



TOWN OF WARNER

Housing Committee

DRAFT Meeting Minutes, October 14, 2025

PO Box 265, Warner, NH 03278-0265

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WarnerNH.gov

CALL TO ORDER at 5:10 pm

PRESENT Committee Members: Ian Rogers, Connor Spenn, Bob Holmes, and Dana Myskowski
Central NH Regional Planning Commission Representative: Mike Tardiff
UNH Cooperative Extension Representative: John Christ

ABSENT Ruth Roudiez, Laura Hallahan, & Ellie Brown

PUBLIC COMMENT None

APPROVAL OF MINUTES

Reviewed Oct. 2, 2025 minutes. Bob moved to accept with edits; Connor seconded. **ALL APPROVED**

ADU ORDINANCE

Mike Tardiff shared the handouts that were edited by Matt Monahan. Mike noted as an FYI that the idea of density bonuses with clusters are being discussed in Sutton.

Ian: Are a lot of towns adopting the changes that are now law?

Mike: Yes, most towns are adopting them. However, heard about a proposal to get rid of zoning in New Hampshire.

John: Has also heard about this latest legislative proposal.

Bob: Approves of the edits where we are now, and thinks once it is in black and white, it is ready to go to the Planning Board.

Mike: What is the role to get council's eyes on it?

Bob: The Planning Board should look at it, and if they want legal input, they can take it to the town lawyer.

John: Part of the ADU law pertains to a garage. If you have a single floor garage, you can put a second floor on it to create an ADU, even if the garage is not in the legal setbacks for residential property.

Connor: As long as it's in the same footprint?

John: Yes.

Ian: As for taking it to the Planning Board, I think Bob has already been keeping the Planning Board up to date, so he can take it to them.

Bob: Is happy to do so. Thinks it's debatable whether we need a memo to accompany the ADU Ordinance.

John: The law is already in effect, so the board can refer to that.

Ian: Bob can bring any questions to this committee and to Mike for Central to help answer.

Mike: Possibly need the red edits to show the Planning Board.

MOTION

To allow Bob to bring the ADU Ordinance to the planning board (both the red edits version and the cleaned up black and white version). Bob moved. Connor seconded. **ALL APPROVED.**

Mike: Do we wait to take this to the Planning Board after the survey results?

Ian: The most controversial item is the one and a half lot size.

Mike: The new law is just vague enough. And then there's the whole conversation about infrastructure. For instance: we're in the water precinct in the Interval District. But there's all the things that the legislature calls infrastructure. So, it's a conversation. There will be litigation. NHMA's take on it is in the middle.

Ian: Run the survey for about a month, then present to the Planning Board.

Committee members agreed.

Mike: We want to do some outreach and then be more prepared. Allowing multifamily in the commercial zone is going to be the conversation.

SURVEY

Bob: Number 6 edit to "...in all zoning districts *that allow single family dwellings...*"

Mike: What are we getting from question number 6?

Ian: Originally, we had it simply as an "are you aware" statement. But the teacher in me wants people to read it, which is why it's written as a Yes/No question.

Mike: Should we add a box that shows the law?

Bob: I like it as it is here, shorter.

John: Can we link to more information?

Connor: We did that at the end of the survey.

Mike: We'll get this in Survey Monkey and do a sample run through to see how it works. If it needs a box, we can add it.

John: How valuable are the results of this survey?

Bob: The zoning board may grab ahold of numbers that are against some of the sizes. But if we have more people in favor of or neutral, it would help the conversation.

Connor: I think it gives us a baseline.

Mike: I'm confident that it will be right down the middle.

Ian: A good take away from the housing forum, people were comfortable with the multi housing units, except not the large buildings pictured on the cards.

Bob: Think that number 2 A-B-C will be favorable, and people will balk on D & E

Ian: I have consistently seen some members of the Planning Board bringing up the survey response to "What would you like to live in?" The least favorable was the larger units. But it doesn't answer, "What would you like to see in town?"

Ian: In number 5 do we have the right terminology of "traditional New Hampshire farm homestead"?

Bob: I think it's good as it is.

Mike: Should we add pictures?

Bob: I think pictures may alter their opinion if the picture is different from what they envision.

Ian: I respectfully disagree. Again because of the cards, how people reacted to seeing the images was favorable.

Connor: I think it's a question that gets to the point: "Does the architecture resemble current architecture in town?"

Ian: Would others like pictures?

Connor: I would.

John: Pictures go a long way to helping show what these potentially mean.

Mike: How about, I'll show you three examples. If you like them, we'll keep them in. If not, we'll cut them.

Connor: Did we decide not to use maps?

Mike: I think we should use maps.

Connor: Except they are pink and green, and if someone is colorblind, it's difficult to see.

Mike: Which I am, and I agree. So, let's add maps too to the sample, so you can see where you are. Intervale – show where that is.

Ian: Yes, Intervale is confusing to some.

Mike: Can we talk about question number one? There's so much to that question. One, do you want to start with that? Two, you're not sure where that is going to end up. Maybe you're starting off on the wrong foot?

Bob: I think this just informs the person who doesn't know about the changes to the law. We have a link to the NHMA.

John: We could present it as, "There are these changes; do you want a chance to offer feedback on how the changes are implemented?"

Connor: The wording is to make it clear that this already done.

Mike: Not yet. July 2026.

Connor: Still, the question is framed as being more informational.

Bob: Don't need to say 2026. If they want to go into the nitty gritty, they can look into the NHMA.

Mike: If anything, I'm not sure if it's the first question.

Ian: I agree wording is key. And that Mike has a point that this may scare some people off. Or make people angry. I'm leaning toward different wording.

Bob: We had a problem with the draft housing using the word infrastructure. We're not asking people to get into the weeds.

Mike: Let me put it into Survey Monkey, and you take your time going through it.

Ian: We did just throw it together, the hour after Matt had to leave.

John: Most people don't want to read a wall of info.

Mike: We can also hyperlink the state law.

Connor: We discussed the links last time but wanted to put it at the end. Otherwise, some may open many tabs like I do, and then forget where they started and never return to the survey.

Dana: Agree. I do that too. Would rather any links be listed at the end to provide further information for those who would like it.

Ian: Question number one – rather than mentioning commercial zones, say some zones?

Bob: I like it as it is.

Mike: Okay, we'll type it up, and have the committee test it. Then all committee members will have to take it again to count. People in same household can take it. People at library can take it. May have to clear cache at home and on library computers.

Ian: Show on survey – One response per person, you may need to clear your cache so everyone in town can answer.

Bob: There was some opposition to people who didn't live here on the first survey.

Ian: Yes, we asked people if they were fulltime residents, parttime residents, business owners, etc.

Bob: I don't think we have to do that on this survey though.

Ian: Finish date – can the close date be right before the next meeting on Nov 19? Will that give enough time?

Mike: Yes, it would be enough time for us to get the results compiled.

Ian: Stephanie did a great job on the first survey results.

Mike: I also think it's fine if it's open over Thanksgiving. Maybe end it first Friday in December. The first version will be available on Thursday for the Housing Committee to look at over the weekend. Feedback received Friday would be, but over the weekend works too.

Ian: In the event of needing to make edits that are conflicting, we can have a special meeting. Please indicate if comments are a suggestion or a deal breaker.

Mike: We can do a postcard with a QR code to leave for people to take. Will print out some 8.5x11 flyers too.

Ian: Who will disseminate info about the survey? Flashing Sign=Ian. Library newsletter=Dana. Town Calendar=Dana. Post around town=Connor. Connor will pick up the postcards from Central in Concord. Bradford paper=Dana. *Intertown* and *Concord Monitor*=Connor

MOTION

To proceed with the survey via Survey Monkey. Any wording changes and organizational structure edits from committee feedback will be integrated early next week. The survey will launch next week, on or about October 15 or 16, and will run through Dec. 5. Central will compile a first look at survey results so the committee may discuss them at the November 19th meeting. Information about how to take the survey will be disseminated via the flashing sign, town calendar, library newsletter, posting boards around town (such as town hall, library, post office [if available], businesses, etc.), and via the *Concord Monitor*, *Intertown Record*, and *Bradford Bridge*. Ian moved. Bob seconded.

ALL APPROVED.

OTHER COMMUNITY ENGAGEMENT OPTIONS

Ian: The Conservation Commission, businesses, others?

Bob: If we take it to the Planning Board, not sure if we need to take it to the Conservation Commission too. But I have suggested to Karen Coyne that we add the Conservation Commission to the agenda.

Ian: The Conservation Commission may or may not want to be involved. But I agree that the conversation should be with the planning board.

Ian: What about businesses would we talk to? Though, I'm not sure I feel a need to talk to them.

Bob: I don't think we need to talk to them about this until after the survey.

Mike: Then you'll have information to take to them.

Committee discussed the possibility of other community engagement.

Dana: Maybe in winter after the holidays, if necessary, we can hold a Q&A forum.

BUILDING CODE ORDINANCE MEMO FROM BOB TO SELECTBOARD

Bob: This began with the need to adjust our code to be in agreement with the new laws: from two to one staircase egress, and to make building code comply with 300 minimum square feet allowed in an ADU (building code states 500 square feet minimum). However, found that RSA 155-A:10 requires the NH Building Code Review Board to review and consent to Warner's building code and any amendments by August 11, 2019. Discussed this with Elizabeth Labbe who was not aware that there was anything wrong with Warner's building code. The state wanted all the local zoning building codes to be funneled for review and approval. If they fail to get back to you in a short period of time, then the code is approved.

John: Is there any caselaw on this?

Bob: Not that I know of; only Canaan and Hampton Falls are listed as being approved on the state website. It is required that the NH Building Review Code Board post towns and cities that have been approved. I want to talk again to Elizabeth because we also have a new building inspector. When you read this law, it sounds like NH wants every town and city to be consistent.

Ian: We've talked about tiny houses. Eliminating costs. Could 300 square feet be advantageous to some people who want to build small?

Bob: Will discuss this with Elizabeth.

Connor: I will also introduce myself to her and chat about it.

Mike: I will learn a bit more about this too.

Connor: Replace “issues” with “discrepancies” in the final text of the memo.

ADJOURN Motion to adjourn, Connor; Dana seconded.

NONE OBJECTED

Meeting adjourned 7:10 pm.

NEXT MEETING: Tuesday, November 19 at 5:00 pm, at Pillsbury Free Library Meeting Room.

2025.10.14 Housing_Minutes_DRAFT
Noted by Dana Myskowski