



Town of Warner, NH  
Housing Advisory Committee  
Meeting Minutes, September 9, 2024

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**Call to Order:** 7:05 pm

**Present:** Co-Chairs Bill Hanson & Ian Roger; Barak Greene, Pier D'Aprile, Jackie Germain, Bob Bower, Barbara Marty, David Bates, Laura Hallahan, Mark Allen, Bret Ingold, Bob Holmes, Dana Myskowski.

Vincent Pagano joined via Zoom from Central.

**Minutes:**

August 22, 2024 – *Laura moved to accept minutes with one copyedit; Barak seconded.* ALL APPROVED

**Warner Master Plan:**

- It was felt by a couple people that some ideas were added in bulk. Community Land Trust (CLT) should be shortened to a couple sentences; noncontiguous multifamily housing should also be shortened. All agreed. Brett offered to edit the CLT section and send to Ian by Monday, Sept. 30.
- Manufactured housing – it was felt it should be further defined per HUD code in the document.
- The graphs should be uniform in their formatting in the revision.
- One person recommended setting a deadline and sticking to it. Later decided that the deadline would be to get the next edit of this report to the Planning Board at its next meeting.
- One person pointed out that blanket statements such as “this raises tax revenue without adding to the costs” can’t/shouldn’t be made in the document.
- The Master Plan should be broad.
- Sections of Next Steps & The Way Forward are redundant; they can/should be pulled together while keeping the friendly and approachable language that is part of these sections.
- There are more villages in Warner than just Waterloo District. If we’re going to mention one, we should mention more than that, or not mention any.
- Density needs to be corrected at end of Open Space Development on page 13.
- Part of Mike’s task from Central was to backfill information from our recommendations, which is why this draft may be filled with unedited and too much information in some topics at this moment.
- Noncontiguous multifamily housing stems from the detached ADUs that are currently permitted – language in the plan could use suggestive terms like “should be looked at” or “considered.”
- What are people coming to the Zoning Board or the town or to the Planning Board and looking to do? That should be considered when deciding what & how topics are trimmed.
- Noncontiguous section – walkability is mentioned here and several other places, which was a topic that was mentioned by many in feedback to this committee.
- Senior Housing – compress definitions to one paragraph; then add what we already have here in town.
- Town-owned land sparked some questions and considerations. For instance, questions about special permitted uses and expansions on that were raised, as well as the taking of some properties for back taxes and compensating previous owner for fair market value minus those taxes. In the Master Plan, need to make sure the town-owned land notes are clear throughout, without going into specifics that should be left to the Zoning Board regulations.
- Since we are sharing the results of surveys and opinions of town’s residents, we should look at using another word or term for “recommendations” such as “suggestions.”
- Page 14, Third Paragraph cut. But leave or include the community-owned parks and town-owned land. Also break town-owned land considered for development, which is already in 14-2. And tiny homes

definition might be in the recommendations. Perhaps drop the first half of the third paragraph. Working Group can work on this.

- Establish how manufactured parks differ from tiny homes developments and how they might be part of a noncontiguous multifamily building design.
- Warner families are referred to frequently, but we should also reference Warner individuals, households, and residents, so we don't leave out people who may not reside here with family.
- Affordability should be in it, but perhaps availability could work, such as "availability to all income levels."
- Importance for Warner's business growth and engagement is currently buried within; we should bullet or otherwise make it stand out.
- 4-16 – the rural community verbiage – helps define rural as being more than just large lots or farms. Charm. New England looking. Form-based code helps define what rural is. We have two rural character sections – on page 5 and later in a narrative. It was noted that wanting more open space and rural was requested in the survey.
- The reminder was made that the Master Plan is supposed to deal with generalities; specifics are left to other town committees such as Planning and Zoning Boards.
- Figure One is missing a decade.
- Laura Hallahan will update real estate prices based on realtor reported numbers.

#### **What is the goal of this meeting?**

Midway through the discussion on edits to the Master Plan draft, we stopped to discuss our goals this evening.

- One person suggested that this document in its current state should be given to the planning board to edit.
- One person suggested that we vote on the list of Recommendations to determine if these are indeed our recommendations? Someone else suggested that perhaps "recommending these for discussion" as a motion. A couple people did not want to vote on all the recommendations. No motion was made.
- The Planning Board doesn't have a formal process for this; it's been suggested to offer six open forums or meetings for residents to have an opportunity to offer their feedback on the Master Plan verbiage.
- It was decided the committee should continue to harvest comments this evening, then convene a working group to make the edits, which will be passed along to the Planning Board.
- This will be the last meeting of the HAC, unless something big goes awry in the Planning Board's adoption of the Master Plan document, and the Board decides to reactivate the HAC.

#### **Motions**

Bob Holmes moved to remove "required?" from recommendation number seven and to add geothermal to the list.

Seconded by Laura.

ALL APPROVED

Bob Holmes moved to examine the requirement for multifamily development in recommendation number six.

Seconded by Barak.

ALL APPROVED

Bob Holmes moved to remove the "town-owned" language from recommendation number four and to leave it in recommendation number 14. Seconded by Brett.

ALL APPROVED

#### **Other**

Next stage in the HAC process is to put the concepts into action. A Housing Commission should be the next step. Four people showed an interest in participating on such a commission.

Work group to do the winnowing and trimming – Barbara, Dana, Laura, Bob Holmes, Ian. (Bret will revise the CLT information.) We can meet Monday, Sept. 30 at 6:00. Ian will post the meeting.

Motion to adjourn, Ian; Laura seconded.

ALL APPROVED

Meeting adjourned 9:00 pm.

**Next meeting:** *No more meetings scheduled*

September 24, 2024 Minutes Noted by Dana Myskowski