

Warner Housing Advisory Committee  
Meeting Minutes, 2/8/24

Present: Karen Coyne, Bill Hanson, Ian Rogers, Andy Bodnarik, Dustin Chamberlain, Krista Chamberlain, David Bates, Barak Greene, Jackie Germaine, Janice Loz, Barbara Marty, Mark Allen, Robert Bower, James Gaffney, Bret Ingold, Mike Tardiff - Central NH Regional Planning Commission, Mike Polizzotti - UNH Extension

The meeting opened at 7:01 PM upstairs in the Town Hall.

1. The minutes of the Jan 11, 2024 meeting were reviewed and approved with minor amendments.

A motion to approve the minutes of the Jan 11th meeting as amended was made by David Bates and seconded by Andy Bodnarik - approved unanimously.

2. The Committee discussed the recently released Housing Survey.
  - a. A link to the online version of the survey has been posted to the town website and distributed in the Pillsbury Library newsletter.
  - b. A postcard inviting residents to take the survey has been mailed to roughly 1500 addresses in Warner through the USPS every door direct mail.
  - c. Physical copies of the survey and drop boxes for their collection have been set up at the Town Hall, Food Pantry, United Church of Warner, and Sugar River Savings Bank. An additional location will be set up at the Pillsbury Free Library shortly.
  - d. To date, 206 responses have been received online, and 10 physical surveys have been returned. 34 people have provided e-mail addresses and asked for more information or to be sent the ultimate survey results.
  - e. The survey will remain open until April 19, 2024.
  - f. Data entry of physical surveys will be signed up for in an ad hoc fashion by volunteers at future HAC meetings.

- **Action Item:** Mike Tardiff committed Central New Hampshire Regional Planning Commission to a redesign of the cover page to make it more eye-catching.
- **Action Item:** Barbara Marty volunteered to enter data from the 10 physical surveys collected in drop boxes so far.
- **Action Item:** Barak Greene will discuss distribution to parents through Simonds Elementary School, through a link in the Principal's newsletter and flyers students can bring home to parents

3. The group reviewed a draft brochure prepared by Dana Myskowski and Barbara Marty providing information about accessory dwelling units (ADUs) defined in Warner's Zoning Ordinance as "Accessory Apartments." A side discussion about data collection surrounding ADU's also occurred in which it was noted that in NH it is difficult to gather data on how many ADU's there are and how they are used by property owners.

Warner Housing Advisory Committee  
Meeting Minutes, 2/8/24

- **Action Item:** Mike Tardiff will forward recent NH and CA based studies on ADU's, and the NH Housing Toolbox, which is a resource for information on ADUs and other information on Housing issues, to Janice for distribution to the HAC
  - **Action Item:** Janice Loz will forward a simplified summary of Warner's zoning requirements concerning ADU's which she has used in communication with the members of the public to Barbara Marty and Dana Myskowski
  - **Action Item:** Barbara Marty will consult with Dana Myskowski about a revision of the brochure to include additional information and a simplified summary of Warner's zoning requirements.
  - **Action Item:** Barak Greene will attempt to locate online resources helping homeowners price out the cost of adding an ADU for potential inclusion in a future revision of the brochure.
  - **Action Item:** Andy Bodnarik will forward a recent NH BEA report "Current Estimates and Trends in New Hampshire's Housing Supply - Updated 2023" which contains information on residential building permits issued and housing units built in NH 2020-2022 to Janice for distribution to the HAC.
4. The Committee discussed its aims, the role of nonresidents and advisors in its work, and the limitations of the survey as a mechanism for gauging public input on the Master Plan rewrite. An in-person public engagement event to present the results of the survey and data gathered by the HAC, followed by breakout groups for discussion and input, was tentatively scheduled for the last week of April or later (potentially the April 30th), to be followed by an analogous online Zoom meeting, potentially on May 14th for citizens unable to attend the in-person event.

In the meantime, the Committee agreed to begin its outreach efforts beyond the survey by reaching out to other town groups and committees and asking them:

- a. From the perspective of your committee, what are the important considerations for Warner's approach to housing?
- b. Do you have any recommendations for how to engage the community around the topic of housing?

It was agreed to invite the Budget Committee members to a future meeting to solicit their input, as they are presently finishing their last meeting and won't be reconvening for some time.

Outreach to local businesses for input was discussed. Jackie Germaine had prepared a short list of questions for the Committee to review. The Committee discussed whether businesses should give feedback anonymously in order to speak freely without offending potential customers, or whether the virtues of understanding clearly which businesses are experiencing which impacts linked to Housing outweighed that consideration. The Committee discussed outreach to specific groups of businesses such as realtors and

Warner Housing Advisory Committee  
Meeting Minutes, 2/8/24

local building tradespeople who might have particular insights into issues of Housing supply and demand.

- **Action Item:** Ian Rogers will contact Dan Watts in his capacity as chair of the Kearsarge Chamber of Commerce to solicit a list of local businesses.
- **Action Item:** Barak Greene agreed to discuss the availability of Simonds Elementary as an event location with the principal, Dr. Stokes.
- **Action Item:** The following members agreed to bring their outreach questions to the following committees/groups/individuals
  - Bret Ingold: Economic Advisory Committee
  - Bill Hanson: Agriculture Committee
  - Barbara Marty: Zoning Board of Adjustments
  - Mark Allen: Parks and Recreation
  - Mark Allen: Contact Ray Martin regarding the Village Water District
  - Karen Coyne: Planning Board
  - David Bates: Library Trustees
  - David Bates: Energy Committee
  - David Bates: School District
  - David Bates: Simonds Elementary PTO
  - Ian Rogers: Historical Society
  - Janice Loz: Town Departments Heads and Employees
  - Undefined: Outreach to local homeschooling families

The meeting adjourned at 9:07 PM.

Submitted,

David Bates