TOWN OF WARNER

Housing Committee

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Work Session Minutes, October 28, 2026

CALL THIS WORK SESSION TO ORDER at 5:02 pm

Note: The Housing Committee held a Work Session in place of its regular meeting since a quorum was not present.

PRESENT Committee Members: Bob Holmes, Laura Hallahan, Ian Rogers (via Zoom from Japan), Central NH Regional Planning Commission Representative Matt Monahan.

ABSENT Ellie Brown, Ruth Roudiez, UNH Cooperative Extension Representative John Christ.

NOTES

Because a quorum was not present, the group opted to hold a Work Session and discuss the Housing Forum Report and draft Zoning documents. The Committee will look into scheduling a quick meeting next week to approve the documents with a quorum present.

Housing Forum Report

All agreed that the Housing Forum summary was in good shape, though with minor typos. It was discussed that the Housing Forum was overall successful, though a larger turnout would have been nicer (only 8 members of the public attended). NHPR reporter Jackie Harris also wrote up a story for online and radio play.

Draft Revisions Per Structures Per Lot Draft Ordinance

There was talk of how to handle this change with regards to either deleting Section IV.L, or using the additional draft language for more clarity. There was talk over whether the draft language allowed for two multi-family apartment buildings to be built: this amendment is separate from the Multifamily amendment but is related to it in that the number of units would be driven by the density calculation in whatever Multifamily calculations are in place within the ordinance.

Draft Revisions to Lot Sizes Ordinance

Ian had found some small typos in the smaller lot sizes ordinance and will send these to Matt for correction. There was also talk of whether the State would eventually step in and require smaller lot sizes, thus either making this amendment moot, or putting Warner ahead of the curve. It was also posited that the smaller lot sizes amendment was in fact simpler than the multiple structures amendment, thus potentially making this a better horse to lead with in terms of housing changes.

Draft Revisions to Multifamily Ordinance

The Multifamily amendment is the most complicated of the three, and the group discussed several changes:

- Adding clarification language to commercially zoned land to account for wholesale, transportation, and industrial uses.
- Adding the option for developers to establish their own sewer/septic systems in addition to a water system.
- Simplifying the entire Intervale to 5 units per buildable acre
- Adding P's (Permitted) in the Use Table for C-1 for the district in place of S's (Special Exception).
- Fixing some small typos.

Matt also clarified how the density calculation works: the total number of units would be the number of buildable acres for the lot multiplied by the maximum number of units per buildable acre for each district.

Next Steps

The Planning Board is waiting for the Housing Committee to "ask" to be on the agenda, so this seems like a logical next step, in addition to making a second presentation to the Select Board. The deadline to submit Citizens' Petitions is December 9th, which may be an option as well. Matt cautioned that Citizens' Petitions can often be a challenge, and shared a story about a town with two competing zoning ordinances, one of which was submitted by the Planning Board, and the other of which was submitted by Citizens' Petition.

Matt also clarified that in cases where local and state zoning law conflict, the state law overrides.

Finally, Ian informed the group that the Planning Board had expressed interest in requiring the first floor of multi-family buildings in the Commercial zone to be required as commercial space, and asked if this was something the Housing Committee was interested in as well. No one present expressed an interest in this plan.

There being no other business, the work session adjourned at 7:02pm.