ability to house people who work in local businesses, like Market Basket and other stores and shops downtown, so people don't have to drive so much and from so far away. It would be more environmentally friendly to encourage more walking.
- None We need more businesses first to provide the employment opportunities, without increase property taxes.
- More money, and a larger population draws businesses.
- Every town should have adequate housing to allow new residents, and extended families to remain near each other if desired. Starter housing (duplexes, apartments, small houses) is particularly lacking. The Martin building is such a wasted resource!
- Warner needs more RENTABLE units that are safe for families and seniors. 2-4 unit households max, not apartment blocks, or more accessory dwellings to help preserve the rural character of our town. Also more buyable properties that are energy efficient (look at VT) rather than wasteful and showy.
- Lower property taxes
- Help with tax base. Supports local businesses.
- Property taxes should go down. Demand for more services might increase the current quality.
- Lessen the tax rate and support businesses
- Diversity.
- young people could stay, and more smaller units would allow downsizing for older residents.
- increased tax revenue!! more affordable housing so that more individuals are available for employment opportunities.
- There would be more workers to fill job vacancies. Right now, I believe business expansion is limited because workers are in short supply.
- A more diverse community, affordable housing for those in need, and increased family housing. Decent properties also add to the tax base.

- There are none. Increased housing, particularly rentals, increases the burden on schools, police, fire, and road maintenance without balancing tax support from those dwellings. Existing home owners will end up paying a disproportionate share of property tax. I will relocate and sell my home for a great price to a wealthy New Yorker if the already high taxes here increase more than 4%.
- The ability of local families to own homes and advance socially. The town would become more attractive to families with children adding more vibrance to the town and community events.
- None
- Hopefully lower taxes and higher quality schools
- None.
- ?
- if it was affordable young people would stay in Warner, not leave.
- It would help
- change small town dynamics
- Local businesses to have employees
- a place to live
- I could stay here.
- There are none. Crime is low and the small town feel and 2500 residents make it perfect town to live.
- Every town should have decent looking, affordable housing; places that people will actually be proud to call home.
- Lower taxes
- People might not have to travel as far for work. Continue to have places that young people and families can afford.
- If it were affordable housing more workforce folks could live closer to work. I wouldn't want to create more housing that attracts distance commuters.
- None
- I do not see an advantage
- More people, more tax revenue, more successful businesses
- My kids might be able to live here too.

- Affordable housing is a big need . We need housing for our public service employees, for people involved in private businesses (personal services...dining, property maintenance, agriculture, artistic pursuits, etc.).
- Would create a more vibrant community, people who work in Warner could live in town as well if they want to, tax burden would be spread out more, gives people more choice for their housing needs
- Living in a town with 3 interstate exits, a Market Basket, and two convenience stores means people will continue to find the town as a convenient place to live. The convenience makes housing more expensive. So creating more housing in town will help existing residents make housing changes in town at costs that would be lower than trying to make changes in a tight market. Businesses also need employees and employees need housing. So to keep the town vibrant more housing would be an advantage.
- None for me
- More residents for local shops and lower taxes
- More homes will help to alleviate the large tax burden placed on property owners. It seems that many folks in the town are concerned with adding so many homes to Warner we lose the small town charm. In my opinion, the best way around that is to allow for developing of a variety of higher end homes, mid level homes, and lower income housing to ensure that Warner maintains a good balance of housing that is available. Higher end homes tend to be able to pay more in property taxes, which will help alleviate some of the burden on the mid to low income households. With that being said, Warner does have a need for affordable housing as well, so the variety of housing being added to Warner is very important.
- The age and economic demographics will grow making Warner a well rounded community. Hopefully, this will encourage grow in the town's businesses. If this happens the tax base will increase.
- Only if it high end housing
- None
- Loss. Of small community nature.
- There would only be disadvantages

- Single family homes would lower tax burden and staying with in zoning would insure limited overgrowth.
- None
- Less staffing problems, and (with ADUs) property taxes not being so prohibitive to those on fixed incomes. People with jobs and families could find housing more easily, and we would not lose those people to other places. If boarding houses were permitted, young people might be moving to town instead of moving away.
- More housing stock, but not necessarily lower costs
- Shared taxes. More young people to run for town positions and support the community.
- Advantages would be more money coming into town(increase tax base and then lower taxes) People that have housing that they can own will have a pride in their home and community.
- None
- More residents to support our local businesses.
- Younger people available to fill board positions and not having to rely on the "old timers" to do everything. A strong community needs to be diverse.
- Lower property taxes, perhaps
- There would be less homeless people
- Downtown merchants would benefit. Maybe the tax base enlargement value would exceed the added costs.
- none
- A more diverse population and hopefully more younger families who want the small town character and have a community spirit of volunteerism
- For me and people in a similar situation, there would be more options. I will likely move out of Warner and downsize/sell my home.
- More business for local businesses
- None
- Would with property taxes but never does. The more people the more services, especially schools. Which is the major factor on property taxes.

- None
- None
- A larger local workforce pool, plus more people living and spending time/money in town would benefit our businesses. Additional apartment options would also allow young adults and seniors the ability to live here. We don't currently seem to have many options for those just starting out or trying to downsize and save on costs in their later years.
- Allowing people born in Warner (or nearby) to be able to stay in Warner as they grow and have families is a huge advantage. Allowing Warner to grow in a dignified manner which doesn't change the town's character is a fine thing to aspire to no matter where people are coming from.
- Economic stimulation, lower taxes.
- ANY INCREASE IN HOUSING SHOULD BE TIED TO AN INCREASE IN ATTRACTING BUSINESSES. THIS WOULD HELP TO OFFSET INCREASES IN PROPERTY TAXES. .
- Non.
- ease of living
- More opportunities. 89 North and south
- lower taxes? Diversity
- Better businesses will move in
- Workers for local places and tax revenue.
- People would not have to leave, elders/young families could live in ADUs, employers and economy would benefit from working families.
- More tax income for the town, alleviating some burden on current residents. More housing may create less exclusivity. There seems to be a high demand to live in the area. Also, some small businesses have a hard time staying afloat, especially the ones on Main Street. A larger population may provide more customers,
- More people to fill jobs
- not sure, you would think more tax collected yet our town spends all money as if it was their own and votes when others have to work, put money decisions on voting ballots
- None

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- Affordable for seniors, can stay near family and friends. Affordable for youngsters, enticing them to remain in our community and contribute to the town's legacy.
- I don't think there would be, except the development of small homes and farms for more families.
- More HOMEOWNERS would increase tax revenue while building community.
- lower taxes, possibly depending on mix and school impact
- more diversity of all types
- obvious benefits of an influx of a vibrant, diverse social network
- None
- The people growing up here could stay and not be forced to move away because of home prices.
- None
- Less desperation from people who can't find housing. The posts in the town facebook group from people are heartbreaking. More employees for local businesses.
- I don't necessarily think there are any advantages to more housing in Warner
- Would hopefully entice more families with young children to live here.
- giving young families a chance to own a home. it is unaffordable for most young families
- Attract more young families to area which would in turn stimulate local economy and town culture
- If Warner had condo associations or housing associations where maintenance is outsourced, ageing in place in Warner would be feasible.
- Bigger tax base, more availability to move.
- More choice, lower rent.
- If housing availability meant attracting more medium / higher income homeowners, then it would grow Warner's tax base and elevate overall standard of living and desirability.
- None, if there's no jobs to support it. Not to mention it will kill the small town life we enjoy. There's not too many places like us left.

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- Help on the tax burden
- More employees available for jobs
- More diverse population. Ability of grown children to stay here.
- Newer units that don't need maintenance
- Young folks could stay and contribute. Businesses would gain both customers and likely employees.
- None
- Can't think of anything.
- Spread the property tax burden over more property owners
- No
- No advantage.
- Safety
- Get the homeless off the streets
- employees in service industry could find housing close to Warner jobs
- Depends on the type of housing but could provide housing for public employees, health professionals.
- State above - as we age, we could stay in town and not have to move away due to fixed income and not being able to afford the taxes.
- More opportunity for young families to live in Warner.
- Would help lower tax burden of all
- None.....I moved to this town because of the size of the town. Warner is close enough to towns that have other services we might need. Keep Warner as is!
- Bigger tax base, more diversity in the town population (socioeconomic, age)
- More families might move in. More people would stay.
- There wouldn't be any. More congestion, more development, which I don't want and which is why I picked Warner almost 50 years ago...for the rural character of the community.
- I see few advantages. Warner is a small town in rural New Hampshire. It is conveniently located within commuting distance to larger towns and cities. Its charm (and implied value proposition) is in its LACK of the hustle, bustle, congestion, pollution, crime, etc., of cities like Concord, Manchester, and Lebanon. We need more farms, more open

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space, and more protections for and incentives to maintain these vital parts of our community, and fewer attacks on them.

- Increased work force
- I'm not sure.
- more young people could add to vibrancy of community. I don't think there needs to be More new housing built, there are existing structures that can be re- conceptualized.
- Wider property tax base
- none
- I feel that for those of us that are not currently in a situation where we can afford to purchase a home, more affordable options for housing would give those community members who have to live away a chance to stay in the town they love. There are not enough affordable housing options in town so there are always long wait to get into the one decently priced and run complex. The other privately owned housing options are neglected and those tenants don't have any other options and either have to stay in those run down places or move from the area
- ?
- More potential employees for local businesses more people to add to the local tax pool possibly lowering the burden for others
- More community members involved in town activities and volunteer opportunities
- Rental housing would benefit our young adults and seniors
- Greater tax base? Employees to support local businesses and to start small businesses.
- more people means greater labor pool and greater creative ideas for a vibrant downtown
- It might make the prices more affordable for families starting out.
- I don't believe there would be any advantage to additional housing in Warner
- Growth for the community and local business. In increase in generational residency and diversity.
- Bring more families to the town, lower taxes, increase local business.

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- More available housing would stimulate the local economy and drive down housing prices.
- Hiring farm workers has been challenging. It is our principle that farm workers deserve a decent pay rate. Yet if the workers they must commute from far away they cannot afford this kind of work.
- Expand tax base and diversify.
- More people being able to afford to buy or rent means less housing instability overall which also supports employment and money returning to the community
- I has the potential to increase socio-economic diversity in the town. It would also allow our own kids to potentially afford Warner - and our kids are proxies for many mid-income workers that could enrich our lives here, but are now priced out.
- There would be none.
- I can of think of any. More houses will mean more taxes and services that will be needed.
- depends on the kind and where it is built
- none
- Depends on the type of housing. If you are talking about more low cost rentals for the work force or are you talking about high priced larger homes?
- There is none.
- More people moving in to Warner. More young families with their energy.
- None no industry or manufacturing jobs etc
- My son could move out!! There is just yes affordable apartments in the area
- none
- Perhaps Warner businesses would see an uptick in revenue. Children of Warner families could afford to stay in town as they became independent adults (that is, if they wanted to).
- Slight reduction in property taxes, slight rise in school-age population, slight rise in employment opportunities, diversity in population
- More vibrant downtown. Business growth. Tax base growth.

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- No advantage.
- Young people would be able to afford to start families and businesses here which would keep Warner a diverse and thriving community, while increasing tax revenue and amenities for the enjoyment of its residents.
- None!
- None
- Town growth
- People who want to downsize but stay in Warner could have the option to do so; young adults who want to raise a family in Warner could do so; families who grew up in Warner could enjoy their young adult children and grandchildren making Warner their home.
- Absolutely none more houses equals more kids and more services required with raise taxes
- More diversity of population in terms of ages, more young people, more businesses will open. More diversity of opinion, skills and interests.
- People would have an option of living in Warner.
- None
- None it would be a strain on services
- Our tax rate would be divided between more so they should go down some
- None.
- No not at all!
- No advantages. Only bad things can come from more houses
- I don't think that more housing would benefit Warner as a small town.
- A more competitive market could lead to rental price decreasing if there is more options. Right now landlords can get away with highway robbery because if there isn't anything else available you can't really bawk at it.
- my children could afford to live here and start their own home and families
- I think if we have more property available to build mid/moderately priced homes would increase the values of all properties on our

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- community and attract community members that would align with the current rural character.
- Can't think of any advantages
- There should be more AFFORDABLE housing in Warner, stop the price gouging by landlords
- None
- More income from taxes.
- None
- None
- Better pricing for low income families. ANY new housing helps low income families, because families of all incomes tend to move up to the next level of affordable housing.
- Rentals are needed, not everyone can afford or wants to own a home and it would be easier to find employees if suitable housing was available. It would be nice if there is also more land available for single-family homes.
- None, only severe disadvantages.
- none
- Tax relief.
- There are a lot of people being forced to leave because there is nowhere to move when necessary
- None
- That the people who staff restaurants, town services and stores can afford to live where they work
- None
- A more vibrant downtown, with more customers for local businesses, and lower-income workers to work there, supporting the rest of the bedroom community in the rural areas. Perhaps enough to attract industrial or commercial investment that could add to our tax base. Perhaps some upscale apartments or townhomes near the river?
- More places for more people to live
- Larger tax base.

- Lower property taxes! More young people, more jobs, more help with house maintenance, better teachers at the schools... (they have nowhere to live right now).
- more workers
- My daughter and son in law are looking for a house to buy here and can't find one
- Employees for small businesses
- More housing for families that would add diversity and vitality to our community
- Increased diversity; contributions of more people to the economy and to the community spirit
- No advantage. Increased cost for services.
- There are no advantages to having more housing in Warner
- It would be good to have more younger couples/young families able to add to the volunteerism in town. If planned well, our taxes per household could also decrease.
- Zero advantages. It would cause crowding, and Even higher taxes
- Local shops would get more business

Question 26	
What would be the disadvantages if there was more housing in Warner? [Write-in comments]	
Answered	322
Skipped	82

- More people and more traffic, and more kids in schools, so taxes will increase.
- Parking, traffic, change in town feel.
- School system overload
- There could be many disadvantages- Warner could become a place where you no longer know your neighbors, where you have to lock your doors at night, where you have less privacy and more problems, like loose dogs killing your chickens.
- Warner would change its country community feel
- None
- Depends on the type of housing
- Not enough supportive infrastructure.
- The disadvantage would be if it develops land that is used for recreation, wildlife, etc.
- None. People deserve a place to live
- none
- Traffic, utilities infrastructure
- Buses
- Overcrowding-abuse to land and roads-demand for more services which would make taxes go up even more.
- "More traffic?"
- More people?"
- shared resources, overfull school district
- Could lose the rural feel & close-knit community, feelings of safety & knowing your neighbors. Increased traffic & light/air pollution
- I think this depends greatly on how new housing is managed. More housing in rural areas (again, if poorly managed) could mean higher road maintenance costs, infrastructure costs, and damage to the

environment. If new housing doesn't match the character of the housing that's already in a neighborhood, this could also upset neighborhood residents.

- None.
- probably the tax rate would go up even more than it already has
- People will say anything to make sure we aren't allowed to build tiny homes here. But the reality is, in this economy, it's what our generation needs. We can't be expected to afford the same type of homes as those in our parents generation - our dollar is worth so much less.
- There are no disadvantages to having more housing in Warner.
- not sure
- I can't think of any.
- Overdevelopment, which can be managed
- I can't think of anything. Warner needs more progress- it can be done in a better way than it has up until now.
- Loss of rural character of the land.
- Possibly more low income families with children in school system thus increasing education portion of local taxes. Need to keep a balance.
- Risk of losing small town, rural, rustic feel.
- Would require more robust infrastructure and public services to support the community
- More litter from the chemical factories at the round about
- more people from away
- More people
- direct relationship with services and cost
- Probably more traffic
- Traffic, noise.
- regardless of what is currently being touted for workers housing, the cost of increased services would outweigh any funds from tax revenue. I have lived long enough to see in areas where my children now live, how those increases DO impact police, fire, ambulance, road repair, education costs for those and other expenses.

- Putting more work on fire, police, road maintenance, transfer station.
- Lose the rural character of town.
- Higher cost of infrastructure, higher property taxes, due to the higher costs of Vitale services, higher costs due to more kids in school
- I don't see a disadvantage.
- More traffic, less nature.
- More people, more taxes, more traffic. Rural character would be replaced by Bedroom Community moniker.
- Pressure on local services that are not paid or highly supported: welfare support in all forms, fire dept. town office / businesses
- More people encountered in daily living - post office, grocery store, hikes and parks
- More traffic. Infrastructure needing changes.
- Noise, congestion, lost of 'small town' feeling.
- Construction noise
- None
- Can people afford the housing?
- impact on school system??
- None
- Many
- Depending on cost they require from the town
- Overcrowded
- I see no disadvantage
- The uppity snoots will throw a fit if we allow lower wage earners to live near them.
- Yes less farm land, less forests
- The land trust model is a structure that provides greater financial security and stability for home owners by providing homes that people can afford. This stability and affordability helps to buffer homeowners from the downsides of market ownership. Equity is built, foreclosures are prevented and the opportunity for savings for education, healthcare, and retirement is increased.
- Children cost huge money to educate and old people need lots of services like ambulances

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- Maybe more services required of the Town and schools
- Losing rural character if the housing is not focused on areas where people already live (village setting)
- Same answer as 25.
- Depends on the quality, crowding, and accessibility of more housing.
- Too many people we live here because it's not overly busy and there are no large apartment buildings/complexes
- More people in our rural area which prefer to stay rural.
- Having to listen to the nasty, whining comments from people who don't want new housing in "their" town.
- More traffic and crowding
- More people moving into the town that do not appreciate living with nature.
- character of the town would shift.
- None
- None
- Over crowding
- only disadvantage is if development only addresses part of the need such as building mostly low income housing
- I'm sure some would say the burden on schools, but as a public good I don't think educating the youth is a disadvantage.
- None
- sprawl, loss of open space, loss of potential forestry and farm land.
- Not enough work available
- More police needed?
- Providing services to people who are not willing to help themselves.
- Depends on the type of housing. More expensive housing targeting the wealthy would add to the tax rolls without the same costs to the town as low-income/family housing which could increase the school budget burden without necessarily raising the revenue. But then there would be no one to run the small businesses, farms, etc.
- less nature
- loss of privacy in some areas

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- Section 8 housing brings in people that don't contribute to society. They bring in crime. They put stress on the system. It raises taxes and the town will go downhill quickly. I would be happy give warner example of towns to verify.
- we'd get too popular
- I can't think of any. When there is a major housing crisis in the entire state, how could more housing ever be an issue.
- If it were not done thoughtfully, haphazard development would erode the character of the town.
- None.
- The need for more infrastructure, police, fire, schools, roads. Increase traffic. Increase in crime - such as what is happening on Kearsarge MT. Road.
- Crowdedness would make the town feel more like a city if homes were too close
- None.
- More strain on our taxable resources - police and crime, fire, roadways, traffic
- None
- Don't know.
- possibly lower income families, possibly creating more poverty = crime, less safe, etc.
- "less public parking downtown
- possible strain on water and sewage management"
- More people requires infrastructure to support.
- None
- "higher taxes
- loss of small-town character. "
- More selection means more options & increased desirability for the town.
- Need for more services, WHICH REQUIRES HIGHER TAXES, and loss of natural environment.
- Loss of small town feel. Loss of rural character. Potentially an increase in crime.

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- Housing development should be for permanent living - not a second home.
- Stress on services schools etc...
- Small town feel
- More housing will be bad for warner if the only folks who can move here are wealthy people from away who buy second homes but have no real investment in the community
- I think the disadvantages would be brought on by poor planning: too much, too fast or development without a master plan in place that defined the quality of life here.
- Housing that drives prices up -- luxury homes, second homes, airbnbs etc make it hard for people who grew up here to stay here. Makes it hard for young people and young families to feel stable in their housing. Any decisions around housing should be about the people who want to live here, not the developers and landlords who are trying to make a fast return on investment
- A "development" with multiple housing could bring in many school age children that would boost our school taxes
- higher taxes (more strain on school system, roads, policing, transfer station)
- Losing the rural character. Without better guidance from the town for standards to encourage attractive and practical building we will get substandard results
- More demands on services. School can handle more children. Road costs and protection services would increase.
- None
- None, if done in an equitable way that promotes housing affordability and good planning.
- More kids in our school system means higher property taxes
- None
- All the things that come with more people - schools, more services, congestion
- Warner does not need more expensive and ugly McMansions like at the Rt 127 end of Poverty Plains Rd. that only out of staters want to buy (and can afford)

404 Responses (Write-In Results)

- None
- It could encourage people to move in and make the town crowded as opposed to providing affordable housing to people who already live here.
- School system and low income housing
- "The tax structure with the school district is problematic.
- We need make sure individual households in Warner are not paying are not more the the other regional towns."
- Possible more crime.
- if high end units, more buyers from out of area might purchase second homes or short term rentals and not be an active part of the community.
- NONE as long as the building was done in keeping with the town character. For example the local McDonald's in warner doesnt look like a McDonalds. New buildings could be done with town approval and be in keeping with our small town
- More children to educate.
- More housing with fewer regulations could potentially take away from the rural character, make it more (or less) desirable to those wising to move here.
- Losing small town feel, increase crowds and traffic.
- Increased burden on tax payers for public services, particularly if there were more renters or tax-break properties in town. Property values will decrease with increased housing, particularly if there are apartments or multi-family dwellings that maintain disproportionate population to tax-payer. Tax burden would then become disproportionate as housing value drops.
- More traffic, less wild land.
- More crime, more congestion, higher taxes.
- Depends on type of housing
- More Traffic, Higher taxes. less services, more houses that are not maintained.
- ?
- population will increase.

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- School taxes increasing because of a larger child population.
- School district expenses
- there's no work opportunities here-won't lower our taxes-if anything school taxes well rise
- there are concerns about drug people for low income housing-
- More traffic. New developments usually have HOA. Small town feeling would be lost.
- no jobs
- Afraid I would be priced out of it.
- Crime would increase and would need to build new schools and hire new teachers, police, full time fire department.
- congestion and lack community--depending on how much and where
- Overcrowding.
- Congestion, tax town infrastructure
- Losing some of the undeveloped spaces.
- If it were built on land that is better preserved as park space. More people in Warner.
- traffic, political strife, culture clashes, need for increased services
- More traffic, higher taxes, need to build expensive school. Need for expansion of police, fire, transfer station, public services. Degradation of natural resources. More noise.
- Higher school tax burdens
- Traffic, crowding, less forest
- It's important to support a vibrant community.
- If done poorly and not to the right scale, large housing developments and/or single family rural sprawl would be a major detriment to the character of the town, as well as having a larger negative impact on the surrounding environment and infrastructure needs (in the case of single family sprawl)
- People would cry about the loss of green space and the rural feel. My mom was born in 1930. US Population 123 million. I was born close to 1960. US Population 179 million. 2020 census says US population is 331 million. The extra 210 million US residents need to live somewhere. It means real change. And with the internet its become

404 Responses (Write-In Results)

- possible to make Boston (or New York or Silicon Valley) money and live almost anywhere. So there's a rapidly growing population making big money that will find Warner convenient. If we don't make more housing our existing friends and family will get priced out of town. The biggest disadvantage I see is if we don't proactively try to guide the housing growth we want and instead get overwhelmed by a large development of the type I see all along Route 95 (former 128) and 495. The 200 to 400 unit apartment buildings that spring up would really change the place.
- more people, not necessarily tax payers
 - More littering, more congestion at the supermarket, more traffic, construction companies making cookie cutter houses with a high price tag, more suburban and less rural
 - None, Warner will always have its small town appeal, but adding more housing will allow for lower property taxes and ensure that everyone has a place to live!
 - Additional housing would do best with business growth to support and balance.
 - Increasing more children and education costs
 - Losing the small town feel. With more population in warner, more crime will show up, more need for town services, police, fire, schools, welfare.
 - Scaling up infrastructure.
 - Higher taxes. More crime. Over crowding
 - Low income lowers property values. Overcrowding, bigger demand on resources, higher school bills with rentals and no additional tax base
 - Traffic, people, possibly loss of trees, more blight
 - I cannot think of any.
 - Probably nothing, considering it would take a lot of people to affect everyday life. Potentially waste management, emergency departments
 - If more children move to Warner the cost of school taxes will increase for all

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- Depending on what type of housing (no renters or low income housing would bring in people who don't take pride in there community) We don't need situations that increase our tax burden.
- More people, more traffic, less dirt roads, more commercial development
- More children in the schools- increasing the already unaffordable school district.
- school taxes
- Denser population and possibly loosing the "rural character"
- I don't know
- Whose who have enough money getting a place versus those who are struggling to find a reasonably priced placed to live
- Rapid growth is often chaotic and might threaten rural character. This is not boring suburbia house to house
- none
- A likelihood of more traffic with a greater density in some areas affecting the small town atmosphere The likelihood of higher student enrollment with attendant higher property taxes to support the schools
- Strain on Town services.
- Population increased
- What kind of housing?
- Low income- None
- Single family- tax sharing"
- See above
- increased taxes
- Too many to list
- Costs of support services
- The town could grow too quickly so this should be something done very slowly. Even now there are evenings where there's no parking in the village if you want to grab dinner or a drink. This is nice to see for the most part but don't want the infrastructure taxed further or making getting in/out of town a headache.

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- additionally, most modern homes today are built without any character or with longevity in mind. This is especially true of apartments, condos, and townhouses and low income housing. Nothing against people who need cheaper options but its often undignified and brings down the value of other housing and lowers the quality of life of existing residents.
- Growth needs to be done thoughtfully and right. If it is done wrong, it could negatively impact the town and needlessly drive-up housing costs and taxes.
- SEE ABOVE EXPLANATION
- Tax base would increase due too more services needed, ex. Medical, fire, law enforcement.
- none
- Too much too fast. School would become overcrowded
- congestion, safety concerns depending on types of housing, infrastructure issues like adequate town water if village built up
- Over population and pollution.
- More use of public services?
- We need to be mindful about where it goes, given water resources.
- The only disadvantages I see would be for very low income housing or large apartment buildings, creating a more urban feel.
- Less people for job fulfillment
- more of everything good and bad
- The village becomes a city and cities become dirty, crowded, and have crime problems.
- I don't see any disadvantage if it serves the need.
- Mainly with low income housing, there's is a statistical rise in crime. We don't have the police infrastructure to deal with that. To build up the police department would raise taxes in an already overtaxed population.
- Traffic concerns on main st.
- school costs if associated with housing, and other services required, water, sewer,

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- additional infrastructure costs to the Town (that's the balancing act...)
- Most important: A threat to the current appeal of the town.
- If the price of that housing was high it would drive away locals and the feel of the town would change.
- More kids in schools, higher taxes. Pressure for sidewalks and other city amenities.
- None
- Disadvantages would be more people demanding more services such as roads, schools, etc. which inevitably drive up property taxes. Property taxes in Warner are currently way too high making it increasingly more difficult for seniors and lower income people to live here.
- Perhaps a bit more pressure on infrastructure, schools, etc.
- The only disadvantage would include section 8 or low income housing.
- Crowding
- Mix of housing is very important to the tax burden in town. If the mix is wrong, taxes will go up. If more high end housing is put in place, taxes should go down.
- More pressure on social services, traffic.
- More traffic
- If housing availability meant attracting more low income homeowners, then Warner's tax base would decrease, overall city services needs would increase and desirability would be lower.
- We become another Newport.
- More utilities to maintain "
- Potentially greater demand for town services
- Lose small town atmosphere.
- More burden on schools. More burden on infrastructure. Possibly more crime.
- Traffic
- Infrastructure expenses. Loss of open space if poorly planned.
- Congestion, overburdened resources

404 Responses (Write-In Results)

- The same.
- More demand for town services and increased urban/suburban sprawl.
- Traffic, crime, pollution, overuse of water table, lack of funding with increased in taxes
- More taxes will be needed for schools, police, fire, town employees, and amenities for those that are too lazy to earn a living. Changes to the rural nature of the town.
- More people taking advantage of the situation
- impact on schools
- There will always be developers who build as many cheap units as possible, who don't live in town and don't care what happens to the town character
- I cannot think of any, except the NIMBY people who moved here don't want others to be able to do the same.
- Depends on where the housing is -- whether or not it negatively impacts wildlife habitat, outdoor recreation or agriculture.
- If it doesn't fit with the current vibe history and community
- Higher taxes especially school taxes
- Market basket would be more crowded
- People in Warner want it to Stay the Way it has always been. More housing might threaten conservation efforts- environmental/climate planning will be a significant concern.
- As above.
- Increased burden on already stressed police and fire resources. Increased congestion in community spaces not designed for a population larger than the one we have. Increased load on a regional school system that already is under strain. The irrefutable and irreversible destruction of a traditional, rural New England community, still accessible to members of the middle class.
- Higher property taxes
- I can't see there being a disadvantage.
- poorly planned sprawl, inefficient structures. More burden on schools, services, tax base. More doesn't mean better tax base.

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- Demand on services, encroachment on conservation land
- more housing means higher taxes due to additional children
- More people more congestion and maybe higher prices
- More kids in the school district.
- None
- Gouging rent
- None. Traffic is always at a minimum. Maybe a strain on the school district. But, I don't know about that.
- housing needs to be a mix that includes low and moderate income - people who carry on the trades service
- increased traffic, loss of community, loss of natural resources, developers looking for that quick property and leaving us with a raped land and shoddy construction
- Higher taxes for additional infrastructure support. More people are moving here that do not appreciate the small town lifestyle. More out of town influence on local decisions
- The only tangible thing I can think of is possible stress on public and emergency services. Obviously depending on how much the population were to increase.
- Bigger impact on emergency services, more services could be needed.
- More people would increase pollution and crime.
- I don't know of any.
- None unless the new housing was unaffordable or Airbnb type vacation rentals
- More housing almost always drives higher taxes.
- More people = less open, undeveloped space = less privacy, less wild space, less space for hunting, hiking, mountain biking, snowmobiling, or anything else to be done outside, more traffic, smaller lot sizes which means less home farming/gardening, the town would be louder, have unnecessarily paved roads, UNNECESSARY MULTI-USE PATHS, and have less of a rural character.
- See above
- Too many people, loss of rural character

404 Responses (Write-In Results)

- loss of town character.
- Again it will depend on what type of housing.
- Overcrowding, more students in the schools, more services required of the town water, sewer, and power grid, police and fire departments.
- I can't think of any!
- It wouldn't. Need more police because more apartments bring more trouble more school buss and enrollment issues. Harder to go shopping at market basket because there is no better options . More stress on the street department etc
- Could bring unpleasant people to our town. Please avoid low income housing.
- higher taxes, higher crime
- More stress on our school system, more cars on the roads, more demand for public services like fire and police, demand to extend sewer and water, possibly more road maintenance, property taxes would more likely go up than down, and over time loss of Warner's rural character and small town feel.
- I fear low income housing for the possible influx of related crime drugs burglaries ..added police
- None
- Listening to the older people in town who think they are the most important people in town, who oppose any type of growth.
- Too many to name here.
- If we build new housing, but limit it to large, expensive houses or multi unit investment properties for the wealthy we will continue ue to cause unethical financial hardship for the younger generations by forcing them to chose between mortgage payments which exceed what they can afford without significant hardships risk, and an endless loop of rising rents which leave them with no equity or savings. This situation would only serve the richest in our community who can afford to invest in large housing projects and multifamily housing and would actively cause severe hardships for young people. This would assure that in Warner's near future it would trend towards becoming a retirement community for rich and upper middle class people mostly from out of state and lose valuable small businesses,

working people to staff the existing businesses, and support people to attend to the needs of the older portions of the population. Essential services would become unavailable to all but those who can afford to bring in live-in care and the community would further deteriorate into a collection of wealthy people's vacation homes and retirement homes as even the upper middle class families become pushed out.

- Increased crime and drains on town resources that comes with “workforce housing”.
- To many people already
- The possibility of attracting the wrong kind of people...ie more drug dealers
- There wouldn't be any.
- Low income = crime and people who do not care about the town
- Higher taxes
- I can't see any disadvantage to growth of Warner, only advantages. I am very troubled by the sentiments of many residents against any kind of new housing, low income housing or affordable housing. It seems like there are many who feel they are here and don't want any growth and would not welcome those of lower incomes. That attitude disturbs me and I am looking to town government to support housing for all ages and incomes.
- Possible building of housing that doesn't reflect the rural character of Warner
- More children to educate, the taxes in this town are high enough without adding to the problem, especially children that do not understand the English language.
- Same as above we would need to add more police and fire.
- None
- Higher taxes
- Crowded town, less forest, less nature and animals, more environmental pollution, more kids in school, higher taxes. Stop trying to make Warner a city and keep it a small town.
- More people more kids more stress on own and school budgets to accommodate

- I don't think that more housing would benefit Warner as a small town. It would change the nature of the town and put greater demand on our infrastructure and utilities and almost certainly cause hardship to current tax payers, many of whom are on fixed incomes and might very well be taxed out of their homes to pay for such developments.
- less privacy, becoming more commercial, people move here because it is rural
- The crotchety people throwing hissy fits on Facebook will become an echo chamber.
- needs to thoughtful planning in accordance with the town's master plan for development
- Low-income / subsidized housing should be considered in areas that have greater commercial zones with employment opportunities and services for financial assistance.
- More police, more town crew to maintain roads, possible crime (depending on the type of housing)
- Want Warner to stay a small town
- Less forest, taking away the nature
- No low income housing.
- Hopefully responsible ownership would maintain the feel of Warner.
- Higher taxes, higher need for cops, ambulances, traffic lights, buses, stop signs, hydrants, etc.
- More transients and drug use
- More traffic, noise, and light pollution.
- Not at this time
- The school tax rate would go up and the taxes from new homes will not off set it
- A scourge of illegal foreign invaders, causing everyone good to leave, converting Warner into a third world trash heap.
- destruction of rural nature and higher taxes
- School costs.
- Greedy people would own & jack rent for everyone else
- Taxes will blow up.

- None, unless they were clear cutting for large housing developments or Mc Mansions.
- Lots of them.
- Low-income housing, I don't expect, will add appreciably to the tax base, and unless it is located smartly (e.g. near the interstate exits), it will add to traffic.
- none
- More transplants from out of state bringing large-scale ideas with them making NH more like MA. More "gated" homes.
- More cars?
- congestion?
- Too much low income housing can bring crime and litter etc..
- Folks might find it challenging to welcome newcomers. Folks might find it challenging to think differently about the town's "rural character."
- More Taxes with the school. Increase in public services such as police fire and transfer station.
- Too numerous to mention. Higher property tax is the biggest concern about housing and Warner.
- Lose the small-town charm
- Poor planning might add tax burdens rather than tax decreases, but with proper businesses and workforce housings, this too could be managed wisely
- Crowding, higher, property tax, more children in schools, causing higher school, tax, more traffic at the roundabout and Market

Question 27	
Many planning documents refer to Warner's "rural character." What does "rural character" mean to you?	
[Write-in comments]	
Answered	326
Skipped	78

- Small population, close-knit downtown without sprawl extending out into the woods. With working farms!
- It means not having a suburban feeling, homes are not on top of one another and there is green space along with buildings and town infrastructure.
- Exactly what we have now.
- Working farms, pastoral landscapes, abundance of wildlife habitat & wetlands, intact stonewalls, where people care about their neighbors, seeing the stars at night and peace & quiet. Character means our residential development is mostly along our current road system i.e., fronts on the road, while our "backlands" are kept as forest, field, etc. Rural character means less pavement, fewer impermeable surfaces, more trees, such that when it is 90 degrees in Concord on an August day, it is only 80-82 in Warner.
- Farms, open country & clean scenic vistas
- Small, no public bus.
- Preservation of woods/trees/nature while including environmentally friendly housing designs
- Plenty of outdoor space for the public to enjoy. This town is full of elitist snobs. When I first moved here in 1978 it was full of vibrant, artists, horse lovers, dogs ran free and was MUCH less snobbish. Too many folks have been snubbed by the town for what I consider NIMBY reasons. We, the whole country, has forgotten about its citizens, homelessness is only growing, yet billions are spent to pay for our forever wars, and now for the millions of immigrants too. Between the grim news from around the world, the ever-growing cost of living, and total lack of affordable housing (and no healthcare) it's no wonder so many Americans are mad as h*ll. Where has our humanity gone?

This is clearly a class issue. Imagining how much pride Warner would gain if it opened up one, or more, tiny home villages like the town of Dover has done. These are NOT trailer parks or mobile home parks, they are tiny houses. The need for housing is only going to grow, from low income all the way to moderate income, the demand is out there.

- Farms, the village, Mink Hills
- Rural is agriculture, forestry/timber, dirt roads, main street with local businesses, a diverse community with people living in close relation to land. Too often though, rural character means wealthy people with big lawns excluding anyone who isn't wealthy...
- it doesn't
- A small close knit community without interference from outside the community.
- Warner being Warner.
- Farmland and forests, dirt roads, a house that is secluded and not crowded. Letting the country STAY country.
- Dirt roads, working farms, old barns.
- Farms, friendly faces, and absence of 'big box stores'.
- Working farms, open fields, clean air, space to get out in nature, space for wild animals, dirt roads, knowing the mailman & police & firefighters, lots of trees, knowing your neighbors, wild places, not much traffic, seeing the stars at night, quiet, hearing the birds
- "Rural character" is a dangerous phrase, I think, because it means whatever the person hearing it wants it to mean. Warner Village is quite different from, say, Mink Hill Road, but I would describe both as rural. For me, "rural" means places that aren't suburban, and don't have large Loudon Road-type developments with chain restaurants and big-box stores, and that aren't set up with large city grids like Manchester. I think it's very much possible to build more housing in Warner without moving in either of these directions and maintain our "rural" character -- a town that still looks and feels like Warner, but that has a healthy mix of housing to support the community.
- Town. I am willing to let go of the "rural" part of that statement and focus more on building a thriving medium to large sized town. Certainly not a city.

- not near a city, trees, not so close to your neighbor
- Rural means we prioritize our land above immediate access to big box stores, chains, etc
- Nowhere is going to stay rural forever and some more housing certainly isn't going to impact Warners "rural character".
- farm land, open spaces, no over crowding, clean water
- Open spaces and people know each other
- Open land, less population
- I think that's a stupid dog whistle. Generally "rural character" means we don't want brown people or poor people town and forget about progress or businesses. We've lived here for 15 years and it seems like Warner is going backwards.
- Spaces where there are large swaths of forest. Farmland. Good neighbors.
- Easy to strike up conversations with people I meet in town.
- Open space, access to nature, abundant farming.
- Big farm houses (even if divided into apartments) space between dwellings for yards or wild areas
- Quintessential sleepy NE small town, lots of woods and outdoor space to enjoy, small population
- It use to mean Warner, not anymore.
- out in the sticks
- Hearing the coyotes and foxes
- Kayaking in the backyard
- QUIET
- it WAS more rural
- unfortunately there is a group that would like to see that change, turn Warner into something they left behind"
- Keeping Warner clean and safe
- Ability to be immersed in natural world easily and quickly.
- spans of woodlands, farms, small businesses and an interest in preservation and utilizing current buildings that protect the quintessential New England village image.
- New England friendliness and charm

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- Open land/farm land/woods. Few people or commercial industry. Exit 9 area, exit 7 area, and downtown is enough right now.
- Small, quaint, not too many houses, more open space than buildings, lots of land in conservation.
- Small community with local shops. No big chain stores.
- Rural character can be another way of saying gentrified, cliquey and not realistic to people who are under the age of 40.
- Rural character combines a smaller population with windows to the past through homes and agricultural practices and ever-present nature. Some people in Warner are in a rush to show folks what we can be instead of focusing on who we are because of where we came from. These days, that sense of belongingness means a lot. We don't need a sampling of every restaurant and retail store known to man included in our zip code. Then we sacrifice traditional values on the altar of expediency and an ever-increasing town budget when neither are needed to define the character of a town. Our people and our values have been doing that for the past 250 years.
- No major box stores, limited multi-family structures, chain stores, more land for personal use-gardens, animals.
- Space, Neighbors. Being neighborly. Slower paced.
- Nature readily available.
- Quite, uneventful, visually attractive, buildings that are spaced widely apart, with lots of apparent agricultural influence.
- Warner feels like it's far from everything. There's plenty of nature around, a small, very walkable downtown, one grocery store, one hardware store... rural character means it could be the subject of a country song. Haha
- This town has a unique small town feel to it. You can walk your dog, stroll the Main Street without feeling unsafe. Farmers markets in town as well as a wonderful Library keep this town welcoming to all. That can be retained if controlled housing expansion happens. It has to be affordable to the working class. The working locals are being driven out by prices and availability

404 Responses (Write-In Results)

- rural - beautiful landscape, thriving working farms, charming or rustic small shops, plus some of the basics - groceries, gasoline, places for townsfolks to gather for food and/or entertainment.
- farms, forests, shared concern over welfare of others, friendliness of people as neighbors
- Quality of life and diversity of the community
- Having farmland easily accessible, as well as lots of nature to explore. Privacy.
- Minimal traffic; no industrial or commercial noise; major amenities available on a 'small' Main Street; ability to live near quiet wooded areas
- Warner snoots trying to keep it a town for the wealthy only. I don't want spaces over developed but we also have a serious lack of affordable housing in the region
- No cities, not packing people in.
- The 2004 Charrette is an important document to help guide Warner through its housing/community planning. Appropriate scale, an active and vibrant Main Street - not just an exit on the highway - maintaining and expand agricultural land, as well as stewarding the health of land and important habitat is critical to maintaining Warner's rural character. Helping to set an appropriate scale and strong sense of place is interrelated with vital gathering places for community face-to-face interaction, a community park, preserving and repurposing historic buildings and enabling walkability and easy access.
- More woods and farmland and less people and infrastructure
- In other words The exact opposite of what the select board is trying to do "
- A walkable downtown where you can meet and greet when you want, and also escape with a ten minute walk
- Woodland and open farmland
- A town in the country with limited services and low population.
- Farming, horses and cows, wild animals, open spaces, beautiful views, hiking,
- This a place where "small town New England" comes to life. There are very few houses on top of one another and the historical nature of this

town is maintained and cherished. We have local farms, markets and stores that we unique and not big box developments

- Quiet, mixed land use; conservation that encourages wild life; small agricultural use
- Less traffic, less humans, less noise, less pollution. Keeping more large parcels of land left with more cluster housing.
- Very little traffic, very little crime, low nose pollution, plenty of space for parks and outdoor recreation, room for farms to develop and grow!
- Farm land places to enjoy nature
- The ability to walk out of my door and into acres and acres of woods. It also means living in an Rea where it is easy to have a garden, raise livestock for your own consumption. It means living with working agriculture.
- small town country
- Diversified local economy with agriculture playing a strong role, lack of 'housing developments'
- Not developed.
- zoning that addresses things like signage in commercial areas, having access to community space for outdoor activities but not being too restrictive on property owners
- Not having a stoplight! :) seriously, adding rental units for 50 or even 100 more people is not going to change the rural character of Warner.
- Village with places for outdoor recreation and agriculture as well as small and medium size businesses that offer employment offering a livable wage.
- Density and development patterns that create village population centers while leaving large tracts of open, undeveloped, none fragmented land for forestry, farming, hunting and just being wild. I think rural character also is connected to population size to some degree.
- Farms, land untouched
- Easy access to clean water & land for recreation & reasonable preservation
- Rural character means a mix of more densely populated village areas and more sparsely populated rural areas, along with small businesses

and agriculture. It means a mix of higher end and lower income housing options. It means natural/conservation areas throughout the region.

- Farms, trees, ancient stone walls, little to no intervention by Government, wildlife and habitat to support it
- In the context of this town it means an emphasis on the use of open and large tracts of land for farming and outdoor recreation, with a modest population that grows slowly, if at all.
- nature, downtown knowing many of the residents
- private and quiet, not overly built up
- low population, far from the city, minimal housing
- connected to farmland that is used for supply needs like food rather than private recreation like horses. farmers engaged with community and community supporting farms.
- What we and so many other people find charming about living in Warner is the accessibility to outdoor recreation, small population size, and the rustic feel of a small town.
- Preservation of agricultural and fully undeveloped open space by thoughtfully zoning for moderate density development in designated sections of town.
- To me it means that I can safely walk on my road, I know my neighbors, and there's a support system whereby we look out for each other. It's also become a meaningless marketing term to attract tourists.
- Forests, fields, houses that blend in with the surroundings, quiet, and community such as the fall festival, community dinners, the blood drives, people helping people and supporting causes such as the food pantry.
- Surrounded by trees and other forms of nature
- Rural character means nothing when you are homeless and need to live closer to your child.
- It means people waving and saying hello when they don't know you. They know if you're in Warner - and are assumed to be a Warnerite - you are loved by your community.

- Beautiful town and I love the trees and mountain and the green! I come from farm country in MI. flat land. Corn and soybean fields. This is so nice here. I love the pine trees across the way from my apartment at North Ridge. Just want my complex to be taken care of like when I moved here 12 yrs. ago. We have called all over but get nowhere. Maybe you can find out for us who can help us.
- Proximity to open space & undeveloped portion of town
- The vibe of our community.
- Aside from our natural environment itself, many of us have strong ties and history of respect and enjoyment of it.
- We have strong ties with our neighbors
- Minimize fast food & gas stations.
- Opposite of Loudon Road."
- It is how a prosperous & happy people express themselves through their property & land development that integrates their living arrangement within the rest of society.
- open space, farms, forest
- Predominantly undeveloped, natural environment. Lower population.
- It means development concentrated in village, leaving fields & open space. It does not mean not having homes in upland wooded areas.
- * ""Rural Character"" is term used by many who refuse to recognize that the old patterns of 100 years ago, do not work anymore. Preventing upland residential development because it will lessen the ""rural character"" is absurd. A house on 4-6 acres of forest is not ruining the rural character. Such residential development will not solve the need for housing but it's a form of conservation & brings considerable tax revenue.
- * It can be shown that 10 acres & larger lots bring a greater net revenue than many (2) acre lots.
- * Large lots with expensive homes & affordable smaller lots & multi-unit housing that gives options for young families & elders is a balanced solution.
- * Elderly efficiency & development that has a smaller carbon footprint is the future. Folks may not like to hear this but the easiest construction model to achieve that objective is the 2-3 story

- apartment. The failed workforce housing of 2022, if it had been proposed as super insulated with modern ventilation would have been close to the ideal.
- * We need to reduce tax burden by decreasing town cost for services & increasing revenue.
- * But adding residential housing while necessary must be done smartly.
- * We need affordable housing & so we must break down the barriers within our society that prevent lower cost options.
- * Lower cost housing does not mean that slums will prevail.
- * Additionally, we should reconsider putting desirable property into conservation commission control. Letting wealthy individuals build large homes on big lots is a form of conservation easement that feeds tax revenue. Also, such homes don't have a school burden because their children are grown or go to private school.
- * We need to keep Warner a desirable town. This means having sidewalks, rail trails, good schools & good roads.
- * Lastly residential tax revenue cannot sustain Warner. We must face the fact that we need more economic development. We need more industry like Madgetech, Mentis Science, etc."
- Fresh air, land, and water.
- Sitting on my front porch and seeing only trees and sky. Looking up at night and seeing the Milky Way. Going to the village where folks know one another. Being able to go for a hike in the woods from my front door. Plenty of space for outdoor recreation - hiking, fishing, hunting, cycling.
- I lived in a remote, rural setting prior to moving to Warner. I consider myself fortunate to live in one of the few neighborhoods. Warner offers both remote rural and small town, walkable rural. Here you have options. Warner has a charming village that I hope will remain as it is, but I also believe that we need more housing and that there has to be a logical, sensible way to accomplish this.
- Supporting small businesses, supporting farms, bicycle friendly community
- A good balance of developed and undeveloped land.

- Not many houses in certain area preserve land
- Quaint
- Rural character to me is a working landscape, where the land sustains the town's economy in a meaningful way through forestry, farming, and to some extent tourism.
- I have mixed feelings about that phrase. On the one hand, I appreciate the availability of fresh produce and local products and the beauty of an uncluttered landscape. And on the other hand, I believe in these changing times we can't cling to a vision of "rural" that no longer serves us, or serves only a select few.
- Working farms, not just fields that are occasionally mowed. Working forests that are thoughtfully managed. Land that is worked by the people who live here. People who work for themselves. Neighborliness. Events, services, food crops, restaurants, small businesses that are by the community for the community. A community that is interdependent.
- It's the key to living in Warner!
- farms, knowing your neighbor, small school/classroom size, low crime and aid for others NOT through town-provided services but because neighbors know each other and look out for one another.
- Small town feel. Protected environment and public lands. Encourage agriculture. Careful zoning.
- Areas that have open space around homes, including agricultural uses. Village areas having open space between them .
- "It doesn't really mean much, because every one has a different understanding of it. For me: Dense village center with less dense areas surrounding that - but that the village center itself is lower in population than nearby cities; working land; recreational land accessible to all; less traffic congestion than
- Manchester/Concord; and less services than metropolitan areas -i.e. self-sufficiency. "
- Most planning documents in New Hampshire refer to rural character, which is a lazy reference that no one can easily define. To me, it means a working landscape (fields, farms, and forests) in relative proximity to villages. It does not mean 200 feet of road frontage and 3-

- acre minimum lot sizes outside the village (those are antithetical to "rural character").
- Supporting FARMS and small businesses, not big chains...people who are devoted to this town and seeing it be successful. Trails and beautiful parks with lots of outdoor activities- hiking, biking, farm shops, local businesses.
- Warners current open spaces for recreation wild life and agriculture
- Being a small community. But we'd still be a small community with more housing.
- Good question! I am looking for large blocks of forest within close proximity to town, plenty of wildlife, and the visual appearance of little development - scenic back roads, minimal congestion. Growth (housing and businesses) should be concentrated along Rt 103.
- Trees. Wildlife. Working farms. Large house parcels in general and larger undeveloped parcels of land. Trails. Snowmobile trails. Older homes. Open space. A village area that is more crowded but rural areas that are less crowded.
- Small shops downtown, land in conservation, dirt roads, low density housing.
- Town center with concentration of mixed housing units and businesses surrounded by open space, agriculture, and scattered housing.
- The charm of Warner and neighboring towns is the rural character. It doesn't exist in many places and should be preserved. The town would not have a lot going for it if it were to lose it's rural areas.
- Small town feel and community that has been around for so many years.
- close to nature
- Less people, safe community, tourism, charming
- ability to have animals, gardens, interaction with neighbors, and relaxed appearance of yards with no restrictions on sustainable environmentally and socially sound practices like hanging wash out to dry and keeping chickens.
- green space, historic architecture styles in keeping with new england, farmlands, and access to wildlife adventures

Warner Housing Survey 2024 (Jan-Apr 2024)

- Rural character to me, means farms, plenty of open space and neighbors a good distance apart outside of the downtown area.
- Even though commercial properties help keep residential taxes lower, if too much commercial development takes place, that can negatively affect "Rural Character". Agricultural uses, however add positively to that character. Warner is also blessed with many scenic views, forested land, water resources, and well maintained older homes - all adding to the Rural Character.
- Lots of undeveloped land (farms and woods), beautiful vistas, lack of crowds.
- Rural character means unspoiled woods, beautiful working farms, single family homes, and quaint villages.
- A vibrant "cozy" downtown area, a focus on local businesses and small farms, community events and gatherings, transparent politics, and a commitment to caring for the wild areas in town.
- Limited traffic on roads, not a lot of people, low stress, lots of trees to produce fresh air. No houses built on top of each other. No people loitering or hanging out. Police service not needed 24 / 7.
- Towny...not a city- land around- not back to back houses
- Houses with space around them. Nice neighbors, lack of pollution. clean water clean air. low traffic. low taxes. lots of farms. open space
- Small town friendly
- With the exception of the 'village', rural means no sidewalks, streetlights, lines painted on roads. Lots of open space, agricultural land, large areas of undeveloped land -conservation land.
- Continued -
- I have been living in NH for 35 years and affordable/available rentals & housing has been an issue statewide. This issue has only gotten worse, especially in the past 5-10 years. NH also has one of the highest average age populations in the country & I believe the housing situation is the main contributor. Young people want to stay here but can't afford to (at all income levels) because of the housing situation. Unfortunately, NH has become a recreational playground for the wealthy over the past 10-2- years. I think 2nd homes or non-primary residences should be taxed higher than primary residences. If

404 Responses (Write-In Results)

- somebody can afford high-end 2nd homes or any 2nd home for that matter, they can afford the higher taxes!"
- Open space for wildlife and nature within our town
- The history of the town
- countryside views, farming, dead end roads, wooden bridges, small community of neighbors
- small town center, wooded areas, farmland, trails, rivers etc
- Farming. Large parcels of lots. NO WALMARTS!
- less people?
- Rural character means open spaces and farms and fields. It is a balancing act to have affordable housing, but I think it is needed
- Not seeing my neighbors house when I look outside. Safe to walk around at night short of wild animals. Feel safe in and out of my house. Can leave my house unlocked and have no fear of break ins or assaults that urban areas are known for.
- open space and privacy
- Un-citified. People move to "rural" areas, then proceed to change the area to accommodate their former lifestyle. We do not need that. Stop with the big, oversized homes.
- Far from convenience, open spaces
- You can walk out your door and be in the woods within minutes. You can get your food locally.
- Land, small town, proximity to large amounts of undeveloped land. Protect main street and neighborhoods from modern ugly building styles.
- low low density, charming, regular down-to-earth people, scenery
- Natural landscape without sprawl and new developments
- Quintessential small town feel.
- A town of people who love nature and try to live in harmony with it and who care about each other and watch out for each other.
- The natural landscape. Beautiful, high quality places to recreate out of doors. It's why people want to be connected to Norther NE.
- Dense downtown area, close access to natural areas (conserved land, walking trails, etc.), working landscapes incorporated into and

- celebrated/supported by the community (farming, forestry, other land based livelihoods), people who work in the community also live in the community and have a connecting with their neighbors
- Rural character to me means there are many places with low density single family homes surrounded by farms and forest. That the village has that quaint New England feel. That there are places to hike and kayak. That on a regular basis we see wildlife. It doesn't bother me that we have a retail cluster at Exit 9 or an industrial cluster at Exit 7. We need both so people can work locally. The rail trail won't wreck the rural feel and will almost certainly help more people appreciate and care for the river corridor. I see it as a necessity to enable more people to live here. But we need to bring that on in a way that preserves as much of the rural character as possible.
 - country living, neighbors helping neighbors
 - Being able to see the night sky and having a close community. Having the beauty of nature surrounding us.
 - Rural character to me means being able to walk through the town and see mountains and trees instead of skyscrapers, knowing your neighbors, and living in a place that people from all income levels are able to call home. I truly believe that by adding more housing options, Warner will maintain its "rural character". There is a balance that needs to be kept in order for folks to be able to afford living in Warner and in the current situation, maintaining the "rural character" seems to be taking precedence over ensuring that the residents of Warner can afford to stay in Warner and that the supply of housing is able to keep up with demand. We need more homes, period.
 - Rural character to me means a "working" small town, where residents can work in town, raise families, and retire. I think if multi-family housing was to happen that the location should be in town to maintain the rural characteristics.
 - Each house on a least 5 to 10 acres
 - Low population density
 - It means leave it alone. Some of us like warner for what it is... not how we can profit off its beauty

- The old world charm of New England is being eroded everyday. How are we to preserve our culture if we live in a bee hive. Live free or die!!!
- Strong controls on commercial development, conservation
- I think Warner has plenty of "rural character." It needs also to be a welcoming place to live.
- a yard!
- I love the little town feel in the country but the town(main st.)needs to be revamped(somewhat modernized within the character of old time architecture) using that rural charm and freshened up for people to want to come here to live.
- Forested areas, old historic homes, covered bridge, quaint feeling of downtown, old churches, mountains surrounding Warner
- Dirt roads, quiet environment to hear birds, see wildlife, fresh air, open spaces, gardening/sunbathing in the nude without neighbors, black skies at night, closer community, slow pace, walking/riding bikes with less chance of being hit, less crime/safer, lots of open space, clean rivers, lakes, ponds, looking out at natural environment instead of a neighbors window
- not sure actually, good question but its not clear what or why this is asked.
- Ability to walk or bike down the roads and always seeing friends, people, and animals that you know.
- Less traffic; more trees; access to farm-grown items
- Not entirely sure
- Strong zoning. Wooded landscapes. Maybe 5 acre zoning going forward. If multi family then certain areas zoned for it. No shooting ranges or casinos
- peace and quiet
- Open space with minimum sprawl of commercial businesses and multiple areas for enjoying the natural environment
- Uncrowded areas are near the business area of the community, where all residents can enjoy open space.
- It is very important to keep the town in its natural setting however I feel like town houses could be a valuable income for tax purposes. For people who have decent credit but can buy in the current market.

- Small town feel with plenty of open space
- Pleasant
- Small town feel, the way this town has been since I lived here.
- It means we don't have strip malls and stop lights. No one who lives in Warner (and intends to stay) wants it to be like Concord or Manchester, but I think it's safe to say that the "rural character" can still be maintained with the addition of more housing options if they are well thought out and strategically located. We have plenty of trees and trails and wide open spaces... Dedicating a few more acres to humans won't hurt anything or change much here.
- It means having easy access to nature, viewing wildlife with regularity, limiting or excluding artificial light (e.g. street lights), preserving our historic homes and buildings, cultural events like FFF, access to local agricultural products, being able to leave doors unlocked, not worrying about kids being out and about
- The phrase speaks for itself. Even larger communities can have a rural character if planned properly.
- Agriculture land, woods, space between houses
- less cars
- A minimum lot size. 3 units 3 times the lot size
- quiet, farms producing goods, animals grazing, space and views, lack of congestion, no box stores, locally owned businesses
- Non city
- Well, Harry's garage is NOT part of the rural character I wish to keep in Warner. That place should be cleaned up and is really a disgrace! No strip malls, no more fast food places, no big box stores. More locally owned small restaurants and businesses.
- Our Main Street that is not blighted with box stores; our open space and covered bridges, rivers and available trails and other outdoor recreation.
- It means less large commercial buildings and apartment buildings, except at exit 9 and exit 7, which is fine by me. Keeping more of the farm lands and less densely populated areas outside of the village and downtown. However, I don't like the mentality some people have of moving in here and shutting the doors for others while citing

- preservation of "rural character". I don't care about rural character if it means too many restrictions on residents and land owners.
- Woods and natural areas
 - small comfortable safe community
 - Open space between homes, wooded land, and family-run farms.
 - Architecture, farms, main Street, central church, community spirit
 - Rural to me means a small community surrounded by nature. A community of hardworking people who come together and have strong bonds in the community.
 - Rural means access to farms and locally produced products. Also, rural means home ownership, even if the homes are close together.
 - quiet areas, low traffic, mix of water areas for multiple uses
 - I think it is an ambiguous term. If the desire is low density housing with large lot size, say that.
 - open lots and fields, good mix of forested land, small main street with good services and nearby grocery and gas
 - well, 'practical, patient, and tasteful' are local Yankee adjectives that come to mind - basically, thoughtfully proposed, planned, and executed development....
 - A town-wide respect for the environment and the history of the town.
 - There is a mix of incomes, an abundance of natural resources, community agriculture and friendly neighborhoods.
 - I can look out my window and see trees and my neighbors barn.
 - Preserving open space
 - It means low population, agriculture, and conservation lands, low crime and feeling safe.
 - A small (ish) town surrounded by fields and forests.
 - no strip malls or overbuilding of apartment complexes. Having mostly single family homes.
 - It means preserving conservation areas and promoting agricultural interests, and no urban strip malls. Responsible development and housing development in the correct design style to match surroundings would be fine

- Remaining rural is important. Otherwise we become another Concord
- Rural character is a meaningless term when it comes to Warner. Economically, Warner is an ex-urban community dependent on commuting. The term is used in Warner to artificially limit development.
- NO traffic lights/congestion/noise/big box stores
- Large lots / low housing concentration, wooded areas, scenic roads, available outdoor / sports activities, having close contact with nature / natural environments.
- Everything. It means you can stand on your own two feet and provide for your family but also rely on your neighbors and community. That disappears when you become suburban.
- Just what we have now
- Mix of farm and rural properties
- No heavy traffic.
- Know your neighbors. Easy to join town activities, farms, agriculture and livestock in town.
- Not urban
- No apartment buildings
- Not urban or suburban and away from cities bucolic
- A place where people can know one another and share in the life of the community. A place where people find common goals and ways to work together. A place where our children know where their food is grown. A community that provides more than a place to sleep.
- A walkable community with trails and bike paths.
- Space, agriculture, independent lifestyle, minimal municipal services
- <2500 population; no traffic lights; limited retail establishments
- Rural character means a small village surrounded by a mix of housing, farms, light industrial and commercial businesses, land in conservation, open space, a river, streams, a mountain. A blend of artists, poets, authors, farmers, loggers, doctors, lawyers, plumbers, electricians, carpenters, small business owners, local restaurants, scientists, etc. People who care about their neighbors and their town.

- Not concord or manchester, no sprawl, subdivisions or strip malls of garbage
- No buildings of any kind. Open space, large home lots, limited traffic, piece and quite, Nature!
- To me I don't want to see it change into a over crowded Town.
- Change has to take place throughout the years or tax base will rise to sustain the town. Business have to be able to move into Warner. I own my own business in Nashua. I will not currently move it to Warner due to the actual monthly cost, because of the lack of business opportunities that would fall on the current business structure of the town. that is what I mean by change. until that changes it is cheaper to commute to Nashua daily.
- active agricultural activities and open space
- vacant land without buildings, farms, woods, lots of room between neighbors, no multi-family apartments and duplexes, long term neighbors, lack of highway noise, peaceful, no ambient urban light at night, not much traffic on roads, kids being able to play outside
- Rural character means lots of undeveloped land without houses -- open for agriculture and outdoor recreation.
- The peacefulness and quaintness of a village town
- Size of the town , restricted commercial development.....lots of open space. We have gas stations, supermarket, 2or3 restaurants, doctor office from concord hospital.....I think we are all set....oh, excellent ambulance services and fire dept. enough is enough!
- The towns location. An increase in affordable housing would not change that.
- Warner teeters on the edge of "rural." It has preserved its historic buildings on the Main Street block, with valuable cultural sites-- bookstore, museums, has a few farms and other agricultural places, important conservation acreage, and a large number of dirt roads housing in all directions. The two big industries are tucked away at edges. Warner is also so close to highways for commuting in every direction it I think there is a sense that building multi family housing, for example, within "spitting distance" to the village, will destroy the tranquil 19th century farms, quiet village

- Open spaces, farms, woods and meadows, and few people.
- Webster dictionary, “rural”: of or relating to the country, country people or life, or agriculture. Synonyms: Pastoral, rustic, agrarian, NONURBAN (emphasis added.) Antonyms: Urban, citified, municipal, nonagricultural, metropolitan.
- There are fewer and fewer spaces in this country where a person can live free of the entrapments, noise, bustle, traffic, crime, taxes, petty politicking, and municipal over-reach that is beginning to characterize so many “modernizing” communities in America. Cities and towns like Lebanon, Concord, Manchester, Nashua, Keene, and others are excellent candidates for the sort of housing projects that have been aimed at Warner of late. Leave our community alone."
- Open natural space, minimal large subdivisions
- Easy access to nature, not close to a large city, quiet. (The highway dashes that last one.)
- Historic downtown, importance of farmland, working farms, conservation of open space including the Minks.
- Space to breathe between homes, wildlife encounters, locally grown food
- Lots of opportunities for nature to thrive
- Open land and farms. Nice country main street.
- No big box no strip malls. Farming within the community
- A natural, quiet environment with a country feel. No neon lights.
- Population size, and town services provided
- Open areas and buildings that are appropriate to their surroundings. I.e., no high-rises along the main street. Large lots, fences, farms and historical relevance.
- rural character is the wooded landscape surrounding us. That should not be fractured into high end 100 acre estates, but more a cluster housing fostering community, downtown viability and schools.
- Larger lots, ability to have farm animals on the property, farms, lack of strip malls, focus on local businesses, less traffic
- Rural character is local shops downtown, running into your neighbors downtown at the local, only seeing a chain or corporation sign if you

- go to exit 9. I live here because I see more cows than people on my drive
- Nature and woods. Close sense of community.
 - Natural areas, charm, community. Thought and care in how we grow.
 - You don't necessarily hear the noise of a city around you. You can look out your window and not see your neighbor practically in your own yard. Space to breathe.
 - It means that the village is where the housing exists, and that there is a very obvious change in land use at the edge of the village. Suburban sprawl and housing developments scattered far and wide would not be in keeping with the rural character.
 - Quirky, authentic, and welcoming
 - Access to nature, farms, small town center
 - Plentiful open space vistas with abundant land for recreation of multiple sorts. A thriving, active agricultural sector is, at least for me, a key part of our "rural character". More would be better - but agriculture and housing compete for a finite resource: land.
 - Rural character is a small, fairly dense downtown (like what we have, for instance), and wide, spread out, large plot residential outside of the downtown. It means quiet, sleepy towns that have nice farms in the fall, the occasional farm, but mostly forested land. It means the town isn't particularly wealthy, or particularly impoverished. Just enough tax income to pave the roads well, clear them well, have a decent fire dept and police dept. It means a breakfast place, but no bougie dinner places. It means a minimum of parking lots. It means what Warner was when I was growing up, and has steadily begun to go away from as more and more houses and housing are built.
 - nothing. it once was a pleasant and reasonable cost to live in. That train left the station AND WILL NEVER RETURN.
 - Not a lot of traffic, not too many people, plenty of forest land, "real" people for neighbors, keep out developers
 - Rural character is lots of 1 acre or more for building homes. Also having farms and woods close by
 - Country setting with limited population, growth, and family type of atmosphere.

- A small town atmosphere. Being able to drive only a short way out of town and being 'in the country. Lots of trees in town. Friendly neighbors and townsfolk.
- Low key laid back simple life we don't need to be concord but we need jobs in the area
- Lots of farm land, no traffic lights, less people more land and forests
- It means I can hike, hunt and ski out my back door, I can see the stars without the glare from neighbors exterior lights, I can enjoy absolutely quiet days for listening to bird song, or my own music, and quiet nights for sleeping, or to listen to coyotes or barred owls, it means I can piss of my back deck without offending anyone (except my wife), it means no traffic lights, it means that I run into people I know when I run errands in town, it means that individuals can make a difference in town affairs, it means that you know your neighbors and understand that we will help each other in times of need, it means there are views of farms, fields, forests where houses are few or absent, where you can buy local produce and fresh eggs and swim in unpolluted water, breathe fresh air and catch fish that are for the most part, safe to eat. It means that you frequently can make observations of wildlife like deer, bear, beavers, otters etc., and that your neighbors appreciate that too. Warner's rural character makes possible the persistence of some wildlife like native brook trout and rare turtles and amphibians, that are gone from more developed parts of the state. It means that on a hot day in Concord, it will be 6-10 cooler when you return to town. In so many ways, rural character allows you to live a life with less stress.
- COUNTRY LIVING AS OPPOSED TO CITY
- small town low crime you know people uncrowded older homes general country setting
- green space and there's enough already established
- In an area that is growing, this in my opinion, should be concentrated commercial development to maintain the quintessential New England village feel.
- No so called "workforce housing" aka section 8 housing.
- Rural character refers to a wild element present in the landscape. Where rural areas transition towards developed suburbs the element

which is missing in the latter is not spacing between houses, or the size, shape, or building characteristics of the houses themselves which most noticeably changes, but rather the spaces between the houses which most sharply changes. Where forest, meadow, stream, marsh, and pond exist together with housing, that place can never truly be said to be urban. Where the wild coexists with the built environment a place retains its rural character. Where forest, stream, marsh, meadow, and pond are filled, bulldozed, and replaced with expanses of lawn, sparse and repetitive landscaping elements, and backyard fences, no amount of space between the homes can return the rural character of the space which has been lost by the destruction of its natural aesthetic and living community. I submit to you that a collection of skyscrapers and shopping malls surrounded by communities of living nature and elements one recognizes as parts of the natural world would feel far more rural than an expanse of spacious yards between houses which are miles apart. It is the natural quality of our community which gives it its rural and desirable ambiance. We should do everything in our power to encourage the development of housing which honors and improves these natural systems which we have all chosen to coexist with here by encouraging creative and innovative housing solutions which integrate sustainable technologies and aim to steward and sculpt the natural world around them. Doing so will not only improve Warners rural character, but it's natural spaces.

- Rural means small town that is safe and has no workforce housing!
- Less humans
- Country
- Farms, river, smaller than 6,000 population, places to hike, outdoor skating rink, solar arrays, rail trail that connects to other towns, farmer's market, cute downtown, pockets of housing and neighbors, wild animals
- Open space, trails, woods, quiet areas
- Less people
- A great deal of open land, much in conservation. None of that character would change with housing built in the village and near

services, which is where is needs to be to make sense for those who work and for those who retire here and need to be close to key services.

- Traditional style that is in line with the rest of the town.
- It means that there are not large apartment complexes.
- Not big city
- Farmland and forests
- Means not crowded, so why send out a surgery that says build more houses. Keep Warner rural means stop building!! Start helping the farms in town and protecting the land. No more people!!!
- Just that
- Rural character means low-density population in areas with a good deal of undeveloped land or farm land. It means that certain areas of a town are not to be used as rental properties or for businesses. In our times, it means that natural land and streams, rivers, and landscape in general is protected for the use of wildlife and to some extent recreation, and/or for farming. It means that the town remain recognizable as a town rather than as a sprawl of development either commercial or residential. It means keeping rural living an option for those who do not want to live in cities or to have cities encroaching upon their towns.
- know and work with your neighbors
- support local farmers
- size...keep it small and manageable
- It's not heavily commercialized outside of the existing areas. The community feel is built by generous townfolk that desire to live here
- Safe and minimal
- Housing is not on top of each other in all areas of town. Open space
- More trees than people
- Rural is a term that long term residents use to dissuade others from moving forward or bringing fresh ideas into town. Isn't rural kind of synonymous with discrimination.
- Keeping the town small and quaint.
- Few homes, NO multi families, NO big apartment buildings, LOTS of trees, big plots of land with nothing on it.

- Rural means a lack of buildings, scenery including forests and fields, and no street lights.
- Small Town feel, Farming and farms,
- Rural means keep it the way it is. Get rid of politicians trying to turn it into a big city crud hole.
- open space between buildings, farmland, lack of multi-family construction
- Low impact development. No traffic lights, etc.
- People looking out for and taking care of each other
- Country living
- Room for farms, forests, and nature. No traffic lights, small local businesses.
- Rural character means a small, bustling, vibrant downtown with less development and quiet dirt roads beyond. It means development should be encouraged in town, and perhaps on Rt 103, but not on the smaller roads.
- What warner used to be like prior to folks from away moving here and demanding so many services
- No large housing developments.
- It means no transportation, fewer options for utilities, shopping etc. And Seniors housing is inaccessible and isolated. It means that any child who is raised here desperately wants to escape and will never return to Warner if they do escape. Rural means that no one can afford to live here and Warner is the perfect place for Rich, retired people to get a second home that sits empty all winter while they are in the home in Florida. (yes, that's my neighbor). Rural means that the "old-timers" would rather watch the town die than allow those crazy "city folk" to put in sidewalks, traffic lights, or all the big farmhouses to be divided into "townhouses" for affordable homes for new families.
- open space, dirt roads, village, Mink Hills, Mt. Kearsarge, Warner River, community engagement
- farms and old houses and NH families who have been here for years and small home businesses and horses and other livestock
- Open space, conservation land, farms

- Quiet, friendly, small. We don't mind driving to other towns for services we can't get in Warner.
- Land and country roads. Limited population
- Well, in the past, I might have said that it meant limiting housing. But knowing there are so many who could contribute to our community who are shut out of living here has made me rethink why that concept is important and whether there's a better descriptor or concept that would indicate a sense of welcoming as well as a sensible approach to planning.
- Not living right next to your neighbors.
- A quiet town with no little to road noise, where you know your neighbors, can keep your house unlocked, no homeless, no trash or graffiti.
- Not populated w/ some agriculture. Tho NH has not been an "agricultural" state for a while
- Not overly filled with industrial buildings, shopping malls, or warehouses, but rather homes spaced reasonably, plenty of space for a person to walk between homes, and easy access to farms, fields, and forests.
- It means not having to see neighbors, living in the wilderness, enjoying nature, without cars, driving by, being able to walk down to the river or on the rail trail without seeing homeless or trash. Keeping Warner a small town and not trying to turn it into Concord.
- Space between makes good neighbors
- Limited height to buildings, lots of agriculture. Less pavement parking.

Question 28	
OPTIONAL: Please enter your email address to be kept informed about housing in Warner. [Write-in comments]	
Answered	71
Skipped	333

- Voluntary email addresses kept confidential with the Warner HAC.