

To Whom It May Concern:

I will begin this email with stating that I will do my best to keep my emotion out of this, but these petitions affect us all, and me directly at present and moving forward.

I am Aarika, I live in town and am a newer elected member to the town Budget Committee. I cannot attend the meeting tonight because I have a meeting involving my second job...

I remember growing up in a time, where in my neighborhood we respected our neighbors and their privacy and how our choices affected them. We cared about whether or not our noise was too loud late at night or early in the morning, we cared about their overall well-being.

The petition to allow residents to do what they want on their property, without regulation via town zoning and government or outside input, is a great way to make sure that everyone in town is not treated fairly, from the beginning. It's not only gives permission, but encourages people to whatever they want, and not regard anyone around them because there are no regulations nor consequences. (I say consequences because of another situation.) But also, because without regulation up front, it is more difficult to enforce consequence, or reach a state of compromise and/or agreement.

Would you, as a parent, allow every child to do whatever they want, in their bedroom, without regulation or consequence?? Would one child be affected by what another has done in their room? Would one try to 'outdo' the other's choices? Does one get offended or jealous of the other?? Does one feel disrespected by the other? And then are you stuck with figuring out who is 'wrong' and parenting just became harder, (and possibly more expensive after the cost of cleaning up whatever mess ensues) and more stressful, when having rules to begin with would have eliminated all of it.

I would like to think that as adults we do not behave poorly, judge others, harm others well-being without regard, and always choose the greater good, but we do not. Arguably, now-a-days, it is quite the opposite.

I do feel that multifamily and/or affordable housing is something that is lacking in this town, and it's unfortunate, but not having zoning and property regulations and abutter input is a step backward in time, and will bring this town increased financial cost in legal fees and increase the amount of time spent playing mediator amongst it's residents.

Thank you for your time,
Aarika

Sent from [Mail](#) for Windows

Town of Warner, NH

These comments are submitted for Planning Board and Select Board consideration pursuant to Potential Zoning Changes that will be discussed at tonight's Planning Board meeting on January 3, 2022.

We have many questions and concerns about the proposed "workforce housing" changes to our existing zoning ordinances and accordingly, are opposed to them. Zoning ordinances and glaciers will change over time, but those changes could be disruptive and have unintended consequences if they are abrupt. Slow, slow, slow is the way to go. Warner should evaluate the effects from the first round of zoning changes pursuant to accessory dwelling units and apartments before moving ahead with additional zoning changes. E.g., how many new units have been developed and how has it affected the need for more housing?

The housing "shortage" issue is statewide and to a large extent national. What are surrounding NH towns doing to address the problem? Is affordable housing available in a nearby community such as Franklin? Isn't that a reasonable commuting distance? Has Warner already done its fair share compared to surrounding towns?

We might like to live in Bozeman, MT or Jackson, WY, but cost of housing is prohibitively expensive there. Do those communities have an obligation to provide us and everyone affordable housing?

Are additional zoning changes needed? On Waldron Hill Rd (R-2 and R-3) there are approximately 29 residential units. Among those, there are already two apartment buildings, one multi-family, and four with attached or detached accessory units. So 24 % of existing residential units under current zoning are already multi-residential. This suggests to us that our current zoning is accommodating this need.

How many houses in Warner are vacant and could be restored and made available? How many buildings in the Village District have unused lofts or other spaces where apartments could be added?

The Foster Farm project and Martin building will provide additional housing without zoning changes.

Who will enforce these changes to our zoning ordinances? There already exist accessory dwellings in Warner in violation of current zoning. Our Town has a tendency to look the other way, or don't ask, don't tell, putting the onus on individuals to become whistle blowers, which is not a good situation. Permitting ADUs and apartments through a special exemption by the Zoning Board (rather than by right) makes the process public, and is much more likely to ensure that building permits are obtained, setbacks complied with and the required water and sewer connections are completed per code.

What is to prevent opportunists from taking advantage of the new provisions to build additional units and then rent them as short-term Air BnBs or VRBO's, doing nothing to address the work force / affordable housing issue. This also loops back to "who" will enforce?

We are very concerned that the proposed changes could over time double the residential density in R-3 and OC-1, which by designation are identified as low density and protective of open space. Increased densities bring all the unwanted characteristics of a more urban setting: more unleashed dogs, leaf blowers, obtrusive night time lighting, increased use of ground water, more roads/driveways and utility lines, vehicle trips, and increased need for fire and police protection, etc.

Currently, the need for additional housing in R-3 for hardship cases (e.g., care for an elderly parent, etc.) can be approved through special exception. Why do changes to the zoning ordinances have to be, "permitted by right"? Abutters and neighbors want to know about changes near where they live. Any perceived bias on the present Zoning Board against workforce housing is temporary in nature and can be remedied quickly with new membership. We oppose taking the authority to review and publicly take comment for these proposals away from the Zoning Board.

Work force housing should be close to the village where people live and work and close to existing services, including fire, police, school, health care, shopping, highway system, present- (park and ride) and future mass transit options improvements. It should not be widely dispersed in R-3 and OC-1. We have added concern about fire and rescue squad response times if densities in R-3 and OC-1 double.

The proposed zoning changes are an uncertain fix to more systemic impediments to providing workforce housing. E. g., building codes have become more and more prescriptive adding greatly to the cost of new housing. Banks are hesitant to give loans to restore old houses, build tiny homes or any dwellings out of the norm. Contractors generally want to build big and not small in order to maximize profit.

We strongly oppose discontinuing the 75 foot "tether" requirement because with the tether, any new units will be less expensive to build (and can then be less expensive to rent) if existing sewer and water are utilized. Equally important, more so-called "back land" will stay in open space if development is focused in the existing developed location.

Alternative/creative solutions: Personal example. Both our sons live in very tough housing markets. One son bought an old NH farmhouse that few wanted and has made it habitable again through hard work and sweat equity. The other son in Boulder, CO., is sharing a large, group rental house with 7 other people. We should not look to simply "re-zone" or build our way out of this problem.

In summary, 2–4-unit multi-family dwellings are already permitted by special exception in the R3 zone and conversion of existing dwellings to multi-family dwellings in OC1 zones. These should

continue to be considered permissible on a case by case basis after review by the ZB and with public notification and comment. New construction of multi-family dwellings are currently not permitted in the OC1 District without a variance. This should remain the case.

Respectfully.

Michael Amaral and Laurie Terwilliger, 5 Gould Road, Warner

Dear Board Members and Warner Citizens:

When the time came for my husband and I to retire, we spent time visiting areas of New England. When we discovered Warner we knew we had found the perfect place to build a our retirement home. The town had everything we were looking for. Close to Concord, a charming downtown area - one of the only towns that DOES have a downtown! - and areas of fields with Mountain Views. Perfect. When I read the proposed amendments to change the zoning in Warner my first reaction was anger. But the more I thought about it, the more I realized it was sadness that I was feeling. Sadness that with these changes, the entire character of the town would be altered. Areas that were open could now be populated with multi family housing. Tiny houses could crop up anywhere and everywhere. A town like Warner is a gem. Please think long and hard about changing the entire character of the town before casting your vote. Once this change occurs, you'll never be able to go back.

Beverly Heaton
Warner, NH

David and Pamela Carle
77 Collins Road
Warner, NH 03278
(603) 456-3261

TO: Warner Planning Board
RE: Proposed amendments to the Warner Zoning Ordinance and Building Code
Date 01/04/2022

When reviewing any proposal that would change long-standing ordinances, our first question is: are these changes needed; and how will these changes affect the quality of life of the residents of Warner? We believe the proposed changes could end up costing citizens of Warner more than anything that might be gained.

1. We are opposed to any proposed amendment that would eliminate Zoning Board oversight. The Zoning Board is constituted to provide a uniform process for proposals and to protect the rights of the citizens of Warner. Elimination of Zoning Board oversight, including the role of public participation, compromises past precedent and the rights of landowners in Warner.
2. We hope the board will taking into consideration possible cumulative impacts these proposals could have on the residents of Warner. An increase in population will increase the amount trash processed by the Transfer Station. With buildings spread throughout a property, additional fire and police equipment and personal may be required. Increased road usage will require additional road and bridge maintenance. Increased population will increase the number of school-aged children. These are just a few examples, but all will more than likely increase the tax burden of the taxpayers of Warner.
3. Presently, region-wide available electricity supply is at near capacity. Additional electric demands could result in increased electric costs. Other indirect concerns include: increased demands on the water table; fragmentation of land; increased traffic; and increased demands on town personnel requiring additional personnel. The possible costly impacts of these proposed amendments (tax increase) could be significant for the residents of Warner.
4. The proposed amendments on the surface seem to have some concern about the availability of affordable housing. As we have all seen during the last few years, whether in Manchester or here in Warner, affordable housing is available only when government institutes rent control. Houses here in Warner that had been viewed as "starter" or first-time buyer homes, have sold for above not only appraised value but significantly higher than asking price. Housing prices are set through market-based supply and demand regardless if it is a five-bedroom colonial or a tiny house. While the intent is noble, the proposed zoning changes will more than likely not change the availability of affordable housing in Warner.

The residents of Warner have for years voted in support of the present land-use planning vision and regulations put forth by the various town committees. These four proposed zoning amendments are in conflict with the values of what the majority of the residents have supported. We urge the Planning Board to not recommend these proposed amendments.

Thank you.

David and Pamela Carle

Warner Planning Board;

I am writing to express my concern and opposition to all four of the amendments listed below.

The Planning Board has done a good job in the past in preventing unwanted and uncontrollable growth that so many of the communities in Southern NH have experienced. These four amendments could very well change the rural character of the town that I moved to 45 years ago by allowing what I would consider transient housing for people who will probably be working not in Warner but Concord, Manchester, and other communities across Southern and Central NH.

It would also open the door for future development of inferior construction of dwellings and possibly larger developments which would do little to increase the tax base.

I urge the Planning Board to strike down all four amendments and to continue doing the good job they have done in the past in protecting the interests of the townspeople.

I oppose the following;

- A. Detached Accessory Dwellings:**
- B. BY PETITION. Tiny Houses:**
- C. BY PETITION. Workforce Housing:**
- D. BY PETITION. Multi-family Permitted Use R-3 / OC-1:**

David Minton

dminton28@gmail.com

January, 2, 2022

Dear Warner Planning Board.

I am writing to voice my concern with some proposals to amend Warner zoning regulations that have been submitted by petition. I signed a petition to get these amendments on the ballot for town meeting. From my initial understanding it seemed that creating more flexibility with increasing housing options would be desirable for Warner. Researching further, I understand that Warner indeed has options that would allow what these amendments seek to provide. The important part that I was unaware of is, if these proposed changes are made, there is no opportunity for zoning board oversight to make improvements, voice concerns or for abutters to have input. Because of these concerns I do not support these amendments which remove oversight, public input and the scrutiny of a zoning board. These would remove the spirit of community planning and potentially have very unintended results in the future. I urge the Planning Board not to recommend these amendments.

It seems that the motivation for the zoning amendments may be to address a need for “workforce housing”, those wanting to enter into the housing market, and middle income buyers. This is an issue here in NH and across the country. Perhaps there are other ways to address this without changing our zoning. Input from the community with an intention to meet these needs and retain the rural community which so many here in our community cherish would be preferable. I encourage the Warner Planning Board to work with any organization in NH with input from Warner residents to look at this housing issue to see how this can be addressed in our town.

Thank you for taking community input in these proposals.

Sincerely,

Faith Minton

125 Old Denny Hill Rd.

Warner, NH 03278

We are in opposition of the Proposed Zoning Amendment Changes and respectfully ask town officials to consider these proposed changes very carefully because their effects are radical and permanent and will forever change the Warner we love. The changes being proposed, if supported by the majority of town residents should be studied by a committee and incorporated into the Town's Master Plan if there is an appetite for such changes.

I have questions that I believe need to be explored and answered. This just doesn't add up!

- Why the urgency? What is the purpose of making these changes without study or lengthy review?
- What's wrong with Zoning Board oversight on certain applications? Why is there such a push to eliminate them? It's what works and allows each situation to be looked at with care and consideration for surrounding residents and environment. That's democracy at its best.
- What are the motivations of the petitioner(s)? This seems to be a passionate subject of the petitioner who brought forth similar proposals last year.
- For those who signed the petition—do each one of you know what this means to the town that you supposedly love? Do you REALLY support this?
- I question whether the petitioner is acting on behalf of one or more individuals who may have a financial interest in these proposed changes? What is the phrase: "Follow the money"
- I would recommend requiring the petitioner to go on record and explain his true interest, both short and long term.
- The planning board chair is an admitted housing advocate working for NH Housing. As such, he admits to working with other towns on housing issues but is he forgetting that his working with other towns may be on a consultancy basis and not in an official capacity. In the town of Warner, he holds an official position of Chair of the Planning Board, the very board who is vetting these proposals. Is this acceptable?

Patricia Goneau

Jennifer Courser
163 Connors Mill Rd.
Warner, NH 03278

January 2, 2022

Warner Planning Board

Re: Housing Amendments B, C, and D

Dear Members of the Warner Planning Board,

I believe Warner, like many areas, is facing an unprecedented shortage of housing, especially homes affordable to a variety of people who would like to reside within our community but are finding it financially difficult to do so. Not only do I believe that Warner is richer for housing a diversified population, but that we indeed need a variety of income level workers to keep our town thriving. Consider those who perhaps live on low to middle incomes, but are working jobs that are of great service to our community. I would like these people to have the opportunity to live within the town they are serving. I feel Housing Amendments, B, C, and D would help alleviate some of the pressure many of these people are feeling.

I also appreciate living in a rural town with many open spaces, and feel all three of the amendments would not detract from that, but would actually support it by condensing living areas, which in turn would keep more space open.

Amendment B (Tiny Houses), which would eliminate minimum size requirements for accessory apartments and single-family dwellings makes sense to me. I cannot think of any reason why people would care what size their neighbor's accessory apartment is, in fact I would think the smaller the better from the community's perspective. And if someone wants to build a small house on a foundation, I see no problem with that. The lot size, setbacks, etc. would have to be the same as with any residential building, and the smaller the structure, the more open land there would be around it. Eliminating both minimum size requirements allows for affordable housing while also keeping more open space.

Amendment C (Workforce Housing) – Allowing multi-family workforce housing as a permitted use in the R-2, C-1, and INT Districts seems to be a natural progression beyond the already permitted districts of R-1 and B-1, and I cannot understand why those areas would not have been included originally. It also would bring Warner in line with the NH state law, which requires every community to provide “reasonable and realistic opportunities” for the development of workforce housing, and housing that is affordable to

low- and moderate-income house-holds “shall not be prohibited or discouraged by use of municipal planning and zoning powers or by unreasonable interpretation of such powers.” It would open more opportunities for much needed housing in the low- and moderate-income brackets.

Amendment D (Multi-family Permitted Use R-3 / OC-1) – Allowing multi-family dwellings in these two extra districts would allow for necessary housing while having a lesser impact on the rural character of the town. One unit housing four families would require much less space than four separate single-family homes strung out among our countryside.

I ask you to support these amendments, which in turn could help support our community in what I truly believe to be a housing crisis.

Sincerely,

Jennifer Courser

JOSEPH MENDOLA
83 WALDRON HILL ROAD
WARNER, NH. 03278

December 19, 2021

Ben Frost, Chair

And all Planning Board Members

Warner Planning Board

P.O. Box 265

5 East Main Street

Warner, NH. 03278

RE: Public Comments remarks

Dear Chairperson Frost and fellow Planning Board Members:

It was unfortunate that at the last meeting time period of 10 pm. came before I had time to offer these remarks and my request to the Board. I will be out of town during the January 3rd meeting. So, I will make my request to you in this letter.

I am asking the Planning Board to sponsor an addition to the Warner Town Zoning Ordinance Article XIII on page 21 under the 1. Definition of a Manufactured Home to include the following, "Manufactured Housing would also include housing that is between 150 and 400 square feet in area, built on a permanent foundation and in accordance with Appendix Q of the International Residential Building Code."

I have read some of the comments sent to the Board as to reasons why zoning like this one and the one Mr. Bates are offering to the Town should not be adopted. The concerns mentioned in that correspondence are issue that may have had some relevance ten years ago but are not relevant today.

The first concern I read was that these zoning changes would allow trailer parks to be developed. Our zoning ordinance define a trailer as a temporary residence that can be moved. This is not Manufactured Housing. The second comment made was

that this type of zoning would put a strain on our school thereby increasing the cost of our school taxes. This concern is also a 2010 concern. Today we have a total school district enrollment of 1,653 students. When I was on the school board, we could handle a highpoint enrollment of about 2,100 students. We actually need more students so that we do not get in the situation of dealing with a reduction in force (RIF).

The most significant concern I hear about is that, if these zoning ordinances were adopted, the value of our neighbors' homes will go down. The unintended consequence of not making it easier for young people to be offered affordable housing in Warner could actually cause the value of our housing to go down.

As a member of the Warner Economic Development Committee, Chair Charles Albano asked us to attend a seminar given by Mr. Steve Duprey at the Hopkinton Town Library. The title of that seminar was How to Create Economic Growth in small towns. For those you who may not be familiar with who Steve Duprey is, he is responsible for a significant portion of developing the regentrification of downtown Concord. Mr. Duprey had few ideas about how to do this because the levers a small town can pull are few. But he did say that one definite mistake a small town can make is to make it difficult for young people to be able to afford housing in those towns. He said the reason for this is that young people move to a town that has a good school system where they can grow their family and buy a larger home as their incomes rise. So, these people that we are concerned about coming to town are actually the people who will buy our more expensive homes.

I am the poster child for Mr. Duprey's analysis. I moved to Amherst NH. 46 years ago, at the age of 25, and I just started out in my career. My wife and I wanted to live in Amherst because we were told that Amherst had an excellent school system. We were lucky to find a small home with no garage, no basement and a captive third bedroom to another room. We could afford that home in a town with very expensive houses. As my business grew and we enrolled our children in the Amherst schools, we were able to buy one of those more expensive homes. If we were kept out of Amherst because there was no affordable housing for us staring out, Mr. Duprey's admonition could have come to pass.

Lastly, the biggest concern of all is that housing values could go down if we adopt these zoning changes. I have been researching this issue for 3 years now. I have

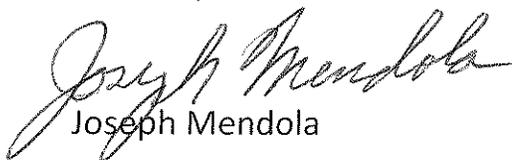
spoken with the appraiser who specializing in valuing Manufactured housing parks. He has indicated to me that there is no data that shows housing prices go down if single family houses are located near these parks. Warner has empirical evidence that housing values do not go down if houses are located near a MH park. This year, an upscale home on Pleasant Pond Road was sold for \$659,000. This home is directly across the street from a mobile home park that was developed before the safeguards of our Manufacturing Housing Park ordinance were put in place.

Without the zoning change that I am recommending the Board sponsors, it would be difficult for young people to move here. I wanted to test my thesis that there is demand for our millennial population to come and thrive in Warner. Because Warner is ahead of most towns in allowing smaller homes to be built here, I was able to build a "tiny Mansion" on Poverty Plains Road. Warner allows a home to be built as small as 500 sf. of enclosed space. My tiny mansion was 650 sf. I had it half framed when I put it on the MLS for sale. The next day 2 graduates of UNH appeared on my site. They said to me, please take this house off the market my fiancé' and I will pay full price for your home.

I never sold a house half built and at full price. I asked them why they made this decision. They said we have been looking for 3 things to no avail. They wanted a house that was under \$200,000 in price, that it be new and that it be less than 750 sq. ft. These two graduates were making profession salaries in Concord and Bedford.

I wanted to address all of the concerns of my fellow citizens in Warner. I trust I have given the Board sufficient information for the Board to support this zoning change request.

Sincerely,



Joseph Mendola

Waldron Hill Road.

Planning Board,

I am respectfully writing to express my complete opposition to the below mentioned zoning/building amendments.

The upzoning proposals have been put forth with a promise of providing affordable housing, and as a solution to the worker shortage. The latter promise is easy to debunk. Upzoning Warner will not change the worker shortage, which exists due to worker discontent with low wages, the pandemic, and lack of childcare.

Affordable housing: there is simply no link between building more units and solving the affordable housing crisis. Instead, building more housing causes gentrification, which pushes out local businesses and existing residents. In 2021, supply and demand economics do not apply to profit-driven housing. Although the proponents of these changes argue that building more housing will house more people who need affordable housing, there is no evidence supporting this false. Additionally, Warner will unleash the horrors of gentrification if it opens its land to more private developers.

In addition to the displacement of existing residents, another negative effect of upzoning is traffic congestion and the destruction of green space. Warner has some of the highest-rated unspoiled natural habitats and green spaces in the state (New Hampshire Fish and Game).

Also, housing advocates worldwide are fighting every day for transit-oriented development (TOD), which aims to reduce private cars and promote sustainable growth. Expanding housing in 100% car-dependent Warner will cause sprawl, is unsustainable, and is bad public policy. The world is in the midst of a climate change catastrophe and a man-made mass extinction event. As a result, municipalities all over the world are working to reduce driving. As the Sierra Club states, "Sprawl is irresponsible, often poorly-planned development that destroys green space, increases traffic and air pollution, crowds schools, and drives up taxes."

This topic deserves an extreme amount of scrutiny, debate, and analysis before it should ever be proposed for vote, and I do not believe that any true analysis has been done up to this point.

Anything less would be irresponsible and an extreme detriment to our beautiful town.

Thank you for receiving my opposition letter,

Karen Coyne
120 Willaby Colby Ln
Warner, NH 03278

Proposed amendments:

A. Detached Accessory Dwellings: Amend Zoning Ordinance Article XIV-B(6) to eliminate the requirement that detached accessory dwelling units must be located within 75 feet of the primary dwelling.

B. BY PETITION. Tiny Houses: In the Zoning Ordinance, eliminate the requirement that the size of accessory apartments must be at least 300 square feet (Zoning Ordinance Article XIV-B(3)); In

the Building Code, eliminate the requirement that every single-family dwelling must have at least 500 square feet of living area on one floor (Building Code Article II(B)(4)).

C. BY PETITION. Workforce Housing: Amend Table 1 – Use Regulations to allow multi-family workforce housing as a permitted use in the R-2, C-1, and INT Districts, where such uses currently require a Special Exception.

D. BY PETITION. Multi-family Permitted Use R-3 / OC-1: Amend Table 1: Use Regulations to allow construction of multi-family dwellings of 2-4 units and conversion of single-family dwellings to multi-family dwellings of 2-4 units in the R-3 and OC-1 Districts; and amend the preamble to Article VII Low Density Residential District R-3 to replace “the individual family’s” with “residential”.

Karen Coyne

"Character is doing the right thing even when nobody's looking."
J.C. Watts

Dear Members of the Board,

I am writing this letter today to show my support for the three proposals up for discussion on January 3. They are as follows:

- Allow residential 2-4 family uses as a permitted use in the R-3 and OC-1 zones, as they are in the village and along Route 103.
- Allow tiny houses on foundations.
- Make workforce housing a permitted use in the town's designated workforce housing zone.

These proposals will enable Warner to grow in a responsible, environmentally sensitive, and low-impact way to meet the demands of the current day. At present, far too many young people, divorced and single-parent families, retirees, and those on fixed incomes are unable to find or afford housing in our area. This is a terrible travesty, as even workers in our town's stores such as Market Basket and The Kitchen cannot afford to live nearby! A lack of affordable and available housing can also throw lives into chaos; I have heard of families needing to live out of their cars or couch-surf so that their children can remain in our school district. That is a disgrace!

In addition, I am a firm believer that diversity makes communities strong, and that exclusionary zoning practices lead to segregation of many kinds. A basic understanding of this country's checkered history proves that they leave indelible scars for generations to come. Having a variety of people in our town from different age brackets and economic, racial, and ethnic backgrounds will make us a stronger, more caring, more empathic, more inclusive, and more welcoming community. And that is the kind of town we should all live in!

Thank you for seriously considering these new proposals and seeing the many benefits that they will bring our town.

Sincerely,
Emily Karmen

To The Board,

This letter is in opposition to the three proposed amendments submitted by petition. These changes are trying to address a problem that may or may not exist to serve a population that MAY be there (obviously currently being served somehow) and they are currently available through a board review and subsequent issue of an exception based on INDIVIDUAL merit. It is the responsibility of zoning laws and building codes to protect the rural nature of the town and the EXISTING LANDOWNERS/TAXPAYERS from developments that could negatively affect property values and the nature of each proposed location. The rules that are already in place provide an opportunity for the board and adjacent landowners to review and support/reject each request for development that varies from the current limitations and guidelines.

If there is a need for a Tiny House or multi-family housing in rural zones, it can happen, but let us retain the ability to look at that need on an individual basis.

Martin Vincent
Warner. NH

January 3, 2022

To Members of the Planning Board:

I write again in opposition to proposed changes submitted by petition to fundamentally change Warner's landuse/building and zoning ordinances.

I find the removal of zoning board over-site on two of the proposals thoroughly unwise. Is there evidence that multi-unit housing in the intervale and R2 districts have been met with opposition by the zoning board such that multiple 2/4 housing units and affordable housing proposals sit gathering dust somewhere?

I am especially alarmed and concerned by the proposal to allow 2/4 multi-unit housing in R3 and OC1 districts as a matter of course. This has the potential to severely alter the treasured character of our town making it ripe for development. Denying abutters and neighbors any voice in proposals in their neighborhoods, on top of no zoning board over-site is not the way we conduct business in Warner. It is not the way any small town working to preserve its special character, which is what defines Warner, does business. It's ridiculous.

Submitted by:

*Mary Mead
461 Pumpkin Hill Road
Warner Nh 03278
603-748-0992*

TO: WARNER PLANNING BOARD
RE: PROPOSED ZONING AMENDMENTS 01/03/2022
FROM: TRISH AND NICK MITCHELL 82 COLLINS RD

We moved to Warner over 40 years ago. What attracted us to the town was the vibrant town center and rural character. We had moved from Boston and looked forward to the quiet of the country, the absence of litter, the open fields and recreational opportunities and very importantly, the stability of neighborhoods.

The Planning Board has done a terrific job over the years of coordinating well-managed growth as witnessed by the development at Exits 7 & 9 and the lack of shuttered shops on Main Street. The town has promoted agricultural and commercial endeavors which have improved our lives and not threatened our neighborhoods.

Now, however, we see an attempt to change the character of Warner overnight. Each of the four proposed amendments is designed to attract transient residents by allowing multi-family units, tiny houses, and detached dwellings.

Transient residents are less likely to care about maintaining property they don't own and won't benefit from improving. They may not volunteer. They may not care about getting to know their neighbors since they view their situation as temporary, a stepping stone.

To accommodate the transient population, we fear out-of-town developers may not care about preserving the rural character of our town and its neighborhoods. They may build cheap structures for maximum profit. They may build housing that belongs in an urban or suburban environment and not a rural town.

Does Warner need significant workforce housing? Where are all those workers going to work? Dunkin'? Will those workers live in Warner and work elsewhere? When they save enough money, will they leave behind the cheap housing and move to a nicer town that protects its values through thoughtful zoning?

We urge the Planning Board not to support the proposed amendments but rather to continue to do its job guiding our town's development in a careful and deliberate way.

Thank you,

Trish and Nick Mitchell