



TOWN OF WARNER

Housing Committee

PO Box 265, Warner, NH
03278-0265

(603) 456-2298 T /
(603) 456-2297 F
WarnerNH.gov

Meeting Minutes, August 26, 2026 **(DRAFT)**

CALL THIS MEETING TO ORDER at 5:05PM

PRESENT Committee members: Ian Rogers, Laura Hallahan, and Bob Holmes
UNH Cooperative Extension Representative: John Christ
Central NH Regional Planning Commission: Mike Tardiff

ABSENT Ellie Brown and Ruth Roudiez

APPROVAL OF MINUTES

Reviewed July 29, 2026 minutes. Bob moved to accept. Laura seconded.

APPROVED

Ian opened the meeting at 5:02pm. He announced that Connor Spenn has submitted her resignation to the Select Board, so the Housing Committee now consists of five members.

September 30th Housing Forum Planning

John provided an overview of the draft forum agenda. The forum will focus on the proposed zoning amendments and the committee's HOP-related work. Committee members will plan to arrive around 6:30 PM, to set up the room, materials, and visual displays.

The opening presentation will provide a high-level overview of the HOP grant work, prior community engagement, and how the committee arrived at the proposed amendments. Planning Commission staff will be asked to help present the technical descriptions of the zoning amendments. It was noted that the potential amendments originated from the Committee's work, while the Planning Commission helped with technical drafting and review.

The breakout discussion groups will be organized through the use of four color-coded groups, using sticky dots or name tags, to randomize attendees into breakout groups. Four colors will provide flexibility to run 2, 3, or 4 groups depending on turnout; if attendance is low, colors can be paired to create two groups.

Breakout sessions will begin with a brief icebreaker in which participants share a short story about how housing opportunities or barriers have affected them or their family. Each breakout moderator will receive a concise 1-3 sentence summary of the proposed amendments to read aloud to initiate discussion. Potential ordinance text will be available on request for attendees who want to review the detailed wording, and the breakouts will offer an opportunity for detailed questions and discussion.

The presentation will address why the changes are being discussed, including recent changes to state law, demographic trends, rising housing costs, and the age of the existing housing

stock. Planning Commission staff will compile key data points and present a concise needs analysis with clear graphics. The committee also agreed to reference prior community engagement in the materials so attendees can see the continuity between earlier discussions and the current proposals.

The forum will be held in the same Simonds Elementary School multipurpose/cafeteria area that was used previously, with classrooms available for breakout group. Boards, printed materials, and data graphics will be prepared and distributed before the event so facilitators and attendees can preview them. Outreach methods will include the library newsletter, the town flashing sign, paper flyers, and the town events calendar.

Communication with Planning Board and Select Board

The Committee discussed the Select Board presentation and approaches to communication with the Planning Board. The results of the forum will be included when forwarding the results of the Committee's work to the Planning Board.

Discuss Proposed Changes

The Committee briefly reviewed the potential zoning changes developed during the HOP process. Potential ordinance language development would be reserved for a future meeting.

Communications and Other Business

The Committee and staff will produce notes immediately after the forum and compile a formal report to close out the HOP process by October 10. The final two-page HOP report, covering lessons learned, what went well, and suggestions for the future, must be completed by October 10. The Town must submit the final reimbursement request and invoice by the same date to close out funding. The final report is a separate document from the monthly report.

UPCOMING MEETINGS

September 30 7:00PM Housing Forum @ Simonds Elementary School. The October meeting date will be selected by email to accommodate travel schedules.

Meeting adjourned at 6:43PM.