



Town of Warner NH
Housing Advisory Committee
Meeting Minutes, July 25, 2024

Attendees: Ian Rogers, Barak Greene, Mark Allen, Bob Holmes, Pier D'Aprile, Laura Hallahan, Bob Bower, Janice Loz, Mike Tardiff (Central NH Regional Planning Commission).
(via Zoom) Dana Myskowski

The meeting was called to order at 7:07.

Determining a Quorum

Because one of the co-facilitators was absent, a new co-facilitator was needed to make a quorum. Janice explained the rules that assistant Town Moderator Ben Frost had specified about co-facilitators, in that the Planning Board members present at the HAC meeting could appoint a temporary co-facilitator from those present at the time, similar to how the Planning Board can elevate alternate members in the absence of a quorum. (More information about this is available [here](#).) Bob Holmes volunteered to serve as the co-facilitator for the evening, and was temporarily appointed by the three Planning Board members present.

Approving Meeting Minutes

The group reviewed and approved the minutes from the previous meeting, with no major changes needed.

Update on Housing Complaints

Ian provided an update on complaints received from residents of a senior housing complex on North Road regarding maintenance issues. The town administrator was able to connect with the property owner, who has a new property management company in Concord, in hope that the issues will be resolved.

Agricultural Commission Statement

Bob Bower discussed a statement the Agricultural Commission had finalized regarding zoning changes: 1) No zoning changes in rural districts to protect farmland, and 2) Allow employee housing for farms as a special exception. The group discussed the Agricultural Commissions idea of employee housing for farms. There was debate about the definition of a "farm" and the pros and cons of allowing employee housing on farms, including the potential benefits for both farmers and employees.

Master Plan Draft Text Discussion

Bob Holmes brought up some issues with the wording of the Master Plan draft text, including some inaccurate wording about responses to the Housing survey. Ian will integrate the changes into the Draft text for the next meeting.

Second Housing Grant Overview

Ian gave a brief overview of the HOP (Housing Opportunity Planning) grants available through New Hampshire Housing based on an online webinar he, Barak, and Janice had attended the week before. The grant has a straightforward application process, and could be used to help the Town audit its existing

zoning ordinances and draft language for new zoning changes, among other things. Mike Tardiff agreed with Ian's overview, adding examples of tasks Central Regional could help Warner with (for example, combining the Subdivision and Site Plan regulations into one document that would be easier to use).

Recommendations: Reducing Density Requirements

The group moved on to discussing the Master Plan Recommendations section. They began with Recommendation #11 to no longer require extra ½ buildable area for multi-family developments compared to single-family homes. This was seen as an overly restrictive requirement that discourages multifamily housing.

Recommendations: Open Space Development

There was discussion about open space and cluster development, which is allowed by a Zoning ordinance in town. Mike Tardiff discussed how open space development was changed in Canterbury to allow extra unit density and make the ordinance easier to use. The group discussed the merits of open space development, and it was decided to add "Review Open Space Development" to the Recommendations list.

Recommendations: Reviewing Zoning Ordinances

The group agreed that a thorough review of the town's zoning ordinances is needed to identify and remove excessive restrictions that make development difficult. Pier also discussed the idea of aligning the ordinances more closely with existing housing patterns in neighborhoods (such as neighborhoods that have older houses closer to the road). There was much discussion about the nature of development, relationships with developers, businesses at Exit 9, and what aspects of development the town can control.

Mike Tardiff agreed that using specific examples and problems was the best approach when talking about the Master Plan, and suggested that Janice could provide perspective from the Land Use Office about what problems people experience when trying to build in town. Janice expressed interest in having this discussion, and Ian volunteered to set up a meeting between her and Mike Tardiff.

Next Steps and Timeline

The group agreed that they were well on their way to getting a recommended Housing Chapter draft to present to the Planning Board, but that it was better not to rush the process. Mike Tardiff requested more time for Central Regional to finish the Housing Chapter document, as he will be on vacation for part of August. He will be able to come to the next meeting on August 22, but may be a bit late. At the August meeting, the group will continue to refine the recommendations and gather additional input. The meeting adjourned at 9:08.

Action Items

- Next meeting: August 22 at 7:00pm.
- Think about trimming down the number of recommendations in the Master Plan Draft Text.
- Ian will set up a meeting with Mike Tardiff where Janice can discuss insights that Town residents share with the Land Use Office.
- Central Regional will continue to use the Draft Text document to finish the Housing Chapter draft.

Note: Some text from these minutes was produced using PLAUD AI.