TOWN OF WARNER

PO Box 265, Warner, NH 03278-0265

Housing Committee

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Meeting Minutes, November 3, 2026 **(DRAFT)**

WarnerNH.gov

CALL THIS MEETING TO ORDER at 5:05pm

PRESENT Ian Rogers (via Zoom from Japan), Laura Hallanan, Bob Holmes, Ellie Brown, and Ruth Roudiez (arrived 5:06pm)

ABSENT Central NH Regional Planning Commission Representative Matt Monahan, UNH Cooperative Extension Representative John Christ.

NOTES

Ian opened the meeting and reminded the group that the primary purpose of the meeting was to approve the Housing Forum Report and Draft Amendments because a quorum was not present at the last meeting to do so.

Bob moved to approve the August 26th Meeting Minutes; Laura seconded.

ALL APPROVED

Bob moved to approve the October 28tth Work Session Minutes; Laura seconded.

ALL APPROVED

Laura moved to approve the Housing Forum Report; Bob seconded.

ALL APPROVED

At this point there was some discussion of the logistics for reaching out to the Planning Board and Select Board regarding a meeting to discuss (1) the Committee's progress so far, (2) the three draft zoning amendments, and (3) getting them on the ballot. Ian has been in touch with Planning Board Chair Karen Coyne, who stated via email that she would discuss a preferred meeting date with the Board at the previous night's Planning Board meeting (11/2). However, this discussion did not occur during the Planning Board meeting.

The group then moved on to the three draft amendments:

Bob moved to recommend the Smaller Lot Sizes Draft Zoning Amendment to the Planning Board and Select Board; Laura seconded.

ALL APPROVED

Laura moved to recommend the Restrictions on Residential Structures Per Lot Draft Zoning Amendment to the Planning Board and Select Board; Bob seconded.

ALL APPROVED

Bob moved to recommend the Smaller Lot Sizes Draft Zoning Amendment to the Planning Board and Select Board; Laura seconded.

ALL APPROVED

Finally, the group returned to the topic of how to handle the meetings with both Boards. Laura and Ian agreed to present to the Select Board if invited, and Bob and Ian agreed to present to the Planning Board if invited.

Some discussion about next steps followed, including whether the Planning Board or Select Board would be best to place amendment(s) on the ballot, and whether a citizens' petition would be best. The group generally agreed that the Restrictions on Residential Structures Per Lot was the strongest potential horse to lead with in terms of being ready to go and the least controversial, and because it cleans up existing inconsistencies in the ordinance. Time is limited, but then again, it will also be best to avoid the appearance of rushing.

As the Library Meeting Room was being used at 6:00pm, Ian thanked everyone in the group for their hard work on the Housing Committee.

Meeting adjourned at 5:58pm.