



Town of Warner, NH  
Housing Advisory Committee  
Meeting Minutes, June 6, 2024

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**Call to Order:** 7:04 pm

**Present:** Co-Facilitators Bill Hanson & Ian Rogers; Matt Taylor, Andy Bodnarik, David Bates, Laura Hallahan, Mark Allen, Barbara Marty, Barak Greene, Jackie Germain, Robert Bower, Constance Manchester Bonenfant, Pier D'Aprile, Bret Ingold, Janice Loz, Dana Myskowski (Zoom available; no remote attendees)

**Minutes:**

April 11 – *Andy moved to accept April 11, 2024 minutes with edits; Laura seconded.* ALL APPROVED

May 9 - Question was raised: was it an actual meeting? No, it was a working meeting since we didn't have a quorum.

*Barak moved to accept the Working Meeting Notes of May 9 with edits; Bill seconded.* ALL APPROVED

**Housing Survey Results:**

*Laura made motion to have Barbara contact the Selectboard regarding the complaints made by three anonymous survey respondents about the senior housing in town and ask the Selectboard to write a letter to the Housing Board of Directors to make them aware of the complaints. Andy seconded.*

ALL APPROVED

Items discussed:

- Concerns that scattered development will bring more wells; what impact could that have on ground water?
- Suggestions that new development be directed to where water and sewer are already connected.
- Multi-family conversions of old homes done safely.
- Pointed out that 35 percent of the population rents in Warner.
- Easier for people to create co-ops/condos in water/sewer district.
- It's already legal to do quadruplex in water district.
- Focus on tax costs and tax income.
- Were there any big differences or similarities between the surveys and the forums? The sample sizes are vastly different—400 vs. 28—that it's not a fair comparison.
- We need affordability in housing.
- Survey question number 10.
- The top five impacts of housing—taxes of top concern.

Housing Advisory Committee is tasked with delivering a draft to the Planning Board; once a draft exists it can be shared with the public. The 2011 Master plan has charts; need to refer to it as we create current draft.

**ACTION:**

- 1) Committee members are asked to pick charts they think should be in the masterplan document and send to a small group tasked with writing a draft of the masterplan by June 13.
- 2) Drafting Committee to consist of: Ian, Mark, Brett, Laura, and Dana, and will meet June 19; time TBD. The committee will post notice of the meeting to the public at least 24 hours ahead of the meeting.

Bob left at 8:28 pm. David left at 8:30 pm.

**Housing survey results:**

*Barak moved to post both versions of the survey, with formatting edits that remove black squares, and eliminating the three personal attack comments and any curse words; Bill seconded.* ALL APPROVED

*Andy moved to disperse the news that the survey is on the website with postings at the post office, bank, library, Market Basket, etc.; Bill seconded.* ALL APPROVED

**Results on the Forum:**

*Barak moved to post the Housing Forum Report with edits on the website; Andy seconded.* ALL APPROVED

Jackie left at 8:45 pm.

**Town Organizations Report:**

*Barak moved to post the report with the edits; Andy seconded.* ALL APPROVED

**Business Report:**

*Bill moved to post the Business Report as amended; Laura seconded.* ALL APPROVED

*Andy moved to email working group ideas and information to Ian for the draft; Laura seconded.* ALL APPROVED

*Motion to adjourn: Andy; Bill seconded.* ALL APPROVED

Meeting adjourned 8:59 pm.

**Next meeting:** Thursday, June 27, 7 pm.

June 6, 2024 Minutes Noted by Dana Myskowski