



TOWN OF WARNER

Housing Committee

DRAFT Meeting Minutes, September 18, 2025

PO Box 265, Warner, NH 03278-0265

(603) 456-2298 T / (603) 456-2297 F

WarnerNH.gov

CALL TO ORDER at 5:09 pm

PRESENT Committee Members: Ian Rogers, Bob Holmes, Laura Hallahan, and Dana Myskowski
Central NH Regional Planning Commission Representative: Mike Tardiff

ABSENT Connor Sperrn, Ruth Roudiez, Ellie Brown

PUBLIC COMMENT None

APPROVAL OF MINUTES

Reviewed Minutes from August 27, 2025 meeting. Laura moved to accept with an edit to the date; Bob seconded.

ALL APPROVED

HANDOUTS

From Laura Hallahan:

- “Adoption of Amendments to the Master Plan, Croydon, NH,” *The Kearsarge Shopper*, Sept. 17, 2025

From Mike Tardiff and Central:

- Legal Q&A: “An ADU for you, and you, and you” by Jonathan Cowal, NHMA Municipal Services Counsel
- Warner ADU Ordinance, Draft 1
- 2025 Zoning Warrant Articles, Article 2
- Warner Multi-Family Intervale Ordinance, Draft 1

NH STATE CHANGES TO ADU LEGISLATURE

Mike: Matt Monahan (with Central since 2006) gave us a strikethrough of the Warner ADU Ordinance, to bring it in compliance with the statutory changes, such as:

- The word Accessory instead of Apartment
- Definitions of attached and detached ADUs
- Flexibility in the size
- Language that explains what the new laws are

Laura: In the statute the size is 950 maximum, unless a town allows more. We can offer as a choice to the Planning Board – to change our language or to continue to allow up to 1,000 square feet that Warner currently permits.

Mike: Letter F addresses existing buildings. Matt proposed these changes as written. Table One, the S for “Special” is crossed out in two places; special exceptions can be stressful and possibly expensive, since attorneys may need to be hired to argue case on behalf of a builder and/or a land owner.

Bob: There’s a condo complex currently under consideration on an R-2 and R-3 lots. Zoning board said there’s no variance needed; they allowed the combined acreage of both lots to satisfy the minimum lot size requirement. Regarding set back rules – are different rules assigned to different zoning areas?

Mike: Will take the ZBA example here to Matt and see what he thinks the language should look like.

Bob: There is an ambiguity in the zoning rules; each zoning district stands by itself.

Mike: I would look at it that the lot that has frontage on the road would take preference.

Ian: Propose leaving 1000 square feet, which is more generous than state's 950.

Bob: Leased land should be defined.

Bob and Ian: re: E-H The 75-foot tethering – is another control that is prohibited by law. Laura agrees with this assessment.

Mike: Will ask Matt about the E-H tethering.

Laura: Present to the Planning Board – do they have an obligation to accept it, or can they ignore it? Can we take it to a town vote via a signed petition?

Ian: The Planning Board has been receptive to what they are considering administrative changes.

WARNER MULTI-FAMILY INTERVALE ORDINANCE

Mike: When staff read through the ordinance, they wonder what the town is trying to accomplish. Define what commercial district is. Define what multi-family is, but there isn't a clear definition. Workforce says five units. Site plan is triggered at three units. Planning Commission has several that limit to six. Matt landed on five.

Bob: Believes that the former Planning Board chair Ben Frost's understanding of the definition is three or more units. Also had language about the size of multifamily. So, Warner's workforce housing is five units, placed in Intervale.

Mike: But your workforce is beyond the Intervale district; covers other areas.

Ian: Warner has single family, duplex, and three units as a multi-family. Deep In the article IV. K: general provisions maximum of four units.

Bob: Large multifamily is five.

Mike: Matt began with definitions again, then into the General Provisions – where he recommends a decrease of the minimum lot size.

Bob: The one and a half lot size is onerous on the persons building.

Mike: This is going to take a little conversation, but it's a bit easier now that the law is behind it.

Laura: Maybe we end up getting rid of the 50 percent requirement.

Bob and Mike: Perhaps we offer up a choice of decreased or just eliminate the increase.

Mike: I would be concerned that you make single change, but then never return for the next change.

Ian: What is the Intervale trying to be? The Charette provided sign concepts, nice rest areas, small town feel.

Mike: See the kernel of it. But we were also talking about the gateway at the time. And now we have the roundabout, which makes it more welcoming. Still, the questions persist:

- What is Intervale? What do we want it like? Villagey/pedestrian?

- Matt asked: It's an overlay district, why do we have it?

Ian: Perhaps we ask the community: What do you think the Intervale is? Or what should it be?

Mike: Why was the recent multifamily project not permitted?

Bob: The Zoning Board members cited that schooling space is limited (which it is not), they didn't like it, they didn't like the look, they thought the taxes would be raised in the town, that it doesn't look like Warner.

Mike: I'm wondering if it's the aesthetic, and if a farmhouse with five units design would pass. There are some large units close to Canterbury town center. If someone comes in next July, [once the law takes effect] they can build. The question is: how do Warner residents get what they want, instead of whatever is legal?

Ian: This circles back to your comment last meeting about confident towns setting zoning requirements to meet a certain aesthetic.

COMMUNITY ENGAGEMENT

Ian: We have targeted completing a short survey before Thanksgiving; maybe the Intervale is the survey.

Mike: Map where it is on the survey so everyone can see the district, then provide one multichoice question and one open ended.

Ian: Like, what do you envision for this district?

Mike: Perhaps frame it such as: Are you aware of the legislation that allows for multifamily in commercial areas? With this in mind, what would you like to see in this district? Townhouse, mixed use, etc. Annotated surveys are best, since we need to provide context to the questions.

Mike will bring examples to the next meeting that we can wordsmith as a committee.

Bob: Some of North Road is part of that zone; maybe they should be residential, which would mean redistricting that area.

Ian: Wonder why it was zoned that way.

Mike: Do you want to present as sliding scale? A choice? A ranking? We'll wordsmith it and compare with previous surveys.

Bob: I liked the questions that were open ended in the last survey.

Mike: I liked the last survey, and reading through them. It is more difficult to analyze, but it tells more stories.

Ian: Do we want just Intervale or other commercial zones?

Mike: Do we want to include all the commercial, though? The Northern Borders Regional Committee has infrastructure money. Need to figure out if that's possible. Survey: Is this what the town wants? The water precinct area.

Bob: Waterloo Village – what are they looking for?

Mike: All historic districts are different. If you get into aesthetics too much, you may have more difficulty. There's a historic district in Hopkinton that is its own zone.

Laura: If changes at the statutory levels at the state have occurred, would you like to see your planning board adopt them?

Mike: I think we just need to make our case. I'll bring the verbiage to the next meeting.

Ian: Maybe by the 14th. ADU survey? Or is it too in the weeds?

Mike: It would be a way to advertise that there are changes in the law.

Ian: We could frame it: Knowing the laws about the ADU, would you...and then ask our questions.

Mike will bring verbiage for a question regarding ADUs.

Bob: I like the idea of introducing ADUs and the law changes to the town in the survey.

Dana will get the old ADU brochure updated and send a copy to Mike for him and his team.

Dana: Do we want to add an ADU check box to the build permit? We may need to track which homes have ADUs, so they can't automatically add another in future since it would be recorded.

CLASS SIX ROADS

Bob: There are currently restrictions: no structure shall be constructed or placed on a class six road without being brought up to a class five status; costs incurred by lot owners; public works director needs to sign off on the road.

Mike: Legislature has allowed building, as long as homeowner has insurance and signs a waiver. A number of communities have frontage requirements for Class Five or better.

Ian: We need definitions of road frontage on class six with existing lot.

Mike: If someone has frontage on class six road, they can build there without going to planning board. Need to add Class Six Road on building permit to keep track, especially to track the waiver requirement.

Laura: The waiver needs to be recorded with the Registry of Deeds.

Bob: Told one of the selectboard members about this law.

Mike: It all comes down to someone one day in the future will then ask the town to improve the road.

Laura: Some people who build on or move to a Class Six road want to live there without the road being improved.

Mike: There's a lot of issues of town expense—it would be onerous on fire and safety departments, which would add to the costs of the town. Currently, class six roads are used as a growth management tool.

Ian: Let's keep this off the survey.

The committee agreed. More time is available for this topic since the law takes effect in July 2026.

SHORT TERM RENTALS

Bob: I'm interested to know if this is a problem felt throughout town, or if it is an issue for a handful of people. Perhaps add to the survey: Have you had any issues with short term rentals?

Mike: Meredith, for instance, now limits STR to four vehicles during a stay. That's the way they manage parties. But in a lot of communities, you have other restrictions.

Laura: Have to register a STR in Sunapee.

Bob: Also need to have someone available 24/7 in Sunapee. Just wondering what the general town feeling is? How much of an issue is this really in Warner?

Dana: In the interest of keeping the survey as short as we had originally envisioned, I would argue that we do not include STRs on this current survey.

Committee decided to wait and address STRs in future.

ACTION ITEMS

- Mike will give Matt the ADU notes from our meeting
- Talk about Intervale next time
- Mike will bring survey verbiage that we will discuss next meeting
- Dana will provide the ADU informational brochure to look at next meeting

UPCOMING MEETINGS

- Oct 2 at the Pillsbury Free Library, in the Frank Maria Meeting Room.
- Oct 14 up on the Town Hall stage; Ian will book the date.

OTHER BUSINESS

Connor would like to meet the team at Central. Mike invited her to reach out to him to make that happen.

- Laura is attending NH Housing & Economy 2025 Conference, Oct. 16, Concord, 8 am-12:30 pm, tickets \$75, include breakfast
 - https://lp.constantcontactpages.com/ev/reg/6v95673/lp/da58e695-a269-4f50-9889-e17932e900c5?source_id=563b866d-90aa-46bc-971e-d33ea009d4bc&source_type=em&c=2KF_dNkCFaSHytD5JWYMMvhmRpdmA6s8zEvzFIHwk7OAwZ6l1SiU1w==
- Dana is attending the Vital Communities 2025 Housing Solutions Breakfast 7:30 to 10 am at the Hilton Garden Inn, Lebanon, Sept. 25. Free, but \$25 donation suggested.
 - <https://vitalcommunities.org/events/2025-housing-solutions-breakfast/>

Bob will hold off on the report to the Planning Board until we have agreed on the language.

ADJOURN Motion to adjourn, Dana; Laura seconded.

NONE OBJECTED

Meeting adjourned 7:03 pm.

Next meeting: Tuesday, October 2 at 5:00 pm, at Pillsbury Free Library Frank Maria Meeting Room.

2025.09.18 Housing_Minutes_FINAL

Noted by Dana Myskowski