



TOWN OF WARNER
Housing Committee
Meeting Minutes, March 25, 2026

PO Box 265, Warner, NH 03278-0265
(603) 456-2298 T / (603) 456-2297 F
WarnerNH.gov

- 4 **CALL TO ORDER** at 5:01 pm
- 5 **PRESENT** Committee Members: Bob Holmes, Laura Hallahan, Ellie Brown, Ian Rogers, Ruth Roudiez, and Dana
6 Myskowski
7 Central NH Regional Planning Commission Representative Matt Monahan
- 8 **ABSENT** Connor Sperrin, UNH Cooperative Extension Representative John Christ
9 Planning Commission Representative Mike Tardiff
- 10 **PUBLIC COMMENT** None
- 11 **WARNER REGULATORY AUDIT (DRAFT)**
- 12 Matt: Three documents were reviewed. Appendix A has observations and recommendations. Some might advise that a
13 regulation be more detailed. He noted what his take is regarding the most important to tackle first. But that is his take;
14 the committee needs to also weigh in.
- 15 Subdivision regs – better to define major and minor subdivisions in the regulations.
- 16 Clusters, generally – it’s a way to address multiple things. At the basic level – make lot requirements smaller, allow more
17 homes built in an area with open areas, and density incentives can be offered, such as for seniors or workforce housing,
18 etc.
- 19 Ian: Incentives might be an extra unit is the carrot offered if – fill in the blank – the multi house looks like a farmhouse, if
20 the house offers first floor living, etc.
- 21 Bob: Considers the audit great. There are some items that may be difficult to pass forward, but I don’t think it’s up to the
22 committee what goes forward or not. I believe the Planning Board needs to consider each of these, as well as the town.
- 23 Ian: This document is the assessment, audit, summary. From this, we would use this document for what would be
24 written.
- 25 Bob: Open space regulations in town seem to make it difficult to create cluster housing. This seems to me to be a
26 moratorium on development.
- 27 Ian: To my knowledge, the open space ordinance has never been used in the past 20 years.
- 28 Matt: The purpose of the open space rules is often to create smaller, more affordable lots, with town-maintained roads,
29 which makes it again more affordable for home buyers. If we assume a 2005 ordinance hit all the marks and needs of the
30 time, the ordinances now generally need to be revisited. What I’m thinking of is a simpler regulation in which people can
31 define what is allowed.
- 32 Ian: Focus on the present and what needs can be met by revisions to current ordinances.
- 33 Bob: I have a question about process. Do we simply give this to the Planning Board to discuss? And then we hold
34 meetings with town people?
- 35 Ian: It should be carefully done. Not just sending email into the ether. I don’t know if it’s worth two or three people
36 going before the Planning Board.
- 37 Bob: I think we could schedule a joint meeting of this committee & the Planning Board.
- 38 Matt: We need to be careful about how we present this. There is one town that is having some trouble with the Class VI
39 roads being developed. So, we are putting together a list of options – almost a menu – to the town committees to help
40 them come up with the language that they want for their town.
- 41 Ruth: I worry that this is a lot of information to present.

42 Matt: Yes, perhaps we give it to the Planning Board to have a couple months to go over it. Then ask them when we can
43 join their meeting to talk about it.

44 Ian: I've noticed that the Planning Board sometimes has trouble about identifying that something may need to be
45 addressed.

46 Matt: Starting the conversation is key. Maybe we say, we did this research and analysis. Can you look at this and help us
47 define what you see as the issues that we need to discuss.

48 Ian: I like this idea of inviting them into the conversation. How do we address conflicts?

49 Matt: It's okay to say the Housing Committee is focused on *housing*, so that's the lens we see things through.

50 Ian: This is not a finger wag at anyone.

51 Matt: Right. This is compliance with RSAs and suggestions. We are looking at it via a *housing lens*. The Zoning Board
52 and Planning Board are looking at it with a host of other lenses too.

53 Bob: It's excessive to show a conceptual to the Planning Board for every single little thing, like a lot line adjustment.

54 Matt: Yes. Some towns have land use staff. But a lot of smaller towns in New Hampshire do not have any staff.
55 Sometimes there is a part-time secretary, or the chair sits in on this.

56 Ian: I've heard many times that zoning documents are living, breathing documents that should be revised to evolve with
57 the times. But there are some who disagree.

58 Matt: Yes. (He noted an example of a typewriter vs computer repair ordinance in one town.)

59 Ian: There's also some pushback on some of what we're planning, like housing forums.

60 Matt: Yes, if you are placing an ordinance before the people, you need to begin with talking to the people. In one town, a
61 zoning ordinance that lost was one that was written by the board and presented to the voters twice in person at hearings
62 where they heard the townspeople hated it but made no changes to it; it was voted down 3 to 1. A few years later, the
63 discussion was open to town in a low-key way that people got to talk with others, and the ordinance was rewritten, yet was
64 basically the same language; it passed 3 to 1.

65 Ian: If we can present information in a clear and understandable manner, then we can communicate successfully.

66 Matt: Some words mean different things to different people like "workforce housing." Placing a picture before people
67 rather than a word might help.

68 Ian: Community engagement event. Could be helpful for the Planning Board.

69 Laura: Maybe we take this to the Select Board and present what we've done so far. And maybe ask their opinion. Ask
70 them to give us their thoughts on it.

71 Ian: Yes, also to inform the Select Board of how far we've come.

72 Matt: Open the conversation to the public. And to the Planning Board. And maybe the Zoning Board.

73 Ruth: Might it be more effective to present a few ideas from this, rather than the entire document?

74 Laura: Show them what we think are higher priorities and ask where do they think the priorities are.

75 Ellie: An executive summary from this committee.

76 Ian: Yes, I like that executive summary idea. It can be a brief document.

77 Ruth: Should we suggest to them a timeline? Maybe looking at one area first, a second area the following quarter?

78 Ian: Yes, in a way. Maybe we should let them know what we are looking at this year and in preparation for Town
79 Meeting.

80 Matt: Land use regulation document - land use and site plan separate and then they come together. Make sure they are
81 using the same language. Do you have a town engineer?

82 Ian: Yes, the town relies on Aries for reviewing.

83 Matt: Maybe look to Aries and ask for help with framing the construction bonds considering the new RSA changes.

84 Laura: I feel like anything changed on RSA, by law, such as the parking, needs to be changed in our ordinances.

85 Ian: We did look at a list from Andy Bodernick of places where we need to change to agree with the state laws. But it got
86 lost. Can we address what conditional use permit is? Lot lines, condominiums. Can you explain what that is? Maybe
87 giving some ideas on village cluster and cluster condominiums. What could those terms be? Ian will send a list to Matt.

88 Bob: RSAs allow for impact fees, but Warner does not allow for that. If we had an impact fee, it might make it easier to
89 get through.

90 Matt: An equitable fee schedule would need to be developed. CIP written and kept current annually. Impact fees need to
91 be used within six years, or else returned with interest. So, if a six-unit development is built over three years, the tracking
92 begins with the first two units, then the next year another two units might be added, etc., resulting in a staggered six-year
93 tracking system. It is a very heavy lift for small towns to track.

94 *Matt left the meeting at about 6:10 pm.*

95 Bob: I see, it's too complicated.

96 Laura: The things that impact the housing is zoning. So, like density and manufactured housing, and things like this are
97 what our Housing Committee is focusing on. A way to narrow it down would be to look at things that directly impact
98 housing.

99 Ian: We can talk about the bigger issues from a housing lens. So, we might be less likely to look at construction.

100 Laura: Then I think we can have an impact.

101 Ian: Yes, the idea is that this is long-term.

102 Laura: Perhaps we can do an executive summary like Ellie came up with and then focus on the ones that impact housing.

103 Ian: We can look at top five for each of us, then compare and get our list together.

104 Laura: Maybe top three? Then compare. And look at the top one (or two) and present in a way that is conversational.

105 Dana: It could be our "homework" for next meeting.

106 All agreed on picking our own top three considerations from the list to compare at our April meeting.

107 Ian: John Christ from UNH emailed. Wants to meet with us to talk about how to communicate these ideas. He could
108 come to the April or May meeting.

109 **MEETINGS:**

110 April 22, third Wednesday in May as a first choice, unless Central cannot attend, then move to the fourth Wednesday.

111 **APPROVAL OF MINUTES**

112 Line 52 National Realtors Association should be capitalized. Line 73 - "draft a zoning ordinance" should be "audit to
113 review."

114 Bob made a motion to accept February 18, 2026 minutes as amended. 2nd by Ruth. **ALL APPROVED**

115 Ian: Need to ask Central to make a summary of the housing survey with paragraphs and the bar graphs in one .pdf for
116 the website.

117 Adjourn at 6:22: motion by Ian, Laura 2nd. **NO OBJECTIONS**

118 **NEXT MEETING:** April 22, 2026, 5 p.m. at the Pillsbury Free Library meeting room.

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2026.03.25.Housing.Minutes.FINAL
Noted by Dana Myskowski