



TOWN OF WARNER

Housing Committee

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Meeting Minutes, July 29, 2026 (DRAFT)

CALL THIS MEETING TO ORDER at 7:06PM

PRESENT Committee members: Ian Rogers, Laura Hallahan, Bob Holmes, Ellie Brown,
and Ruth Roudiez
UNH Cooperative Extension Representative: John Christ
Central NH Regional Planning Commission Reps: Mike Tardiff, Matt Monahan

ABSENT Connor Spenn

APPROVAL OF MINUTES

Reviewed April 22, 2026 minutes. Laura moved to accept with an edit to the date; Bob seconded.

Reviewed May 27, 2026 minutes (work session). Ian moved to accept. Laura seconded.

Reviewed June 10, 2026 minutes. Ian moved to accept. Laura seconded.

Reviewed June 24, 2026 minutes. Ian moved to accept. Bob seconded.

ALL APPROVED

NOTES

Ian and Laura reported back from meeting with Selectboard on 7/27 - well received

COMMUNITY ENGAGEMENT EVENT PLANNING

Fall event of some kind - similar to first HOP I event

Some goals - educate about the housing committee and where the process is, explain amendments being considered, build trust, space for people to give input, less room for innovative engagement strategies

Draft Agenda (presented by John with input from group)

1. Entrance activity - have people write a word or draw a picture about what housing means to them - put up on a large board
2. Background presentations
 - a. Ian and Laura - info on HOP II and proposed amendments
 - b. Matt - general trends
 - c. John - breakout group introductions
3. Breakout roundtable groups - keep to around 6 people plus facilitator and note taker
 - a. Discussion leaders: Ian, Laura, Bob, Ruth, Ellie (maybe)
 - b. Icebreaker/share housing stories (opportunities/barriers)
 - c. One question about each proposed amendment
4. Broader discussion - report out with big takeaways and then open forum discussion
5. Ending activity - box for additional comments/questions on way out

COMMUNITY ENGAGEMENT EVENT PLANNING CONT.

Location - Elementary School - Ian will check with Tim Stokes on availability
Date - September 30th, backup date September 23rd
Time - 7pm start, 90 mins to 2 hours total time
Sign in sheet and nametags with color coded dots to break people into groups
Childcare options - Ellie will look into this and send ideas to Ian before Aug meeting

DISCUSSION ON STATE HOUSING LAWS AND PROPOSED AMENDMENTS

Keep an eye on HB1588 and HB110 - relating to multifamily building allowed in commercial districts

When thinking about zoning in a town - ask the question of whether the village district could be rebuilt using current zoning regulations

Lot Sized Ordinance - Proposed Amendment
Buildable acres vs. lot sizes - Matt will draft some language around this to clarify
Lot sizes and frontage determine the community character
Buildable acres - what is needed to support water and sewer

UPCOMING MEETINGS

August 26th 5:30 to 7:30PM at Pillsbury Free Library, in the Frank Maria Meeting Room
September meeting TBD depending on final forum date

Meeting adjourned at 8:37PM.