



TOWN OF WARNER

Housing Committee

DRAFT Meeting Minutes, August 14, 2025

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WarnerNH.gov

CALL TO ORDER at 5:05 pm

PRESENT Committee Members: Ian Rogers, Ruth Roudiez, Ellie Brown, Connor Spenn, Laura Hallahan, Bob Holmes, Dana Myskowski
UNH Cooperative Extension Representative: John Christ
Central NH Regional Planning Commission Representative: Mike Tardiff
Members of the Public: David Bates from Warner

WELCOME

Ian Rogers welcomed all and thanked them for volunteering to serve on this committee.

Bob Holmes nominated Ian Rogers to run this meeting; Laura Hallahan seconded.

ALL APPROVED

Ian Rogers nominated Dana Myskowski to take minutes; Connor Spenn seconded.

ALL APPROVED

PUBLIC COMMENT

David Bates said, "It's incredibly heartening to see so many people out for this committee."

GROUND RULES

Ian Rogers read into the minutes the *Code of Conduct for Meetings* document that was created by the Selectboard, which the committee agreed to abide by:

- Treat all participants with kindness and respect
- Value a diversity of views and opinions
- Critique ideas rather than individuals
- Respect the process for meeting participation
- Remain respectful and courteous to all in attendance
- Refrain from demeaning, discriminatory, or harassing behavior and speech toward others
- Refrain from disruptive or disrespectful conduct during others' presentations
- Refrain from using language or gestures that are lewd or obscene
- Anger, rudeness, ridicule, impatience, and lack of respect for others and personal attacks are not acceptable behavior
- The board chair is responsible for maintaining order.
- Failure to abide by these conduct codes may result in the forfeiture of the speaker's right to speak

INTRODUCTIONS & CHOOSING OFFICERS

Following brief introductions, the subject of committee officers was discussed.

Dana Myskowski volunteered to serve as secretary, moving to elect herself to that role; Bob Holmes seconded.

ALL APPROVED

Connor motioned to elect the rest of the officers at the end of our meeting, after we better understand the committee objectives and tasks; Laura Hallahan seconded.

ALL APPROVED

HOP 2.0 GRANT OBJECTIVES

The Proposed Scope of Work includes five tasks:

- Task 1 - Conduct a Housing Needs Assessment for the Town of Warner
- Task 2 - Conduct an Audit of Warner's Zoning Ordinances
- Task 3 - Conduct an Audit of Warner's Site Plan Review Regulations and Subdivision Regulations
- Task 4 - Conduct Community Engagement

Task 5 – Create and/or Revise Regulations and Zoning

Mike Tardiff said that part of the HOP grant process is that there is money to help with the investigations and to bring in specialists, as necessary.

Discussion:

Bob Holmes noted that lodging houses of old no longer seem to exist and are now not permitted in Warner except by special exception, though some HAC survey respondents noted that they were renting a room in a home. Also, there are no new manufactured home parks in Warner because of restrictive town ordinances.

Connor Spenn said that some of Bob's points sound like questions that should be part of Task 5.

Ian Rogers noted that this discussion highlights that ordinance language can be clarified.

Mike Tardiff agreed, noting that the denseness of workforce housing ordinance needs to be made easier to understand.

John Christ said that one of the new laws passed this year is that if you can prove that you are insurable, then you can build on a class 6 road.

Laura Hallahan said that she has been tracking the 25 new housing-related laws that passed this year and when they take effect. She said she will share that information with the committee.

HOP 2.0 PROJECT TIMELINE

Ian Rogers noted that though we are six months behind the originally proposed timeline, InvestNH is willing to work with us, but want to see the new timeline for 2026 and 2027, a community engagement plan, and the minutes of this meeting by Tuesday, August 19.

Mike Tardiff suggested it is clearly possible to condense the current timeline to make it work within the confines of the grant deadline of Sept. 30, 2026.

Discussion:

Bob Holmes noted a desire to bring Warner's ordinances up to date with the statutes.

Mike Tardiff said he and his team will look at the new statutes and at the current ordinances to identify places where there is misalignment. He also noted that there are density bonuses that the planning board may like. He said that the Open Space Development regs need to be looked at; it may be possible to get an additional lot, conserve agricultural space, or link to other open space, etc. These changes can be addressed now since they are now in the state's statutes.

John Christ agreed that the approach of making sure town ordinances align with state statutes is a solid plan.

Ian Rogers agreed, adding that if we start with the state requirements, it leaves room for one or two other housing considerations to be addressed by the committee in 2026.

Mike Tardiff noted that we may want to consider whether we want to recommend special exception or conditional use permits.

Mike Tardiff referred to the Grant Objectives noting that the Housing Needs Assessment and audits of Warner's Zoning Ordinance, Site Plan Review Regulations, and Subdivision Regulations could be accomplished August to November.

John Christ noted that the Housing Committee can present multiple ways of achieving the ways to meet state requirements, in commercial districts for instance, which may make the recommendations more palatable since we would be presenting choices to other town committees.

COMMUNITY ENGAGEMENT IDEAS/PLAN

Ian Rogers noted that as part of the HOP grant, our committee needs to decide which community engagement ideas would be best: conversations with different groups, listening sessions, housing forums, surveys, etc.

Discussion:

Mike Tardiff suggested we discuss the HAC survey at our next meeting. He also noted that the HAC's employer outreach was super helpful, especially where some employers reported difficulty in finding employees because prospective employees don't have a place to live.

John Christ suggested we ask people, "Is economic development important to you? Keeping your business? Maintaining the rural nature of Warner?"

Mike Tardiff noted that we should ask businesses what they need.

Dana Myskowski suggested the committee reach out to the businesses that are new to town since the HAC survey, and to those businesses that were not contacted the first time around.

Ian Rogers noted that the in-person business outreach was time intensive.

Laura Hallahan suggested reaching out to the Kearsarge Chamber of Commerce, offering to be the point of contact.

The committee agreed to reach out to businesses that employ others, and that including the Kearsarge Chamber of Commerce is a good way to contact them, perhaps with a brief survey that includes an option to be contacted by a committee member.

John Christ offered that his role could be expanded to focus on Warner, doing more work here to help meet the condensed timeline objectives.

Mike Tardiff said he has staff that does the regulatory investigations and can have them working on those, so we have information for our upcoming meetings.

Connor Spenn noted that not only do we have the results of the HAC survey, but there are several places from which to draw the information we seek, noting that there is currently a statewide transportation survey underway that may provide some additional useful information.

Mike Tardiff noted the useful New Hampshire Housing Toolbox; he will send a link to everyone.

John Christ said that business real estate taxes are not going up as quickly as residential real estate taxes, therefore the case can be made that it makes more sense to support new housing to help bring more tax revenue to the town.

Bob Holmes noted that many people fear that the number of new houses adds too many kids to schools, meaning that the town would have to build more educational infrastructure.

Mike Tardiff noted that there are new studies that show how few kids are actually added to a community with new housing. He also noted how important keeping enrollment balanced—not too few students, not too many—is to controlling costs. He also noted that the current enrollment at the Kearsarge Junior High is about 55% of capacity.

Bob Holmes noted that the Warner water district is currently facing problems with elevated copper levels in the water that needs to be addressed at a high cost—possibly higher than Warner tax payers can afford.

John Christ said that this discussion is illustrative of the difficult balance since housing pulls in all other items: water and sewer, schools, etc. He suggested we try to remain focused on the housing committee's goals and objectives as we proceed.

Ian Rogers suggested that perhaps if we have a short five to six questions survey, very directed in purpose, that it will help the committee.

Mike Tardiff noted that there are specific times of the year that are better than others for surveys, such as October to mid-November (ahead of the holiday season) and in mid-January through mid-February.

Connor Spenn thought that our committee could do a quick survey of about five questions in October 2025.

PLAN OF ACTION

The committee agreed that while more Community Engagement Plans will be made as the committee continues its work, for the immediate time we will:

- Conduct a brief survey, roughly October 15 to Nov 15, 2025
- Talk to businesses that hire employees

- Reach out to businesses via the Kearsarge Chamber of Commerce
- Condense the timeline

Laura Hallahan moved that Mike Tardiff and Ian Rogers use the information from this meeting to develop a new, compressed timeline and community engagement strategy; Connor Spenn seconded. **ALL APPROVED**

REPORTING

Ian Rogers said that the point of contact is officially Chrissy Almanzar who reports to InvestNH by the 10th of every month.

OFFICERS

Ian Rogers moved that Connor Spenn be a co-chair of the Housing Committee; Ruth Roudiez seconded. **ALL APPROVED**

Bob Holmes nominated Ian Rogers to be a co-chair; Connor Spenn seconded. **ALL APPROVED**

Dana Myskowski nominated Laura Hallahan to be Vice Chair; Ian Rogers seconded. **ALL APPROVED**

Ian Rogers asked Bob Holmes to serve as representative from the committee to the Planning Board; Bob Holmes accepted the role. All agreed.

OTHER

Connor Spenn will set up a Google Drive account so that committee members can easily access all documents in one place, rather than relying solely on emails.

Ian Rogers moved that we schedule the next two meetings in two-week increments to help make up for lost time on our timeline; Connor Spenn seconded. **ALL APPROVED**

Meeting dates: Wed., Aug. 27 at 5:00 pm and Thurs., Sept. 18 at 5:00 pm

Dana Myskowski will request use of the Frank Maria Meeting Room at the Pillsbury Free Library.

Ian Rogers noted that we need a quorum of four minimum in attendance to hold an official meeting (our committee is comprised of seven Warner residents).

Ian Rogers reminded committee members to get sworn in by Michele Courser, Town Clerk.

ADJOURN

Motion to adjourn, Ian Rogers; Laura Hallahan seconded. **NONE OBJECTED**
Meeting adjourned 7:16 pm.

Next meeting: Wednesday, August 27 at 5:00 pm, place TBD.

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Noted by Dana Myskowski

HOUSING COMMITTEE OFFICERS:

Ian Rogers, Co-Chair

Connor Spenn, Co-Chair

Laura Hallahan, Vice Chair

Dana Myskowski, Secretary