

A COMPREHENSIVE ANALYSIS OF THE 2025 WARNER HOUSING SURVEY

OVERALL SUMMARY OF SURVEY RESULTS

The survey responses paint a clear picture of a community navigating a central tension: Warner residents strongly value the town's rural character yet recognize growing pressures for more flexible, affordable, and family-supportive housing. Many express conditional openness to ADUs and certain forms of multifamily housing, particularly when tied to family care, aging in place, or broader community benefit, but financial barriers such as taxes, construction costs, and complex permitting processes remain major obstacles. Concerns about overdevelopment, short-term rentals, privacy, and trust in local regulatory systems further shape public hesitation.

At the same time, the results show meaningful support for well-designed, context-sensitive development. Residents consistently favor small-scale, traditional New England village forms downtown and demonstrate strong approval for farmstead-style multifamily buildings, underscoring the importance of architectural compatibility. While larger multifamily buildings face notable resistance, there is moderate openness to townhomes and small multifamily structures in commercial and Intervale districts, suggesting that scale, location, and design are decisive factors in public acceptance.

High engagement across the survey, including a substantial volume of additional comments, highlights the importance of housing issues to the community and signals an opportunity for more innovative planning, clearer communication, and more efficient regulatory processes. Overall, the feedback reflects a community that is not opposed to growth but is deeply protective of its identity, cautious about unintended consequences, and eager for policies that balance affordability, character, and thoughtful, well-scaled development.

2025 WARNER HOUSING SURVEY | Q-B-Q ANALYSIS (CLOSED QUESTION)

Q1: Interest in building an Accessory Dwelling Unit (ADU)

- **What stands out:** The 19.65% *'Not sure'*-group is important to note, as it is large enough to shift outcomes depending on how the town addresses community concerns. This highlights the fact that the way a question is posed is critical. The goal is to encourage a commitment to one answer or another. If an option is given to be *non-committal*, and thus respond with a *non-answer*, the question itself becomes superfluous.
- **Patterns:** Responses are split, with a slight plurality saying *'No'* (42%) and a substantial minority saying *'Yes'* (36%). Furthermore, *nearly 20% are unsure*, indicating mixed but meaningful interest.
- **Points of tension:** The distribution shows a community divided between those open to ADUs and those resistant, suggesting that future policy discussions will need to navigate a nearly even split in sentiment.

Q2: Incentives to Building ADUs

- **What stands out:** Recurring emphasis on tax incentives and streamlined approval processes as motivators suggests policy efforts focusing on financial incentives and reducing regulatory burdens could increase ADU development interest.

- **Patterns:** A majority of respondents indicated no incentives would help them build an ADU, but among those who did; tax breaks, subsidies, cheaper building permits, and clearer guidelines were the most frequently mentioned.
- **Points of tension:** There is a *strong divide* between those uninterested in incentives and those who see financial or regulatory relief as critical, highlighting differing priorities.

Q3: Preferred types of multi-family housing in Warner's Business District (Downtown Village)

- **What stands out:** The community clearly distinguishes between *small-scale, traditional village forms* (mixed-use, townhomes, small multifamily) and *larger apartment buildings*, which are broadly unpopular in the village core.
- **Patterns:** *Mixed-use buildings* receive the strongest support, with *nearly 70% agreeing or strongly agreeing*, while support declines as building size increases.
- **Points of tension:** *Larger multifamily buildings* (6–19 units and especially 20+ units) *face strong opposition*, with majorities in the “strongly disagree” category, showing discomfort with higher density downtown.

Q4: Preferred types of multi-family housing in the Commercial District (around Exit 7)

- **What stands out:** The commercial district appears to be viewed as a more flexible growth area, though not without limits. Residents still show clear discomfort with 20+ unit buildings.
- **Patterns:** Support is more evenly distributed than downtown, with townhomes, mixed-use, and small multifamily receiving moderate approval, and larger buildings still facing resistance.
- **Points of tension:** While opposition to large buildings remains strong, the commercial district shows slightly higher tolerance for mid-sized multifamily compared to downtown, indicating location matters.

Q5: Preferred types of multi-family housing in the Intervale District (near Exit 9)

- **What stands out:** The consistency between Exit 7 and Exit 9 responses suggests a shared public perception of these areas as appropriate for some growth, but with clear boundaries on scale.
- **Patterns:** Similar to Exit 7, respondents show moderate support for mixed-use, townhomes, and small multifamily, with support levels closely mirroring the commercial district.
- **Points of tension:** Larger buildings again draw the strongest opposition, though slightly less intense than downtown, suggesting residents see Exit 9 as

somewhat more appropriate for density but still not for large complexes.

Q6: Interest in multifamily buildings resembling traditional New Hampshire farm homesteads

- **What stands out:** This is one of the most positively received concepts in the entire survey, suggesting that architectural style could be a powerful tool for aligning new development with community values.
- **Patterns:** A strong majority (70%) support farmstead-style multifamily buildings, indicating broad appeal for traditional New England architectural forms.
- **Points of tension:** Only a small minority (12%) oppose the concept outright, but the 18% 'not sure'-group reflects concerns about authenticity, cost, or context.

Q7: Additional comments, concerns, or questions about housing in Warner

- **What stands out:** The open comment rate (89 responses) is unusually high for a municipal survey, underscoring that housing is a high-salience issue in Warner.
- **Patterns:** Roughly half of respondents chose to leave additional comments, indicating high engagement and strong feelings about housing issues.
- **Points of tension:** The high volume of comments reflects both enthusiasm and anxiety. Residents feel

strongly enough to elaborate beyond structured questions.

Question	Action Implications <i>(what should we do with these findings? How are these results actionable?)</i> <i>This is the most valuable inference of a survey and should be the primary goal of each and every survey question presented)</i>
<i>Q1: Interest in building an Accessory Dwelling Unit (ADU)</i>	Responses are split with 42% saying “No,” 36% “Yes,” and 19.65% unsure, indicating mixed but meaningful interest.
<i>Q2: Incentives or support to encourage ADU building</i>	Majority indicated no incentives would help; those suggesting incentives focused on tax breaks, subsidies, cheaper permits, and clearer guidelines.
<i>Q3: Multifamily housing preferences in Business District (Downtown Village)</i>	Strong support for mixed-use buildings (~70%), but opposition to larger multifamily buildings (6+ units).
<i>Q4: Multifamily housing preferences in Commercial District (Exit 7 area)</i>	Moderate approval for townhomes, mixed-use, and small multifamily; resistance to large buildings remains.
<i>Q5: Multifamily housing preferences in Intervale District (Exit 9 area)</i>	Similar to Exit 7 with moderate support for smaller multifamily and opposition to large complexes.
<i>Q6: Interest in multifamily buildings resembling traditional NH farm homesteads</i>	Strong majority (70%) support traditional New England architectural forms; small minority oppose.
<i>Q7: Additional community comments and concerns</i>	High engagement with roughly half leaving comments, showing strong feelings about housing. Leverage high community engagement for inclusive planning and communication efforts.

2025 WARNER HOUSING SURVEY | Q-B-Q ANALYSIS (OPEN-ENDED QUESTIONS)

Accessory Dwelling Units (ADUs) – Interest and Uncertainty

Many respondents expressed conditional interest in building ADUs, but few had firm plans. The most common reasons for considering an ADU were family needs, housing children, grandchildren, or aging parents, and the possibility of using ADUs to support aging in place.

➤ Patterns:

- **Family-driven or aging-related contingencies** dominate the *'not sure'* responses. Many residents say they might build an ADU if a parent, child, or grandchild needed housing or care.
- **Financial uncertainty** is a major factor. Respondents cite taxes, construction costs, and the broader economy as reasons they cannot commit.
- **Conditional openness** appears frequently: people are not opposed to ADUs in principle but lack a current need.
- Desire to age in place shows up repeatedly, with ADUs seen as a potential tool for future flexibility.
- **Clarification issues** arise, as at least one respondent wasn't sure whether the question was about personal intent or general support for ADUs.

➤ Points of Tension:

- **Rural character vs. flexibility:** Several respondents express concern that ADUs could erode Warner's *'uncrowded'*, rural feel. Some respondents expressed reluctance to become landlords or to invite tenants onto their property.
- **Tax burden fears:** Some residents worry that adding an ADU would increase their property taxes to an unaffordable level.
- **Distrust or frustration with town processes:** A few comments reflect hostility toward perceived overreach or change.
- **Tenant concerns:** Some respondents explicitly do not want tenants on their property.
- **Regulatory ambiguity:** Confusion about size limits, setbacks, and whether variances are needed creates hesitation.

Incentives for ADUs

The single most common request was for tax relief, whether in the form of abatements, exemptions, or reductions. This echoed across dozens of responses.

➤ Patterns:

- **A large share of respondents say 'No':** This is either because they have no need, are too old, or simply do not want an ADU.

- Among those who would consider incentives, the most common themes are:
 - Tax relief (by far the most frequent request)
 - Lower permitting fees
 - Clearer, simpler, or more predictable approval processes
 - Reduced restrictions (setbacks, size limits, septic requirements)
 - Financial support such as subsidies or low-cost financing
- Family-care motivations continue to appear as a conditional reason to build an ADU.
- Energy-related incentives (solar, heat pumps, net-positive design) are mentioned by a smaller but notable subset.
- **Points of Tension:**
 - **Deep frustration with permitting and town governance:** Multiple respondents describe Warner as unusually difficult to build in, citing general discourse, delays, and/or excessive fees.
 - **Fear of short-term rentals:** Some residents worry that ADUs will be used for Airbnb/VRBO rather than local housing.
 - **Rural character concerns:** A recurring sentiment is that Warner does not 'need more housing' or that ADUs conflict with the town's identity.

- **Equity concerns:** Some respondents argue that tax incentives should apply only to local residents, not out-of-town property owners or commercial entities.
- **Regulatory clarity gaps:** Confusion about square footage limits, definitions (e.g., duplex vs. ADU), and septic requirements creates barriers.

Multifamily Housing Preferences

Open-ended comments revealed a divide between those who support mixed-use development downtown and those who oppose larger multifamily projects altogether.

➤ **Patterns:**

- **Aesthetic conditionality:** Many respondents say 'maybe', depending on location, scale, or whether the design fits surrounding buildings.
- **Openness to alternatives:** Several respondents note they are also open to modern designs or do not care about aesthetics at all.
- **Concerns about cost:** Some believe farmstead-style buildings may be too expensive to construct for 'workforce housing'.
- **Context matters:** Respondents differentiate between downtown, commercial zones, and rural areas. What seems to be a good fit in one may not be in another.
- **Existing examples:** Some reference Braeside or other local buildings as precedents.

➤ Points of Tension

- **Authenticity vs. imitation:** A few respondents object to reconstructed farmsteads, arguing that new construction cannot replicate historic integrity.
- **Commercial-zone mismatch:** Several respondents feel farmstead aesthetics are inappropriate near Market Basket, McDonald's, or other modern commercial buildings.
- **Safety and code concerns:** One respondent notes that certain traditional-style buildings may not meet fire safety standards.
- **Rural character vs. development needs:** Some want traditional aesthetics to preserve character; others prioritize usefulness, affordability, or density over style.
- **Strong opposition to multifamily housing in general:** A minority rejects multifamily development outright, regardless of design.

General Housing Comments, Concerns

➤ Patterns:

- **Desire to preserve rural character** is one of the strongest themes. Many respondents fear Warner could become overdeveloped or lose its small-town identity.
- **Recognition of housing need is also strong.** This is especially true for:
 - Young families
 - Local workers
 - Medical staff at nearby hospitals

○ Seniors looking to downsize

- **Affordability concerns** appear throughout: residents want housing that local people can actually afford, not just market-rate units.
- **Infrastructure limitations** (water/sewer, school capacity, emergency services, taxes) are frequently cited as constraints.
- **Support for mixed-use and walkability** emerges as a positive vision for downtown.
- **Architectural preferences** lean toward traditional New England styles, with emphasis on avoiding 'cheap', 'ugly,' or 'cookie-cutter' development.
- **Calls for zoning reform** appear in several responses, including:
 - Allowing mobile homes on individual lots
 - Simplifying conversion of old homes to multifamily
 - Revisiting *NIMBY (Not in My Back Yard)*-driven restrictions

➤ Points of Tension:

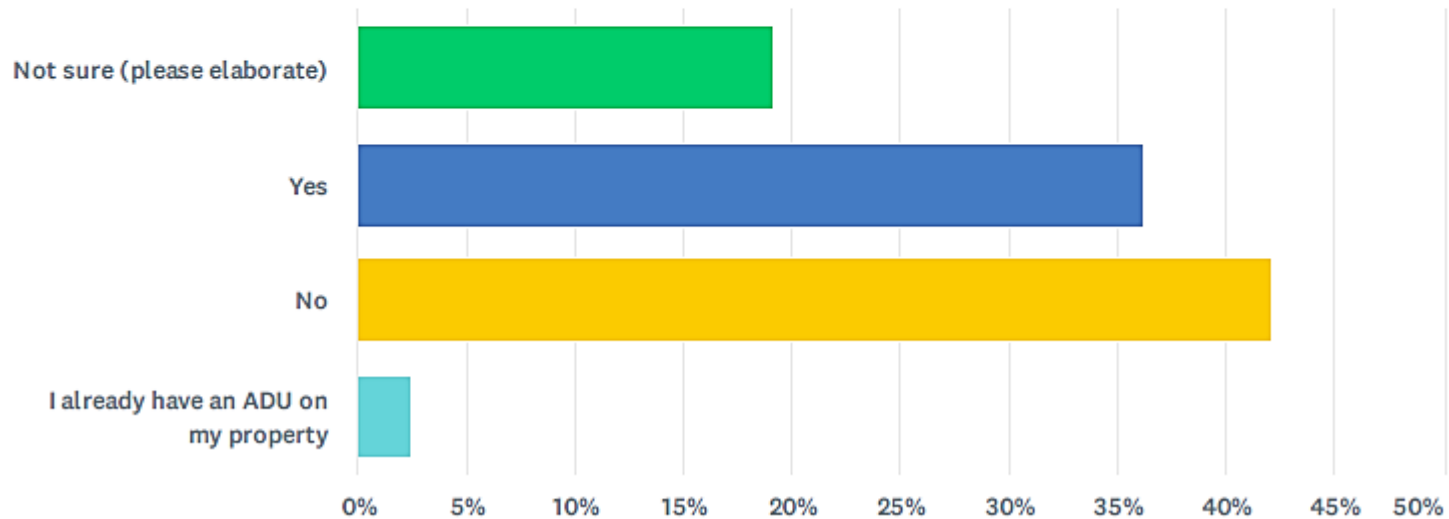
- **Growth vs. preservation:** The most fundamental divide is between those who want more housing (especially affordable/workforce) and those who want little or no new development.
- **Tax burden fears:** Many residents worry that multifamily housing will increase school and municipal costs without adding enough tax revenue.

- ***Distrust of town leadership:** A subset of respondents expresses discord and discontentment with the Selectboard and Planning Board; as well as those who may be new to their position or the town itself. Social tension is present and evident. (**This is important to note, as it is a direct attempt from the community to communicate with leaders on fundamental matters which may influence and impact the answers to all preceding and proceeding survey questions.*)
- **Location disagreements:** Some prefer development near Exit 7; others prefer Exit 9; others want it downtown; others want none at all.
- **Aesthetic standards vs. cost:** Traditional designs are popular but may conflict with affordability goals.
- **Short-term rentals:** Some fear STRs will undermine local housing availability.
- **Environmental concerns:** Protecting the Warner River and aquifer is a recurring priority. Others argued that Warner must adapt to meet housing demand, especially for younger residents and workers.

DIRECT SURVEY ANALYTICAL DATA (RAW DATA)

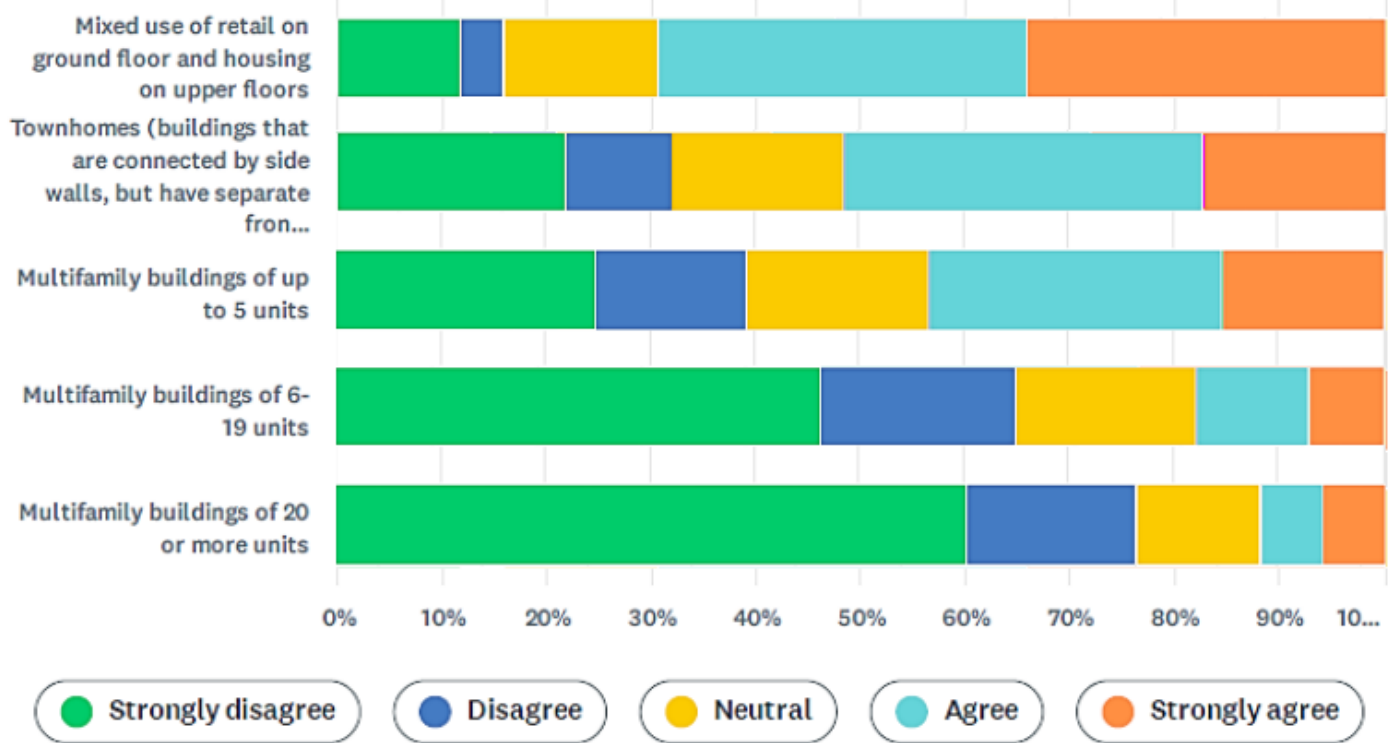
With the changes to state law (as of July 2025) permitting attached and detached Accessory Dwelling Units (ADUs) by right in all zoning districts that permit single-family dwellings, if you are a Warner homeowner, would you be interested in building an ADU in the future?

Answered: 204 Skipped: 12



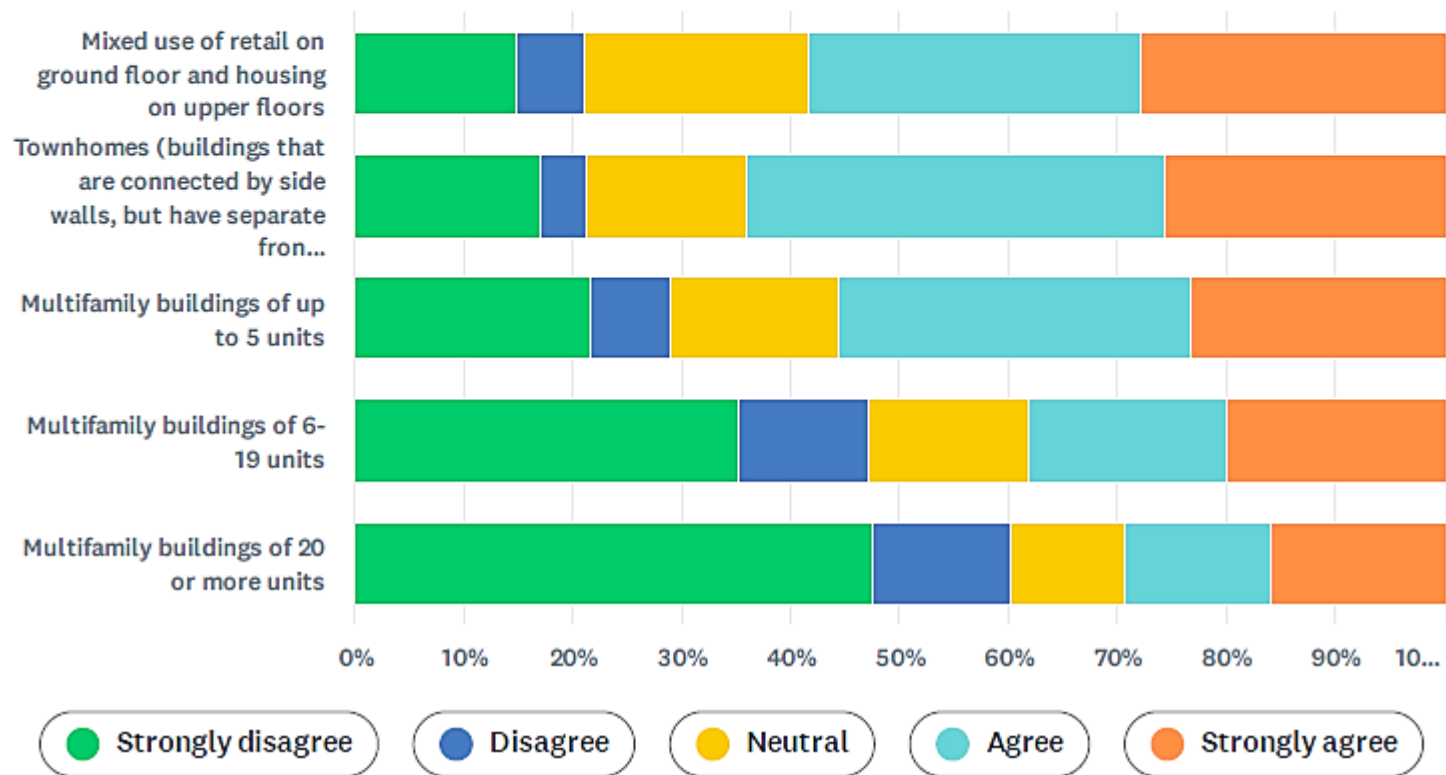
With the upcoming changes to state law permitting multi-family development in commercial zones beginning in July 2026, what kind of multi-family housing would you like to see within Warner's Business district (which you may know as the downtown village)? Please indicate your level of agreement with each option:

Answered: 213 Skipped: 3



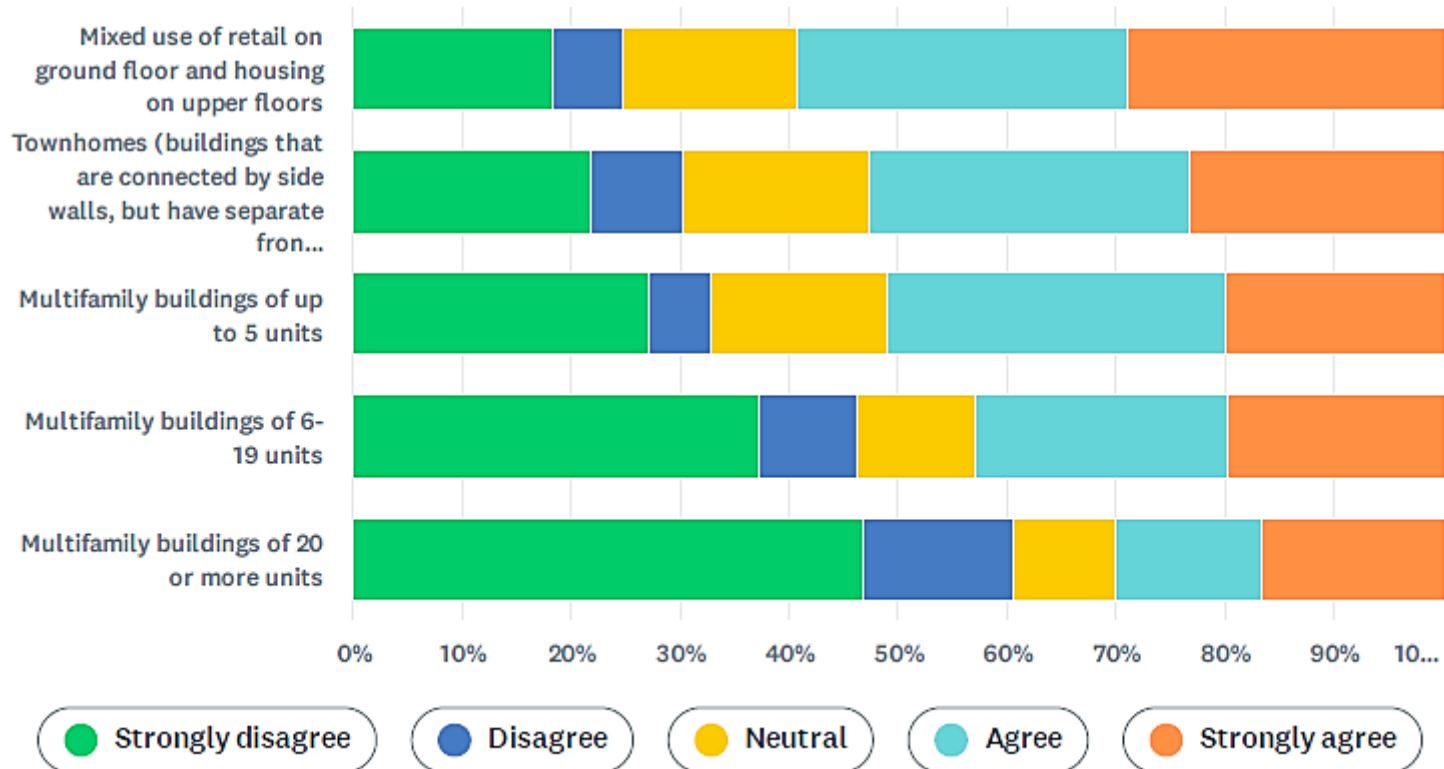
With the upcoming changes to state law permitting multi-family development in commercial zones beginning in July 2026, what kind of multifamily housing would you like to see in the Commercial District (which you may know as the area in and around Exit 7)? Please indicate your level of agreement with each option:

Answered: 212 Skipped: 4



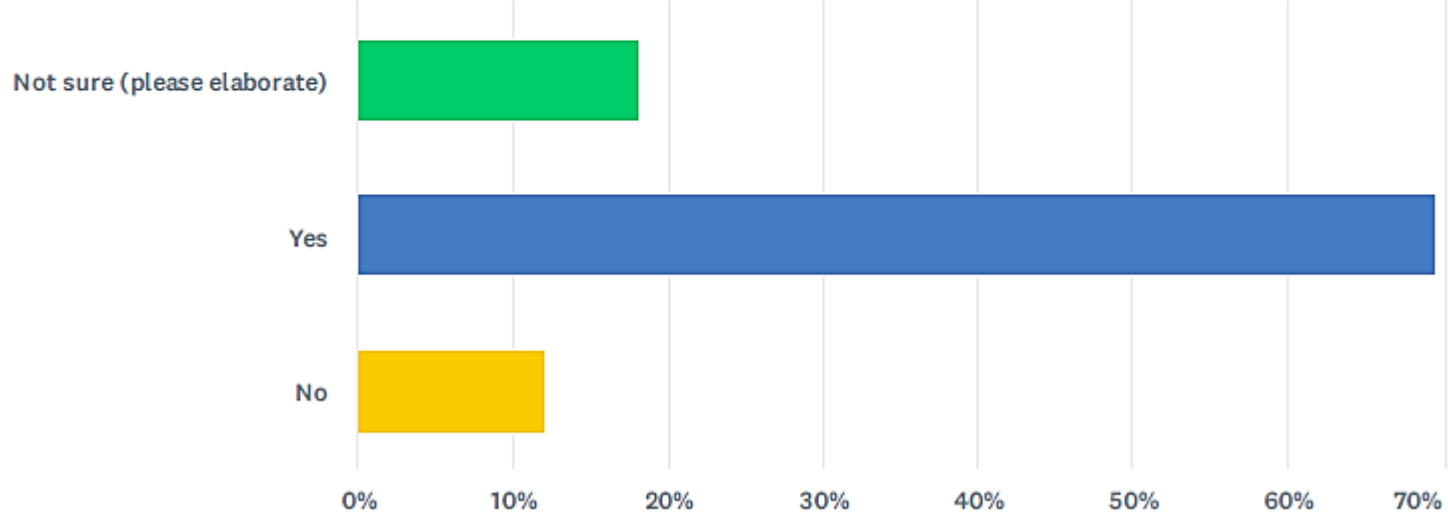
With the upcoming changes to state law permitting multi-family development in commercial zones beginning in July 2026, what kind of multifamily housing would you like to see in the Intervale District (which you may know as the area near Exit 9)? Please indicate your level of agreement with each option:

Answered: 214 Skipped: 2



Would you be interested in seeing multifamily buildings that resemble a traditional New Hampshire farm homestead (as pictured in the example images below)?

Answered: 214 Skipped: 2



Q2 Regarding ADUs; is there anything that would help or incentivize you to build an ADU?

Answered: 157 Skipped: 59

#	RESPONSES	DATE
1	No,not the way taxes are going.	2/8/2026 8:56 AM
2	Funding, Grant	2/7/2026 9:33 AM
3	Minimal tax impact, cost to do so not being ridiculous	2/6/2026 3:27 PM
4	No	2/6/2026 8:26 AM
5	Faster approval process.	2/6/2026 8:23 AM
6	no	2/6/2026 7:01 AM
7	No	2/6/2026 6:43 AM
8	A need.	2/6/2026 6:20 AM
9	No	2/5/2026 9:43 PM
10	No	2/5/2026 8:25 PM
11	Not really. Our lot is too small and steeply sloped. We already have an attached back structure that could easily be renovated into a small separate living space.	2/5/2026 5:17 PM
12	Either tax incentive or some type of rebate	2/3/2026 5:10 PM
13	No	2/3/2026 3:44 PM
14	No	1/31/2026 8:53 PM
15	Any tax incentive would of course be an incentive.	1/31/2026 8:27 AM
16	no	1/30/2026 1:25 PM
17	lower tax rate	1/30/2026 12:12 PM
18	Family need	1/29/2026 8:41 PM
19	No	1/28/2026 9:33 AM
20	town/state tax credit	1/28/2026 9:17 AM
21	I would need more space.	1/28/2026 7:22 AM
22	Tax relief.	1/28/2026 4:51 AM
23	Family member needing a space	1/27/2026 9:19 PM
24	Taxes	1/27/2026 8:13 PM
25	A tax break... like a 100% tax break.	1/27/2026 7:54 PM
26	No	12/31/2025 6:39 PM
27	No	12/23/2025 6:57 AM
28	We're too old to consider it	12/23/2025 6:51 AM
29	No	12/22/2025 12:55 PM
30	Cheaper building permits.	12/19/2025 2:08 PM
31	No	12/19/2025 6:13 AM

32	No	12/18/2025 9:42 PM
33	No	12/18/2025 9:00 PM
34	A subsidy to build an ADU. In my situation it would start as a "mother in-law" dwelling unit. That way we can try to keep the aging population with family and possibly free up space in nursing homes	12/18/2025 8:48 PM
35	Tax credit or other incentives for making the ADU net positive in terms of energy consumption i/e solar etc.	12/17/2025 8:45 PM
36	no	12/17/2025 4:34 PM
37	No.	12/17/2025 3:31 PM
38	Tax incentives and having the option of using town water and sewer or using a well or septic system	12/15/2025 9:03 AM
39	reinstate the tax incentives and rebates for renewable energy, ie solar, heat pumps, etc	12/13/2025 5:28 PM
40	No	12/13/2025 9:22 AM
41	Just cashflow.	12/13/2025 6:45 AM
42	nothing comes to mind	12/12/2025 11:14 PM
43	If there were tax breaks associated with this, it might be an incentive. Currently, we do not need an ADU as we have enough space for the people that live in our house.	12/12/2025 7:57 PM
44	Tax incentives or subsidies.	12/12/2025 7:31 PM
45	Less restrictions	12/12/2025 7:16 PM
46	No	12/12/2025 6:05 PM
47	No	12/12/2025 5:34 PM
48	STOP TRYING TO SCREW UP WARNER, NOW.	12/12/2025 5:31 PM
49	No	12/12/2025 3:06 PM
50	No	12/12/2025 3:00 PM
51	Easy approval processes, property tax incentives	12/12/2025 12:08 PM
52	Tax breaks	12/12/2025 10:44 AM
53	no	12/12/2025 10:11 AM
54	Clear guidelines on size requirements (max and minimum). Current state law allows up to 950 square feet. Our current ADU is 920 square feet of living space with an additional 400 square feet of unfinished barn space. Currently, it is unclear to me whether a variance is needed to finish part or all of the 400 square feet of barn space.	12/12/2025 8:54 AM
55	reduction in property tax. but no reduction in property taxes for more than 2 adu's owned by a persons with a primary residence in Warner. No tax relief for commercial properties, or those owned by persons outside of warner	12/12/2025 8:40 AM
56	No	12/12/2025 8:17 AM
57	No need	12/12/2025 7:58 AM
58	no...don't need more housing.	12/12/2025 7:44 AM
59	No	12/12/2025 7:30 AM
60	No	12/12/2025 6:33 AM
61	No	12/11/2025 11:54 PM
62	No. The question is too open-ended. Septic, parking, setbacks, water, are all concerns. Asking if you might want this without more information is not a fair question and the results could easily be manipulated.	12/11/2025 11:09 PM

63	No	12/11/2025 10:35 PM
64	Cost and set back regulations	12/11/2025 10:07 PM
65	Allow it to be temporary/on wheels. It would be nice to have the option of a tiny house that is not a permanent structure on the property.	12/11/2025 9:58 PM
66	Don't know	12/11/2025 9:39 PM
67	No	12/11/2025 9:28 PM
68	No	12/11/2025 9:20 PM
69	My land is quite rural, and I already have a small rental house on it, so it's not an appropriate setting.	12/11/2025 8:58 PM
70	A family member needing to live closer	12/11/2025 8:37 PM
71	Reduced or apportioned property taxes	12/11/2025 8:33 PM
72	No—as I said above, it would depend on our personal circumstances.	12/11/2025 8:23 PM
73	no additional taxes	12/11/2025 8:18 PM
74	Ability to rent short term, since I have adequate off street parking and would not impact my neighbors.	12/11/2025 6:10 PM
75	No, the house is in a Trust.	12/11/2025 4:57 PM
76	?	12/11/2025 4:56 PM
77	There is nothing that would help or incentivize me to build an ADU. I love my privacy and the current amount of land.	12/11/2025 4:07 PM
78	An ADU could keep seniors in their homes for several obvious reasons... also an ADU has potential income advantages as well.	12/10/2025 11:32 AM
79	Tax breaks	12/9/2025 4:26 PM
80	ADU incentive programs that address workforce housing, affordable housing, elderly housing, aging in-place, caregivers housing. Something that helps the increased property tax burden associated with an ADU.	12/9/2025 11:51 AM
81	Receiving a tax incentive	12/9/2025 10:15 AM
82	a clear need to support a family member might prompt me to consider building one	12/9/2025 8:42 AM
83	Tax incentive	12/9/2025 7:40 AM
84	Workforce housing for farm workers	12/9/2025 7:01 AM
85	No!	12/8/2025 7:58 PM
86	Low cost financing...	12/8/2025 7:38 PM
87	No	12/8/2025 7:21 PM
88	I rent so n/a	12/8/2025 5:43 PM
89	Knowing septic system regulations with regard to additional units	12/8/2025 5:39 PM
90	tax break	12/8/2025 5:26 PM
91	Partial property tax abatement for the ADU.	12/8/2025 5:09 PM
92	Property tax exemption. Tax rebate	12/8/2025 4:57 PM
93	Reduced lot size with road frontage restriction.	12/8/2025 4:28 PM
94	Money	12/8/2025 4:17 PM
95	Not really -- We don't have much open space and would only do it to house a family member in need.	12/8/2025 4:16 PM
96	not that I could imagine now	12/8/2025 4:07 PM

97	Making sure the ADU rules and guidelines are clear would be helpful.	12/8/2025 3:37 PM
98	Nothing.	12/8/2025 10:39 AM
99	Reduced tax burden	12/8/2025 6:31 AM
100	Tax break	12/7/2025 6:14 PM
101	health care needs	12/6/2025 4:00 PM
102	No. It would be based on family needs.	12/6/2025 12:49 PM
103	no	12/6/2025 11:53 AM
104	no	12/6/2025 10:30 AM
105	I would like to build one for my parents to take care of them	12/6/2025 9:10 AM
106	No	12/6/2025 8:48 AM
107	No	12/5/2025 1:22 PM
108	No	12/5/2025 11:48 AM
109	no. what is to keep my neighbors from building ADUs and then simply renting them through VRBO or AirBnB, thus doing nothing to provide more local housing?	12/5/2025 10:01 AM
110	No	12/5/2025 8:20 AM
111	I would build an ADU if I needed to take care of my parents as they grow older	12/5/2025 6:51 AM
112	Lower the outrageous building permitting process and the outrageous fees pertaining to building permits that were implemented in Warner by a certain selectman.	12/4/2025 11:18 PM
113	Not particularly.	12/4/2025 9:05 PM
114	Time and money. Also not being slammed with a bunch more property tax for the new unit.	12/4/2025 8:33 PM
115	No, nothing would interest me	12/4/2025 7:59 PM
116	Tax breaks for providing housing.	12/4/2025 7:58 PM
117	A elderly parent or sibling who can't live alone	12/4/2025 7:48 PM
118	Not really. I don't need an ADU except as a rental unit. I am not interested in becoming a landlord at this time/	12/3/2025 11:25 AM
119	Remove restriction on square footage. If a person can rent an apartment that has 300 sqft, why can't they build a house which is that size?	12/3/2025 11:23 AM
120	Tax relief.	12/1/2025 8:34 AM
121	Bring our tax bill back to where we can afford to live here instead of doubling it	11/30/2025 11:39 AM
122	Tax relief.	11/30/2025 6:05 AM
123	Lower taxes	11/29/2025 6:27 PM
124	Clear guidelines from Planning Board on what might need an exception. Seems Planning Board often passes applications to the ZBA who then rules that no exception is needed. Appears this might be a delaying tactic by the planning Board to discourage building.	11/29/2025 5:50 PM
125	Just our personal need for care.	11/29/2025 12:54 PM
126	A tax reduction for providing a rentable living space.	11/29/2025 12:36 PM
127	Not at this time.	11/29/2025 10:47 AM
128	No, why should you be trying to incentivize people to add disruptive short term rentals to Warner?	11/29/2025 10:44 AM
129	cheaper resource costs....	11/29/2025 10:36 AM
130	No	11/29/2025 10:02 AM

131	No	11/29/2025 9:41 AM
132	not at this time	11/29/2025 9:13 AM
133	no	11/29/2025 8:50 AM
134	Lower property taxes	11/29/2025 8:21 AM
135	no	11/29/2025 8:06 AM
136	Allow a building within the property boundary easement	11/29/2025 8:00 AM
137	Cost	11/29/2025 7:52 AM
138	No	11/29/2025 7:46 AM
139	Nothing	11/28/2025 10:27 PM
140	Not ever.	11/28/2025 10:26 PM
141	Tax break	11/28/2025 6:34 PM
142	Only the housing markets' steady decline, if it continues into my children's young adulthood	11/26/2025 9:34 PM
143	Clear, ADU-supportive and ADU-specific zoning ordinances.	11/26/2025 9:10 PM
144	Would love to see the town of Warner offer tax incentives that would help keep the ADU more affordable, even if only for five or six years. We would be building one either for an aging parent or for our YA who cannot afford a place of their own. We'd not be receiving rental income, so any extra tax on top of the expense to build would be a hindrance. It would help to get a low "housing excise tax" (maybe a flat fee) at first before taxing it at the higher residential tax rate.	11/26/2025 8:03 PM
145	No	11/26/2025 7:13 PM
146	The inclusion of mobile homes could offer a cost-effective housing option, potentially addressing the need for more affordable living spaces in Warner. Larger ADU sizes should be permitted, with a suggested minimum of 1250 square feet. This would provide more flexible and accommodating living spaces, potentially addressing the needs of larger families or those seeking more comfortable living arrangements.	11/26/2025 3:34 PM
147	Need	11/26/2025 1:49 PM
148	No	11/26/2025 12:15 PM
149	It's not necessary	11/26/2025 12:13 PM
150	No	11/26/2025 10:52 AM
151	I don't know.	11/26/2025 10:22 AM
152	Finances	11/26/2025 10:04 AM
153	Getting the multiple committees of TownHall busybodies OUT of the permitting process. I am a builder with builds going on in 3 counties and Warner is one of the most difficult places to build Ive ever dealt with.	11/26/2025 9:55 AM
154	No	11/26/2025 9:46 AM
155	no. i moved to warner to be in the country. if i wanted to live in a dense area, i would live in the city.	11/26/2025 9:43 AM
156	Money	11/26/2025 9:38 AM
157	cost of living	11/24/2025 1:44 PM

Q7 Please enter any additional comments, concerns, or questions you have regarding housing in Warner:

Answered: 100 Skipped: 116

#	RESPONSES	DATE
1	These areas of warner are not big enough for this kind of development. It would change the feel of warner completely	2/7/2026 9:33 AM
2	Would like to keep our forest, so tired of everything being cut down	2/6/2026 3:27 PM
3	Warner is a quaint small farm town with lots of wildlife and open space, I believe the only people that want to change it are the ones who will profit from the change! We have absolutely no public transit so apartments buildings are not a good fit. Townhomes are the best solution as they provide ample housing in a small space and can be reasonably priced.	2/5/2026 9:43 PM
4	Affordable housing is paramount for sustainable growth in our community.	2/5/2026 8:25 PM
5	Before developing multi-family units, we will need to ensure that there is enough water and sewer capacity. Warner's water and sewer infrastructure is approaching its design capacity and in need of updating. My understanding is currently in the Intervale and Village districts, the two gravel packed wells are already stressed with the current users and there will need to be new wells drilled or the current wells rehabbed to augment the current supply. Any multi-family developments should significantly contribute to the costs of updating this infrastructure.	2/5/2026 5:17 PM
6	I would like to see incentives for renewable energy implementations such as Solar and other sustainability features included with any new planning.	1/31/2026 8:27 AM
7	N/A	1/29/2026 8:41 PM
8	PARKING! and TAXES	1/28/2026 9:17 AM
9	Please do something to help with the taxes, we can't afford anymore.	1/28/2026 4:51 AM
10	I think that the exit 7 and exit 9 areas would be more appropriate for multi family housing, but it would have to be sized appropriately for the lot and of a design that is appropriate for the rural nature of the town	1/27/2026 9:19 PM
11	Please listen to what the residents of this town have to say. We have felt ignored at times, despite filling out surveys.	1/27/2026 7:54 PM
12	Housing could also look fifferent, like apartment buildings. Thank you.	12/31/2025 6:39 PM
13	Grow, but don't lose our small town flavor	12/23/2025 6:51 AM
14	The exit 7 area does not easily support the water and sewer needs of large multi unit housing, unlike the Intervale.	12/19/2025 2:08 PM
15	New Hampshire's quaint little towns need to stay that way. We love the open rolling landscapes and the abundant wildlife! Please don't change that!	12/19/2025 7:58 AM
16	Look at the enrollment at Simonds Elementary School in Warner. The numbers are going down because young families cannot find affordable housing here, any housing here. Children are the heartbeat of a community. Think about it.	12/18/2025 9:42 PM
17	I think some effort should be put forward into looking into affordable housing for younger people on small lots. Perhaps something like 3 story row homes where the possibility of townhomes is being considered. Or detached three story homes on small footprints with a common parking lot and connected footpaths.	12/18/2025 8:48 PM
18	I would like to see clusters of small energy independent/ i/e solar pv powered units with shared access to common garden and other green space.	12/17/2025 8:45 PM
19	none	12/17/2025 4:34 PM

20	Keep it looking like a New England town.	12/15/2025 9:03 AM
21	No new housing in Warner.	12/13/2025 9:22 AM
22	Affordability of housing units should be prioritized. If we are just going to have more units that families cannot afford, this is only going to be good for landlords.	12/13/2025 6:45 AM
23	There isn't a housing problem there is a population problem. Stop trying to fix the wrong issue with these ridiculous scenarios.	12/13/2025 12:29 AM
24	The character of the downtown could be affected negatively by over development of multifamily dwellings. I would like to see unused spaces considered for apartments, and any new multi-unit buildings or townhouse style dwellings concentrated near exit 7. Exit 9 feels better equipped to handle business development, and I would love to see the addition of a non-fast food restaurant to the area near the round about between DD and the Evans.	12/12/2025 7:31 PM
25	STOP TRYING TO SCREW UP WARNER, NOW.	12/12/2025 5:31 PM
26	Infrastructure limited by our ability to pay our taxes	12/12/2025 10:44 AM
27	While I am in favor of townhouses and multi-family units up to 5 units in the areas included in the survey, I would like to see ordinances that take into consideration the number of townhouses/buildings per acre (or other appropriate unit for area developed) to keep population density at a sustainable level for the town's departments, facilities, etc. Also, the current housing market is unapproachable financially for many of NH residents, especially young families and older residents looking to downsize. To the extent allowable, I would like to see the town impose provisions to ensure any new development in these areas includes affordable, workforce housing options.	12/12/2025 8:54 AM
28	new housing should require parking, fire/police/dpw services and protection, green space, and space for children. if the property is run b/y a commercial company, on building, the owner must at their cost provide addition funds for police, dpw and fire.	12/12/2025 8:40 AM
29	Warner could benefit. by SOME new housing that would provide residences for workers in our "nearby" medical facilities--New London Hospital and Dartmouth-Hitchcock--which are woefully short of housing, making it harder to attract much needed medical personnel	12/12/2025 8:31 AM
30	I'm very concerned about multifamily units adding more cost to our taxes without appropriately adding to the tax base. We are stretched so thin as it is. Paying for additional policing, schooling, and road maintenance is going to raise our already astronomical taxes.	12/12/2025 8:17 AM
31	Warner's selectmen have taxed Warner's lower class out of there homes in favor of importing lower class from out of town in order to provide them with housing and financial assistance so they can control them with handouts and as a result purchase there votes the best thing Warner's can do for lower earners looking for housing is stay out of it and let the market regulate itself and let individuals figure it out for themselves rather than try to purchase a voting majority on the taxpayers dime	12/12/2025 7:58 AM
32	O	12/12/2025 7:30 AM
33	What would be depressing if Warner allows development that looks like rte 4 in Chichester. It is soulless. Unless you want a trailer or construction equipment, why go to Chichester? Warner needs to embrace an identity of traditional New England codify architectural standards to enforce it.	12/11/2025 11:09 PM
34	We need stronger code enforcement.	12/11/2025 10:35 PM
35	Before we talk zoning we need to define what "Adequate Infrastructure " means for our town. Will taxes cover the cost of full time police, a paid ambulance and fire department, and increased strain on the school district?	12/11/2025 9:39 PM
36	Am not interested in anything that looks like it does not "belong" in this quaint village. No commercial looking units. Small units 4-5 ok -like on Farrel loop (103) are fine. What is not fine: multi crummy cheap looking housing that was proposed earlier this year near Evan's.	12/11/2025 9:28 PM
37	Warner does not have the essential workers incase of emergencies or 911 calls for assistance. Our taxes more than doubled for our 6 month tax bill. Build somewhere else!!!!	12/11/2025 9:25 PM
38	While I don't like the idea of large residential clusters, I feel that there has to be a compromise to allow a middle ground. I like the idea of housing that looks like the late 1800s period	12/11/2025 8:58 PM

housing, and also gives some open space for kids to play in.

39	We need housing for young people, single parent families needing to stay in district, retirees, and those looking to downsize. If the infrastructure is there (sewer, water, space), it would so benefit the town economically. Having densely built housing is also more environmentally friendly and will encourage people to walk to all Warner has to offer at the traffic circle and downtown. If people are concerned about preserving Warner's rural character, avoiding suburbanization and instead building more densely will do that. Plus, if the architecture of the new buildings is attractive and in the Bew England style, it would look nice. Well-off towns like Exeter, Portsmouth, and Peterborough, among others, have succeeded in both keeping their quaint character while providing townhouses, small apartment buildings, and apartments above shops.	12/11/2025 8:31 PM
40	Previous proposals have been to build behind the Dunkin Donuts. In my opinion, this location poses safety problems with traffic flow and pedestrians.	12/11/2025 8:23 PM
41	I would like the town to permit short term rental provided owner has adequate off-street parking.	12/11/2025 6:10 PM
42	?	12/11/2025 4:56 PM
43	Warner already has a significant number of residential buildings of various types. A detailed town-wide survey needs to be conducted on the location, size and type of multi family housing that already exists and already has been approved for construction. For example, 8 new Townhouses were recently approved by the Planning Board and an application for multi family development at Exit 9 is currently under appeal at the NH Superior Court. In addition the amount of available land for housing, commercial, and industrial development continues to shrink. Each proposed project needs to be evaluated based on multiple criteria. The Warner River and the groundwater aquifer that runs under and adjacent to the Warner River must be protected.	12/11/2025 4:07 PM
44	Multifamily housing in not needed in our rural community. If built, I can't see how the town would benefit from it. Adult residents would commute outside of town for work and we the (residents)would be saddled with municipal and school operating costs that far exceed new property tax revenue. NIMBY is an overworked and often harmful concept which I understand and the new laws present daunting challenges for sure. I will be very interested to see how things play out at Exit 9	12/10/2025 11:32 AM
45	people who work in the area can not afford to live here. We need some affordable housing to keep people and that young people can afford to live in a town that they grew up in	12/9/2025 4:26 PM
46	While I remain committed to working with my Democratic friends, I don't agree with plans for wide scale building projects. I don't think building sprees will fix a housing crisis caused by other factors. I don't want to see town populations grow beyond the scope of resources which are already too scarce. I don't want to see precious rural land decimated by cheap, rapacious development.	12/9/2025 4:15 PM
47	I am curious about how many people who currently work in warner are looking for housing in warner. *who* are we trying to house with these buildings? We can't choose who lives in houses, but curious if you all have any insight into the composition of who is looking for housing in our town. I am excited about the prospect of additional ADUs as they can be privately designed to match the needs and layout of existing properties, plus can be rented at rates that are not necessarily contractor/developer 'affordable housing' rates. I am also very interested in development in the downtown region with mixed use living/retail spaces. Using zoning to encourage invigoration in the downtown core is vital to how I think about the future of Warner by creating walkable areas and inviting more interest in local businesses. Thank you, this was a well-designed survey	12/9/2025 3:18 PM
48	North Road is a rural road with potential for increased housing. Multifamily town homes juxtaposed with open spaces and shared septic and water. Town water does continue up a portion of North Road. Exit 7 is convenient for is also convenient to commuters. Commercial entities are not rushing to develop commercial land in Warner. We might as well use that land to grow and enrich our community.	12/9/2025 11:51 AM
49	The 2004 charrette that was done with Plan NH should still be our guide as we consider location and design elements related to architectural style, green space, scale, energy efficiency, and access to the central village. Renovating existing buildings and homes to accommodate multiple units should be a priority.	12/9/2025 10:15 AM

50	As a state with one of the oldest populations in the US, Warner and other towns will not thrive without possibilities available to younger folks. Planning creative and sustainable housing options could draw members of this demographic to our community. They will add economic and cultural vitality. We cannot be afraid to try multiple avenues to accomplish this. Change is hard, but smart, and thoughtful planning of diverse options can still maintain our "small-town feel."	12/9/2025 8:42 AM
51	Key point is the last question. Design to resemble farm homestead like some multi families that already exist in town, on rte 103 eat, the beehive in the village, not big square complexes like have been proposed in the past at intervale.	12/9/2025 7:40 AM
52	Need to preserve commercial zones for commercial use so commercial use can be kept in those zones.	12/8/2025 8:08 PM
53	Warner is a smart close knit town. We should keep it that way. I'm not interested in any big housing developments.	12/8/2025 7:58 PM
54	Housing, affordable or otherwise, is in too short of supply. I appreciate your effort to strike a balance between being respectful of preserving Warner's history with the reality of an ever-increasing need	12/8/2025 7:21 PM
55	housing is important, we need to support it and be open minded. i really like the farm homestead styles	12/8/2025 5:26 PM
56	Would be nice to create affordable multigenerational living spaces appropriate to the environment and landscape. Common areas and green spaces.	12/8/2025 4:57 PM
57	Lot sizes and road frontages need to be reduced	12/8/2025 4:17 PM
58	If large multifamily buildings are to be built in Warner, they should be built near Exit 7 or Exit 9. Thank you for reaching out about these issues. Getting the community's input is important!	12/8/2025 3:37 PM
59	No housing units unless they are connected to the public water and current wastewater treatment facility.	12/8/2025 10:39 AM
60	Warner doesn't have enough jobs to justify workforce housing. Town is big enough and taxes are way too high for the little services we receive. More people equals more resources needed and elevated cost for infrastructure and services such as police, education, an upgrade would also. E required for the town dump. It's at its limits now	12/8/2025 6:31 AM
61	Would like to see our rural character not compromised too much	12/7/2025 6:14 PM
62	We need to be open to change! We need more rental options. Buying a single family home is becoming further out of reach for many people. Apartments and townhouses are places that allow people to stay in the community and save money to buy a single family home in the future.	12/6/2025 12:49 PM
63	Warner should be focused on bringing businesses in that require little additional support of town services, over time housing will balance itself out as it has in the past. We should not give up the limited commercial properties we have for housing.	12/6/2025 11:53 AM
64	Warner is not actively preserving the quality of life for its citizens. For example, there is inadequate code enforcement, un-permitted and substandard ADUs, unlicensed junk yards, trespass and trashy "homeless" camps on town lands.	12/5/2025 10:01 AM
65	Worried about quality of life for children with housing at the intervale. Busy intersection, wet swampy land behind.	12/5/2025 8:20 AM
66	I moved to Warner for its small-town character and its convenient proximity to larger cities. Warner doesn't need to grow into a big town when we already have access to those amenities just a short drive away. One of the greatest strengths of a small community is its sense of identity, safety, and neighborliness—qualities that can easily be lost when growth starts to resemble places like Concord or Manchester. I'm not opposed to new housing, but I do want to ensure that expansion doesn't lead to increased litter, graffiti, or other changes that would compromise the charm and image that make Warner special.	12/5/2025 6:51 AM
67	No additional comments.	12/4/2025 9:05 PM
68	I hope the new CLT in town gets support and established so it can help Warner grow in a way that maintains it's small town identity and is affordable to working families. otherwise big	12/4/2025 8:33 PM

developers are likely to roll over us with overpriced cookie cutter houses and out of scale multi family developments

69	The town should cap the number of ADU's that can be built. The towns services can not handle a significant population growth, ie, schools, public safety, etc. As for multi family homes in commercial areas, I feel they should be scaled to size of the town. I would recommend structures 4 family and less.	12/4/2025 7:59 PM
70	I believe it is possible to increase affordable housing in Warner without destroying the beautiful rural character of the town. I have two main concerns: Parking and the aesthetic of the building. I like the idea of multi-family housing that resembles 18th and 19th century farms, but the visual and security impact of parking must be addressed. Also, play yards should be considered and required as integrated aspects of any project so that grounds can be family friendly, but also clean, neat, and pretty. Having children around is good. Having a diverse range of ages and ethnicities is wonderful for a community. Having disasters of falling down equipment, clutter of outgrown or unused toys or equipment, or other sorts of exterior "mess" is not acceptable.	12/4/2025 7:58 PM
71	We need more housing for young people who want to stay or live in the area - not housing for out of state people for seasonal use but people who will be part of the community	12/4/2025 7:48 PM
72	I think affordable housing makes sense located close to essential services and places of employment. So it would be more practical at the Intervale or in the downtown area, as opposed to Exit 7 area.	12/3/2025 7:51 PM
73	Warner needs more housing options. Downsizing to a condo or townhouse isn't in the cards. Most families can't afford a new single family house on a large lot. There is a desperate need for more multi-family apartments.	12/3/2025 11:25 AM
74	I believe there are many restrictions in our zoning ordinance that are NIMBY (Not In My Back Yard) and serve no true purpose. I think a complete review of the zoning ordinance should be done to validate that restrictions serve an actual purpose. For example, there are many residents and businesses using shipping containers for storage, and yet our zoning says these are not allowed. NIMBY. Mobile homes are only allowed in parks. Why? If the home meets code and is connected to appropriate power, water, and waste (town or septic), why can't it be on a lot that has appropriate setbacks?	12/3/2025 11:23 AM
75	We need more housing options that include apartments, townhomes and condominiums.	12/2/2025 5:19 PM
76	The need for more rental properties is great and an investment in providing housing for many who are priced out of owning their own homes.	12/1/2025 8:34 AM
77	Why bother really answering the selectboard members don't listen to the people anyway	11/30/2025 11:39 AM
78	North Rd would be a good location for multi family housing in buildings that resemble large farms.	11/30/2025 6:05 AM
79	We need multi unit dwellings that include workforce units. We need a "service" population for Warner to grow. That includes Market Basket employees, teachers and assistant teachers, and medical people such as nurses and LNAs to help people to age in their homes.	11/29/2025 5:50 PM
80	Simpler steps for homeowner to convert their old farmhouse into multifamily housing.	11/29/2025 12:36 PM
81	Leave Warner as it should be- RURAL.	11/29/2025 10:47 AM
82	Why are you conflating the business district with the commercial district? This is misleading and makes for a bad survey. Disappointing.	11/29/2025 10:44 AM
83	see above. Let's look at TIFs - let's see if we can get some of these old large homes turned into apartments. Definitions and procedures for turning old homes into apartments and clarify how to create a duplex.	11/29/2025 10:36 AM
84	Find a place you're willing to let people build and let them build what the market demands. It's fine to insist on the appearance so we don't end up with concrete block-houses like in Hong Kong. But if a developer comes with what, after lots of effort, they've determined to be a profitable project, try not to get in their way other than to enforce environmental and zoning laws. After all, they will bear the financial risk if it fails, not the town.	11/29/2025 9:50 AM
85	Only housing that can financially support increases in school taxes from additional families should be allowed.	11/29/2025 8:50 AM

86	Multi-family dwelling (aka apartments) lead to overcrowding and overdevelopment. We've seen firsthand what happens when apartments are built in small towns: they become overpopulated, loud, traffic-congested big towns. We chose Warner because of its small community feel. Don't ruin Warner by adding apartment buildings.	11/29/2025 8:00 AM
87	Leave Warner alone.	11/29/2025 7:57 AM
88	We need affordable housing in our community	11/29/2025 7:52 AM
89	Let the private market decide	11/28/2025 10:27 PM
90	Workforce housing is just another welfare burden on tax payers.	11/28/2025 10:26 PM
91	I believe that building several extra units in the form of rentable apartments and acquirable condos, townhomes, tiny homes, and other smaller homes will help many families meet their housing needs--from elderly who wish to downsize affordably to new families starting out and singles (whether parents or not) needing a place to live that isn't more than a third of their income. The extra fees to the town in permitting and in taxes will also help our town lower taxes for all residents, while bringing some new neighbors who might like to help out in the volunteer fire department, the annual Fall Foliage Fest, the food pantry, and on committees like the local Housing Committee that is seeking to help our community adapt to the new laws while helping both current and future neighbors. Thank you!	11/26/2025 8:03 PM
92	Leave Warner a quaint New England town. I didn't move here to live a suburban or city environment.	11/26/2025 7:13 PM
93	The newer folks from away that have moved into warner for the "down town" Norman Rockwell look have ruined the town. The heart of the town was its citizens. Hard working self sufficient multi generational families. If people want to live in a tar paper shack you had ought to let them	11/26/2025 3:34 PM
94	No large scale buildings such as we have repeatedly rejected. How about letting the free market determine need and cost.	11/26/2025 12:13 PM
95	To retain charm & historical appeal of Warner housing that matches historic buildings would be ideal. New housing units are often ugly and cheaply built, which detracts from local flavor and unique value of small NE town living. That is my fear--I understand it comes at a price, but doesn't everything? If huge multi-unit buildings are built and detract from overall value of town, then that comes at a cost as well.	11/26/2025 10:43 AM
96	Although I own my own home, for many years, I believe that this housing shortage is critical and needs to be addressed if Warner, and NH in general, is going to thrive. Everyone deserves affordable, safe housing. On another note, I would like to see the owners of the Depot St. apt. building (across from the laundrymat) be forced to clean up that property! I can only imagine what the inside of those apartments look like (I'm referring to safety, plumbing/electricity being up-to-code, etc.)	11/26/2025 10:22 AM
97	This town is an embarrassment. Im ashamed to tell people I reside in Warner. We're seen as backwards hicks by many people around this area! Get your act together! Stop the petty squabbling and get the geriatrics out of positions of power!	11/26/2025 9:55 AM
98	No to duplexes!!!	11/26/2025 9:46 AM
100	it needs to fit the aesthetic of the town	11/24/2025 1:44 PM