

Warner Housing Advisory Committee
Meeting Minutes May 9, 2024

Present: Janice Loz, Barb Marty, David Bates
Krista Chamberlain, Barak Greene, Matt Taylor, Bob Holmes, Ian Rogers, Nicholas Kimerly,
Laura Hallahan

Ian Rogers called the meeting to order at 7:05 PM, and explained that due to lack of a quorum the items on the agenda could be discussed, but no votes could be taken. He thanked the members of the committee for their work on the housing forum.

The group reviewed the feedback gained from the public during the housing forum regarding:

- Housing affordability
- Impact on taxes
- Aesthetics
- Variety of types housing to meet different needs

The virtues and liabilities of tiny homes, condos, accessory dwelling units and other forms of housing were discussed along with input gained from the breakout group sessions at the housing forum.

The group discussed and agreed on the need to take all the divergent viewpoints shared by the public seriously and on finding ways to address competing demand.

The committee discussed the merits and drawbacks of providing a continued way for volunteers to provide input through the creation of a housing commission, such as the one operating in New London.

Planning Board chair Karen Coyne joined the meeting via zoom and expressed concern that the meeting should not be happening without a quorum. David Bates and Ian Rogers clarified that due to lack of quorum no decisions were being made, and the meeting was being conducted in accordance with the requirements of RSA 91-A and the committee's charter. Karen disagreed, stating that discussion of posted agenda items constituted action by the committee. David Bates disagreed that that was the legal definition of "action" in the relevant laws of NH. The disagreement was resolved by an agreement to place the same agenda items on the agenda for the next HAC meeting. Karen left the meeting.

Matt Taylor reviewed the support Central Regional Planning could give the committee in producing a draft Housing Master Plan chapter for the Housing Advisory Committee to review, amend, and recommend to the Planning Board.

Ian Rogers notified the committee of the online community forum scheduled for May 14th at 6:30 on zoom, and that the next Housing Advisory Committee meeting was scheduled for June 6th

Submitted,

David Bates

Addendum:

Appended to these minutes is the article *Quorum Quandries* written by then NH Municipal Association attorney Cordell Johnson and published in the November/December edition of the NH Municipal Association's Town & City Magazine, (<https://www.nhmunicipal.org/town-city-article/quorum-quandaries>), clarifying the rules regarding meetings without quorum under NH law.

It reads in part "If a board has posted proper notice of a public meeting and a quorum fails to show, there is nothing to stop the members present from discussing the items on the agenda. Because a quorum is not present, there is no "meeting" under the Right-to-Know Law, so the members could actually kick the public out and meet privately—but that is not a good idea for several reasons. Instead, if the members want to meet, they should continue to meet in public, just as if a quorum were present, but not take any action. Again, because it is not a "meeting" under the Right-to-Know Law, there is no requirement to keep minutes; but it is probably a good idea to keep very basic minutes (noting that a quorum was not present), to avoid questions later about why there are no minutes of that meeting."