

I was recently made aware of the upcoming planning board meeting to discuss the changes to the definition of accessory building. The changes being considered would now allow for either the building, or moving in, of a stand alone building on ones property. This building could then be occupied by someone other than the property owner, thus creating a lot, which once allowed one home to now have 2 separate homes. To do this would totally change the zoning requirements for many areas of Warner. When we decided to purchase land in Warner, one of the things that drew us to the town was the zoning laws and the character of the town. We were told by our realtor that Warner was one of the few towns that did not allow trailers or mobile homes except in certain areas. The proposed change in land use could lead to the appearance of mobile homes scattered throughout neighborhoods. It is a puzzle to me that someone would move to a town because they loved its character and then go about doing all in their power to change that character. Please do not allow this to happen to the wonderful town of Warner. My husband and I worked hard all of our lives to save and prepare for retirement. We found our little piece of heaven in Warner as the perfect place for that retirement. The change in zoning that is being proposed will not only change the character of the town and its neighborhoods, but will also serve to lower the value of the property we worked so hard to develop.

Beverly Heaton
Old Pumpkin Hill Road

Warner Planning Board
ATTN: Janice Loz
5 East Main Street
Warner, NH 03278

RE: Public Comments for 1/20/2021 Planning Board Meeting

Dear Warner Planning Board,

We are writing to show our objection to the proposed amendment (agenda item III-B. Article XIV-B Accessory Apartment.) Specifically the proposed language in new paragraph 10, “ *Any new entrance shall be located on the side or at the rear of the building.*”.

We are currently planning to build an Accessory Apartment to house an elderly parent. Our design will require external entrances that are accessible for an individual with mobility impairments. If passed the amendment would place restrictions on our ability to build an accessory apartment that easily allows access to the building. While the amendment is particularly relevant to us, the restrictions may be an issue for anyone who builds and Accessory Apartment for an elderly parent.

Beyond the issue of accessibility, the language as proposed is neither mandated by NH Statue or a good fit for the town of Warner. Similar language is listed as an example by The New Hampshire Housing Authority for municipalities to consider using to “blend accessory dwelling units into the character of the neighborhood.” While this suggestion seems applicable for a primarily suburban municipality, the residential areas of Warner are too diverse in composition for the proposed language to meet the intent of “preserving the character of the neighborhood.” For example, in many residential areas of Warner houses are not visible from the road. To apply restrictions to external doors for Accessory Apartment will have little impact in preserving the character of the neighborhood if the house is not viewable from the road.

Finally, the remaining language in paragraph 10, “The accessory apartment shall be designed and built so that the appearance of the building remains that of a single-family house,” is subjective and would present challenges for enforcement.

In summary, we oppose the proposed amendment because it:

- Can create accessibility issues for Accessory Apartment built with the intent of housing individuals with mobility impairments;
- The language regarding exterior doors is not a good fit for the diverse residential composition of the town of Warner; and
- The language regarding the appearance presents challenges for compliance and enforcement.

Sincerely,
Patrick and Killeen McGowan
40 Waldron Hill Road

