



TOWN OF WARNER
Housing Committee
Work Session Notes, May 27, 2026

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4 **CALL THIS WORK SESSION TO ORDER** at 5:08 pm

5 *Note: The Housing Committee held a Work Session during its regular meeting time since a quorum was not present.*

6 **PRESENT** Committee Members: Bob Holmes, Laura Hallahan, and Dana Myskowski
7 Ian Rogers via Zoom from Japan
8 Central NH Regional Planning Commission Representative Matt Monahan
9 UNH Cooperative Extension Representative John Christ

10 **ABSENT** Connor Spenn, Ellie Brown, Ruth Roudiez
11 Planning Commission Representative Mike Tardiff

12 **NOTES:**

13 We discussed what we can and cannot do without a quorum. We decided to use this time as a work session to discuss
14 the documents that are being prepared to share with the Planning Board, Select Board, and the public—the residents of
15 Warner.

16 Laura asked about the updates that have already been made. Matt pulled Bob's comments into the May 8 document.
17 The zero lot line item is out. Also adjusted wording around condos and defined tiny homes as 200-700 square foot range
18 without the "chassis" wording (tiny homes are not on wheels).

19 Bob suggested additional edits; others offered edit notes too. The edits consist of language to make descriptions clearer
20 and/or minor corrections:

- 21 • Page 1, 2A2 - states that duplexes are allowed in four districts, but that should be three districts.
- 22 • Page 2 B1. Greater density - "three districts allow for higher..." - should list the districts that allow for less than
23 one acre: R1, B1, and C1.
- 24 • A "...district allows moderate density..." - same paragraph next sentence - state R2.
- 25 • For consistency the R3, OC1, and OR districts have significantly larger acreage.
- 26 • Down to #3 - Somewhere in first sentence should add the parenthetical "(subject to other provisions)" and add
27 "primary" as a descriptor to the main residence on a lot.
- 28 • Page 3 C 1 - last sentence adds "some" - "...allowing them in some districts."
- 29 • Page 3, paragraph 2 - clustering "may not be."
- 30 • In D1 - second to last sentence change to: (see C.2 above).
- 31 • Page 3 in last paragraph, last sentence - change to "allows more units" - could offer some incentives. So, the edit
32 adds a bit more details about incentives.
- 33 • Page 4 number 1 add "continue to" review the ordinances.
- 34 • Page 4 typo E3 provisions - cut the "s" for agreement with the verb.
- 35 • Ian asked about the site plan reg - places where it states "based on RSAs" can we add the numbers? Or is that
36 too in the weeds for the document? There are four or five of them. Matt is adding them. There may be one or
37 two that are more in the weeds, such as multiple RSA numbers.
- 38 • Page 8, A7 - fix the ordinal suffix for one of the three 3rd.

39 Going forward we will refer to the *May 27th edition of the Audit.*

40 **Housing Needs Assessment:**

- 41 • One small change from Ian - Adobe is still listing the title as "Capital Improvements Program" in status
42 information. It was changed in document properties.
- 43 • Laura - Page 12 section 5 conclusions - first one: Warner is growing older with average income, "will not" to
44 "may not" and "may need" an increase to "need" since there *is* an increase. Take out the word "slight." (We
45 ended up removing the word slight, but leaving the rest of the text as was.)

46 We have revised the Regulatory Audit and the Housing Needs Assessment, and it will be *the May 27 version*.
47 The *May 8 survey results* stand as is.
48 We need to vote on the documents at our next meeting – to share them with the Planning Board, the Select Board, and
49 the public.
50 Regarding the letter(s) to the Planning Board and Select Board – We suggested edits (see John’s revisions). Ian will revise
51 the letter and present at our special meeting to vote on the documents.
52 Bob reported on his casual discussion with some of the Planning Board members where he discovered that they want to
53 see the documents first, before the Select Board. We discussed the problem that exists for us: the timing is tight given
54 deadlines for public hearings and draft ordinances being written with an eye on the March 2027 Town Meeting. We also
55 noted that the Housing Committee was appointed by the Select Board, so the committee is accountable to the Select
56 Board. We will decide when and how to distribute the information at our Special Meeting to vote on the documents.
57 When should we next meet?
58 Decided that a Special Meeting of the Housing Committee will be called on June 10, 5:00 to 5:30 pm, to vote on the
59 documents and letter to be shared with the Planning Board, Select Board, and the public. This meeting will involve only
60 the Warner residents who make up the Housing Committee membership.
61 At the regular June 24 meeting we will discuss community engagement possibilities with John Christ and the top
62 appendix recommendations, which Matt Monahan will begin working on and share with us for the meeting.
63 Finished at 6:48 p.m.

2026.05.27HousingWorkSessionNOTES
Noted by Dana Myskowski