

To: The Warner Planning Board
From: Alice Chamberlin
Re: Proposed Zoning Amendment A
January 31, 2021

I am writing in opposition to the Zoning Amendment A on Workforce Housing drafted by the Planning Board.

I approached the hearing of January 20 in favor of this amendment and now am opposed because of questions that were not answered or not addressed in the public meetings.

I urge the Planning Board to withdraw or amend the Workforce Housing amendment .

This is a difficult time to undertake major zoning changes. Public engagement and input are limited. I hope the planning board will step back and recognize that Amendment A, Workforce Housing, and the two petitioned amendments, have the potential to significantly change Warner.

With three exits on interstate 89, Warner is positioned to potentially provide a significant amount of Workforce Housing for the capital region. How to expand Warner's housing inventory deserves more complete study.

A process that provides more input and data, may have better outcomes for our town. While we need to address our need for affordable housing , getting rezoning right , is better than getting it done quickly.

Specifically, regarding Amendment A:

- The town has not undertaken an inventory of its existing Workforce and Multifamily housing in Warner.
- The Board has not discussed with the public the region's affordable housing needs assessment or an updated regional fair share analysis as described in the Purpose Statement of Warner's Workforce housing ordinance, Article XIV-A.

“In the course of implementing this ordinance, the Town of Warner has considered the region's affordable housing needs as described in the Central New Hampshire Planning Commission's Housing Needs Assessment and the Regional Fair Share Analysis. “

Further, the public hearings did not provide;

- information on the impact of decreasing commercial development potential in the C1 and Intervale Districts.
- discussion of the option of opening the C1 area at exit 7, or exit 9, instead of both Districts.

- an estimate of the potential number of units that could be developed or optimal number of units for the town.
- an estimate of the impact on Workforce Housing by allowing Multifamily, market rate, housing (Amendment E by petition) in the C1 and Intervale districts .
- discussion whether the Workforce housing zones should be changed in other areas of town such as the OC1 or other rural areas if Workforce housing is expanded in C1 and Intervale districts.
- consideration of whether additional water resource protection is needed in the C1 and Intervale districts.

In order to address the concerns raised by the Planning Board Chairman that Warner's current Workforce Housing ordinance is difficult to understand and that the town is vulnerable to legal action by developers, I recommend the board amend the current proposal (Amendment A) to include only technical revisions.

The substantive changes, opening the C1 and Intervale districts to Workforce Housing, should be delayed until more analyses and information is made available and discussed in public forums during the next year.

Thank you very much for your time and consideration.

Alice Chamberlin