

APPENDIX A

WARNER MASTER PLAN UPDATE

REGULATORY AUDIT

As part of the 2008 Warner Master Plan update, a “regulatory audit” of the Town’s planning documents was done to provide a “starting point” for the process. The source for the documents was the Town of Warner website, Town Hall, and the CNHRPC library. The audit is not a static analysis of the regulations. It will be used to identify issues along with the survey and other means. The audit was done to accomplish the following:

1. Catalogue all existing local land use requirements, including plans, policies, regulations, and programs;
2. Create a comprehensive listing of inconsistencies or problems found in and between the current land use requirements, design regulations, and permitting requirements; and,
3. Evaluate alternative remedies for identified problems.

The first step was to determine what planning documents the Town of Warner has on hand and to look at the dates of the documents. The purpose was to 1) identify what documents had to be catalogued, and 2) determine what other documents needed to be updated. The following chart depicts these findings:

Document	Current Year	Out of Date
Building Code	2007	No
Capital Improvements Program	2007	No
Earth Excavation	2006	No
Floodplain Development Ordinance	2008	No
Hazardous Waste	2007	No
Master Plan	1999	YES
Mink Hills Conservation Plan	2004	No
Site Plan Regulations	2006	No
Solid Waste Ordinance	2005	No
Street Numbering Ordinance	1995	No
Subdivision Regulation	2006	No
Wireless Communications Ordinance	2004	No
Wireless Facility Site Plan	1998	No
Zoning Ordinance	2007	No

Source: Town of Warner Website; Town Hall

With the exception of the Master Plan, it appears that the other documents are generally current. Some documents, such as the Mink Hills Conservation Plan, the Street

Numbering Ordinance, the Wireless Communications Ordinance, and the Wireless Facility Site Plan documents may need to be updated in the next few years. As the Master Plan should serve as the basis for all future regulatory or planning changes, it is crucial that the Master Plan is updated and any deficiencies are addressed. In addition, by knowing what other documents in town may need updating, Warner has the opportunity to incorporate such perspectives in the current Master Plan update.

Once the documents were catalogued and dated, the next step was to conduct the audit. Again, the purpose of this audit was, at the most basic level, to identify conflicts among the documents, in particular, with the current master plan. Conflicts with the Master Plan indicate a situation where a particular document has “gotten ahead of” the Master Plan. Updates to the Master Plan should take these differences into account and with the appropriate changes in the new Plan, there will be a sound legal basis upon which Warner’s regulatory framework can rest for the future.

In addition to comparing various documents to the current Master Plan, comparisons among the other various documents were done as well. This was done to assure that there is synergy and no conflict among the other documents. Any proposed changes to the various documents could be indicated in the new Plan which will ensure that all of Warner’s planning and regulatory documents are consistent with one another.

During the process there were many items found and recommendations generated. In all there were 76 inconsistencies found and 41 recommendations to address these issues. Below, a sample of the findings is depicted. Note that the full audit is attached at the end of this document.

SUMMARY FINDINGS:

Documents in Compared/In Conflict	Problem(s)	Recommendation
<ul style="list-style-type: none"> - Master Plan; Building Code; Zoning Ordinance; Site Plan Regulations 	<ul style="list-style-type: none"> - Architectural design standards do not appear in MP - Building safety design recommendations do not appear to be in the MP 	<ul style="list-style-type: none"> - Because Architectural Guidelines have been established through regulations, the MP should place emphasis on expanding upon existing Arch Standards regs. - The updated Master Plan should recommend that Architectural Guidelines should apply to all existing dwellings and buildings within the Village Residential District in order to provide for consistency among architectural types. A list that clearly identifies appropriate materials and details should be created - Ensure that Public Safety, Health & Welfare are part of the Master Plan
<ul style="list-style-type: none"> - Mink Hills Conservation Plan & Master Plan 	<ul style="list-style-type: none"> - Develop a conservation plan based on this resource information which identifies acquisition priorities and other resources management actions - Maps in the master plan do not seem to be 1) as extensive or 2) as detailed as the Mink Hills Conservation Plan; a lot of information missing in MP 	<ul style="list-style-type: none"> - Develop a town-wide conservation plan based on this resource information which identifies acquisition priorities and other resources management actions - Create updated maps that are consistent with the items and level of detail in the maps from the Mink Hills Conservation plan
<ul style="list-style-type: none"> - Capital Improvements Program & the Master Plan 	<ul style="list-style-type: none"> - There are several items in the CIP that do not appear to have a strong basis in the Master Plan 	<ul style="list-style-type: none"> - Ensure that all requested items have some basis in the master plan - Ensure that Library items are part of the CIP - Ensure that Cemetery items are part of the CIP
<ul style="list-style-type: none"> - Excavation Regulations & Master Plan 	<ul style="list-style-type: none"> - Current land use does not discuss excavation activities - Future land use chapter does not discuss excavation activities 	<ul style="list-style-type: none"> - Include excavation/gravel pit land uses in the existing land use chapter - Include excavation/gravel pit land uses in the future land use chapter

Documents in Compared/In Conflict	Problem(s)	Recommendation
<p>- Site Plan Regulations; Master Plan; Zoning Ordinance & Subdivision Regulations</p>	<p>- Transportation chapter makes no reference of site design impacts on traffic/transportation such as access management</p> <p>- Some definitions are misplaced alphabetically</p> <p>- "Building" is defined differently in the Site Plan Regulations, Subdivision Regulations, and in the Zoning Ordinance</p> <p>- Site Plan Regulations definitions, Subdivision Regulations definitions, and Zoning Ordinance Definitions seem to create confusion for: "Frontage", "Frontage Road", "Frontage Yard", "Frontage Lot", and "Reverse Frontage"</p> <p>- Some conflicts with the UPDATED Comprehensive Shoreland Protection Act</p>	<p>- Incorporate site design suggestions (architectural design standards for example; as well as signs & lighting) in the housing chapter</p> <p>- Incorporate site design suggestions for cluster developments (architectural design standards for example; as well as signs & lighting) in the natural resources chapter</p> <p>- Ensure that there are no conflicts between site plan and zoning definitions; include a provision in both documents that refers to the other for any undefined terms; ensure that all definitions are in alphabetical order</p> <p>- Master Plan should reflect Comprehensive Shoreland Protection Act standards. The Natural Resources Chapter states that the Town should help DES enforce the CSPA - The Master Plan should identify and map areas that are to be affected through the regs.</p>

Documents in Compared/In Conflict	Problem(s)	Recommendation
<p>- Subdivision Regulations; Master Plan; Zoning Ordinance; Site Plan Regulations</p>	<ul style="list-style-type: none"> - No reference in the Natural resources chapter about proper site drainage for subdivisions - No subdivision regulation reference about grading and drainage in the natural resources chapter - No subdivision regulation reference about transportation planning in the transportation chapter - No subdivision regulation reference about open space planning in the natural resources chapter - No subdivision regulation reference about coordinating streets in the transportation chapter 	<ul style="list-style-type: none"> - Ensure that there are no conflicts between subdivision and zoning definitions; include a provision in both documents that refers to the other for any undefined terms; ensure that all terms are in alphabetical order - MP should mention (in each appropriate section) that studies for water supply, public facilities, waste/sewer, and grading/drainage studies should be submitted to the planning board during the subdivision process - MP transportation chapter should indicate that the subdivision regulations require the coordination of streets & sound transportation planning
<p>- Street Numbering Ordinance</p>	<ul style="list-style-type: none"> - No apparent base for creating such an ordinance 	<ul style="list-style-type: none"> - Link the "Purpose" section of the ordinance to the community facilities section in the master plan
<p>- Wireless Telecommunications Facilities Ordinance</p>	<ul style="list-style-type: none"> - No apparent base for creating such an ordinance 	<ul style="list-style-type: none"> - Link section 1000.00 of the ordinance to the community facilities section in the master plan

Documents in Compared/In Conflict	Problem(s)	Recommendation
<ul style="list-style-type: none"> - Wireless Telecommunications Facilities Ordinance Site Plan Review Regulations 	<ul style="list-style-type: none"> - With no apparent base for creating the ordinance Wireless facilities ordinance, this document has no link to the plan - The Site plan regulations contain a wireless facility section governing such sites. This section is, for the most part, the same as the site plan ordinance, although the last 2 sections of the wireless site plan document contains a waivers and procedures section that the wireless portion of the site plan regulations does not 	<ul style="list-style-type: none"> - When linking the ordinance to the master plan, include provisions about creating a site plan review document to accompany the ordinance - Eliminate either the Wireless site plan ordinance or the similar section in the master plan (once the 2 different sections between the documents are reconciled)
<ul style="list-style-type: none"> - Zoning Ordinance 	<ul style="list-style-type: none"> - Several new districts are not cited in the Master Plan 	<ul style="list-style-type: none"> - Add a section about establishing a Recreation District in the future land use in the master plan - Add a section about establishing an Interval overlay district - Master Plan could address possible Innovative Land-Use techniques such as Lot-Size averaging and other techniques that prevent standard 2 acre zoning

COMPLETE REGULATORY AUDIT

Master Plan with:	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<p>- Building Code (BCO)</p>	<p>- NA</p>	<p>- Architectural design standards do not appear in MP</p> <p>- Building safety design recommendations do not appear to be in the MP</p>	<p>- NA</p>	<p>- Zoning Ordinance: Definition of façade so as to provide consistency with other documents and regs. Façade treatments are discussed in BCO and Site Plan.</p> <p>- Site Plan Regulations: Section XI.C. states that surface materials shall not include cinderblocks and concrete. BCO permits these two materials for chimneys.</p> <p>- Building Code Ordinances: Clarity in Article II-A as to what a normal repair is. Normal repairs, which include exterior renovations, which don't alter the principle use, don't require building permits.</p> <p>- Master Plan: Section 10.2. states that Architectural Guidelines should be established. These guidelines are already established in regs.</p>	<p>- Because Architectural Guidelines have been established through regulations, the MP should place emphasis on expanding upon existing Arch Standards regs. The updated Master Plan should recommend that Architectural Guidelines should apply to all existing dwellings and buildings within the Village Residential District in order to provide for consistency among architectural types. A list that clearly identifies appropriate materials and details should be created</p> <p>- Ensure that Public Safety, Health & Welfare are part of the Master Plan</p>

Master Plan with:	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<p align="center">- Mink Hills Conservation Plan</p>	<ul style="list-style-type: none"> - Increase the amount of sensitive/priority areas within town that are protected through easements, covenants, or Town Ownership 	<ul style="list-style-type: none"> - Develop a comprehensive, GIS-based database of the natural and historic resources in the Mink Hills area of Warner, including digital map of all ownership parcel boundaries 	<ul style="list-style-type: none"> - The Conservation Commission should continue to carry out watershed studies, such as the Willow Brook Watershed Study, to help the Town establish specific areas to be protected 	<ul style="list-style-type: none"> - NA 	<ul style="list-style-type: none"> - Develop a comprehensive, GIS-based database of the natural and historic resources in town, including digital map of all ownership parcel boundaries
	<ul style="list-style-type: none"> - Encourage the use of sound land management practices for developed, forested and agricultural lands to promote diverse wildlife habitat 	<ul style="list-style-type: none"> - Develop a conservation plan based on this resource information which identifies acquisition priorities and other resources management actions 	<ul style="list-style-type: none"> - Use the proceeds for the Current Use Tax for conservation purposes 		<ul style="list-style-type: none"> - Develop a town-wide conservation plan based on this resource information which identifies acquisition priorities and other resources management actions
	<ul style="list-style-type: none"> - Protect scenic ridgelines and hilltops, and encourage the responsible use of Mt. Kearsarge 	<ul style="list-style-type: none"> - Gain public acceptance through involvement of various partners and residents as the plan is developed 	<ul style="list-style-type: none"> - Continue to promote the agricultural use of lands through the Current Use tax 		<ul style="list-style-type: none"> - Gain public acceptance through involvement of various partners and residents as the plan is developed

	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
- Mink Hills Conservation Plan (Continued)	<ul style="list-style-type: none"> - Investigate alternative zoning regulations to protect forestry and agricultural activities 	<ul style="list-style-type: none"> - Maps in the master plan do not seem to be 1) as extensive or 2) as detailed as the Mink Hills Conservation Plan; a lot of information missing in MP 	<ul style="list-style-type: none"> - Investigate and enforce the use of stronger controls and protection for streams - Protect important aquifers 		<ul style="list-style-type: none"> - Create updated maps that are consistent with the items and level of detail in the maps from the Mink Hills Conservation plan - Incorporate the previous '99 Master Plan's recommendations with the exception of Objective 4 (not needed) - Update the Mink Hill Conservation Plan after the Town's Master Plan is updated

Master Plan with:	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
	- Town Hall Roof Repair	- Town Hall front steps	- No Library requests	- NA	- Ensure that all requested items have some basis in the master plan
	- Old Grade School Roof Repair	- 2010 Full Evaluation	- No Cemetery requests		- Ensure that Library items are part of the CIP
- Capital Improvements Program	- PD cruiser Fleet Management	- Addition to Town Hall			- Ensure that Cemetery items are part of the CIP
	- Repair shims and overlay for highway	- Bridge Repair Capital Reserve			
	- Road Construction fund	- Some road construction projects			
	- Some road construction projects	- Halfway Brush chipper			
	- Highway F-350	- Expansion of transfer station onto town property			
	- Highway Snow Blower	- Transfer station scale			
	- Highway Excavator	- pave transfer station additional parking			

	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
- Capital Improvements Program (Continued)	- Highway Tractor	- FD ambulance			
	- Conservation Commission Easement purchase fund	- FD alternative route capital reserve fund			
	- Purchase new FD property	- All Planning Board requests			
	- replace FD pumper truck	- Paving parking at Riverside Park			
	- 2 New FD personnel	- replacement of water/sewer meters			
	- New FD station	- replacement of water pickup			
	- Water & sewer line replacements	- second clarifier @ sewer treatment plant			

Master Plan with:	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
- Excavation Regulations	<ul style="list-style-type: none"> - Enforcement of regulations to protect streams, ponds, floodplains, an wetlands in natural resource chapter - Protect important aquifers in natural resource chapter 	<ul style="list-style-type: none"> - Current land use does not discuss excavation activities - Future land use chapter does not discuss excavation activities - Future land use chapter does not link excavation issues to watersheds, wetlands, slopes, soils, or river management 	- NA	- NA	<ul style="list-style-type: none"> - Include excavation/gravel pit land uses in the existing land use chapter - Include excavation/gravel pit land uses in the future land use chapter -Future land use chapter should link excavation impacts to watersheds, wetlands, slopes, soils, and rivers

Master Plan with:	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
- Flood Plain Ordinance	- NA	- NA	- NA	- NA	- Flood plain ordinances are amended and updated in accordance with FEMA requirements, and Warner should continue to make sure that such updates are always part of Town Meeting every year. Failure to do so could result in no flood insurance for Warner property owners
- Household Hazardous Waste Policies & Procedures	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
	- NA	- NA	- NA	- NA	- NA

Master Plan with:	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<p>- Site Plan Regulations</p>	<p>Shared Portions</p> <ul style="list-style-type: none"> - General overall goals to ensure protection of natural resources 	<p>Lacking in MP</p> <ul style="list-style-type: none"> - Housing Chapter makes no reference to site design criteria that could be located in the Site Plan Regulations - Transportation chapter makes no reference of site design impacts on traffic/transportation such as access management - No suggestions that the site plan regulations outline site design standards for cluster developments - No suggestions that the site plan regulations outline landscaping standards - No suggestions to ensure sound site design standards for multifamily/commercial development to ensure proper and adequate site drainage 	<p>Lacking in this Document</p> <ul style="list-style-type: none"> - Some definitions are misplaced alphabetically 	<p>Inconsistencies with other documents</p> <ul style="list-style-type: none"> - "Building" is defined differently in the Site Plan Regulations, Subdivision Regulations, and in the Zoning Ordinance - Site Plan Regulations definitions, Subdivision Regulations definitions, and Zoning Ordinance Definitions seem to create confusion for: "Frontage", "Frontage Road", "Frontage Yard", "Frontage Lot", and "Reverse Frontage" - "Abutter" is defined differently in the Site Plan Regulations and in the Subdivision regulations - "Flood prone" and "Floodplain" may present a conflict between the definitions of the Site Plan and Subdivision regulations 	<p>Recommendations</p> <ul style="list-style-type: none"> - Incorporate site design suggestions (architectural design standards for example; as well as signs & lighting) in the housing chapter - Incorporate traffic circulation and traffic impact components at the individual site level in the Transportation chapter (such as access management planning) - Incorporate landscape design suggestions in the natural resources chapter - Incorporate site design suggestions for cluster developments (architectural design standards for example; as well as signs & lighting) in the natural resources chapter - In the natural resources chapter, incorporate sound drainage design standard recommendations

	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<p data-bbox="258 553 485 602">- Site Plan Regulations (Continued)</p>		<ul style="list-style-type: none"> <li data-bbox="814 302 982 415">-No reference to buffers during site design between potential conflicting uses <li data-bbox="793 480 999 545">- No reference to protecting groundwater in site plan regulations <li data-bbox="800 594 993 667">- No reference to site design that protects against pollution <li data-bbox="793 870 999 984">- No reference to site plan regulations guiding the open space standards in cluster developments 			<ul style="list-style-type: none"> <li data-bbox="1640 302 1892 448">- In the land use chapter, incorporate a recommendation that suggest buffers between uses are governed by site plan regulations <li data-bbox="1640 480 1892 578">- Natural resources chapter should suggest that site plan regulations protect groundwater <li data-bbox="1640 594 1892 813">-Ensure that there are no conflicts between site plan and zoning definitions; include a provision in both documents that refers to the other for any undefined terms; ensure that all definitions are in alphabetical order <li data-bbox="1640 870 1892 967">-natural resources chapter should suggest that site plan regulations protect against pollution

Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<p>- Site Plan Regulations (Continued)</p>				<p>-The current Master Plan doesn't address parking or establishing pedestrian infrastructure connecting residential to the town center. The idea of a public parking facility in the town center should possibly be addressed in the Community Facilities chapter and pedestrian infrastructure included in the transportation chapter.</p>
				<p>-natural resources chapter should suggest that site plan regulations provide guidelines for open space in cluster developments</p>
				<p>- Master Plan should reflect Comprehensive Shoreland Act standards. The Natural Resources Chapter states that the Town should help DES enforce the CSPA - The Master Plan should identify and map areas that are to be affected through the regs.</p>

	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
- Subdivision Regulations	- General overall goals to ensure protection of natural resources	- Housing Chapter makes no reference to subdivision design criteria that could be located in the Subdivision Regulations	- Some definitions are misplaced alphabetically	- "Building" is defined differently in the Site Plan Regulations, Subdivision Regulations, and in the Zoning Ordinance	- Ensure that there are no conflicts between subdivision and zoning definitions; include a provision in both documents that refers to the other for any undefined terms; ensure that all terms are in alphabetical order
		- No reference in the Natural resources chapter about proper site drainage for subdivisions		- "Abutter" is defined differently in the Site Plan Regulations and in the Subdivision regulations	- MP should mention (in each appropriate section) that studies for water supply, public facilities, waste/sewer, and grading/drainage studies should be submitted to the planning board during the subdivision process
		- No reference in the Natural resources chapter about proper subdivision design to protect public water supplies		- Site Plan Regulations definitions, Subdivision Regulations definitions, and Zoning Ordinance Definitions seem to create confusion for: "Frontage", "Frontage Road", "Frontage Yard", "Frontage Lot", and "Reverse Frontage"	
		- No reference in the Natural resources chapter about proper subdivision design to maximize open space			- MP transportation chapter should indicate that the subdivision regulations require the coordination of streets & sound transportation planning

Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<p>- Subdivision Regulations</p>	<p>- No reference in the Natural resources chapter about proper subdivision design to ensure proper waste (sewage) treatment</p>		<p>- "Flood prone" and "Floodplain" may present a conflict between the definitions of the Site Plan and Subdivision regulations</p>	<p>- The natural resources chapter in the master plan should indicate that open space is planned for in the subdivision regulations</p>
	<p>- No subdivision regulation reference to water supply in the natural resources chapter</p>			<p>-Master plan should indicate in the land use chapter that all subdivisions (as required per the subdivision regulations) are to be in compliance with the master plan</p>
	<p>- No subdivision regulation reference about grading and drainage in the natural resources chapter</p>			
	<p>- No subdivision regulation reference about transportation planning in the transportation chapter</p>			
	<p>- No subdivision regulation reference about public facilities planning in the community facilities chapter</p>			

	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<p>- Subdivision Regulations</p>		<ul style="list-style-type: none"> - No subdivision regulation reference about open space planning in the natural resources chapter - No subdivision regulation reference about coordinating streets in the transportation chapter - No subdivision regulation/master plan compliance reference in the Land use chapter - No subdivision regulation reference about water/sewer planning in the community facilities chapter 			

	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
- Solid Waste Ordinance	- Mandatory Recycling	- NA	- NA	- NA	- Maintain current representation of recycling operations in the master plan
	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
- Street Numbering Ordinance	- None	- No apparent base for creating such an ordinance	- NA	- NA	- Link the "Purpose" section of the ordinance to the community facilities section in the master plan
	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
- Wireless Telecommunication Facilities Ordinance	- None	- No apparent base for creating such an ordinance	- NA	- NA	- Link section 1000.00 of the ordinance to the community facilities section in the master plan

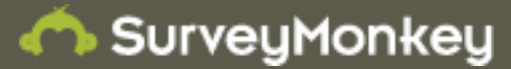
	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
- Wireless Telecommunication Facilities Ordinance Site Plan Review Regulations	- None	- With no apparent base for creating the ordinance Wireless facilities ordinance, this document has no link to the plan	- NA	- The Site plan regulations contain a wireless facility section governing such sites. This section is, for the most part, the same as the site plan ordinance, although the last 2 sections of the wireless site plan document contains a waivers and procedures section that the wireless portion of the site plan regulations does not	- When linking the ordinance to the master plan, include provisions about creating a site plan review document to accompany the ordinance - Eliminate either the Wireless site plan ordinance or the similar section in the master plan (once the 2 different sections between the documents are reconciled)

	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
- Zoning Ordinance	- Medium Density Residential District	- Village District	-NA	- Zoning ordinance contains some conflicts with the NEW Comprehensive Shoreland Protection Act	- Maintain format for future land use recommendations in the master plan
	- Low Density residential District	- Recreation District			- Add a section about establishing a Recreation District in the future land use in the master plan
	- Conservation District	- Warner Intervale Overlay District			- Add a section about establishing an Interval overlay district
	- Business District				- Master Plan could address possible Innovative Land-Use techniques such as Lot-Size averaging and other techniques that prevent standard 2 acre zoning
	- Commercial District				

Source: Warner Planning Documents

Appendix B: 2008 Community Survey Results

Warner Community Survey



1. Survey #	
	Response Count
	229
answered question	229
skipped question	0

2. What qualities of Warner are most important to you? (With 5 being the most important and 1 the least, please check the number that corresponds with your opinion.)							
	5 (most important)	4	3	2	1 (least important)	Rating Average	Response Count
Location/Proximity to cultural amenities	17.4% (39)	20.5% (46)	29.9% (67)	16.1% (36)	16.1% (36)	1.00	224
Natural Environment	56.6% (128)	23.0% (52)	13.7% (31)	5.3% (12)	1.3% (3)	1.00	226
Community Spirit	41.5% (93)	35.7% (80)	17.9% (40)	4.5% (10)	0.4% (1)	1.00	224
Family Ties	25.3% (56)	15.4% (34)	13.1% (29)	12.7% (28)	33.5% (74)	1.00	221
Rural character of Town	54.9% (124)	28.8% (65)	11.5% (26)	4.4% (10)	0.4% (1)	1.00	226
					answered question		229
					skipped question		0

3. How would you rate the following amenities in Warner? Please check the appropriate box.

	Excellent	Good	Fair	Poor	Undecided or NA	Rating Average	Response Count
Medical/Health Services	12.4% (28)	32.0% (72)	29.8% (67)	11.6% (26)	14.2% (32)	1.00	225
Youth Recreational Opportunities	8.4% (19)	44.9% (101)	18.2% (41)	6.2% (14)	22.2% (50)	1.00	225
Adult Recreational Opportunities	4.0% (9)	24.7% (55)	31.8% (71)	24.2% (54)	15.2% (34)	1.00	223
Senior Recreational Opportunities	3.2% (7)	20.1% (44)	22.4% (49)	21.5% (47)	32.9% (72)	1.00	219
Town Beach	5.9% (13)	22.4% (49)	25.6% (56)	28.3% (62)	17.8% (39)	1.00	219
Sport Facilities	4.9% (11)	37.2% (83)	27.4% (61)	13.5% (30)	17.0% (38)	1.00	223
Town Forest Management	12.5% (27)	47.7% (103)	10.2% (22)	2.3% (5)	27.3% (59)	1.00	216
answered question							226
skipped question							3

4. How would you rate the following municipal services? Please check the appropriate box.

	Excellent	Good	Fair	Poor	Undecided or N.A	Needs Improvement	Response Count
Police Protection	21.4% (48)	48.2% (108)	18.3% (41)	4.0% (9)	2.2% (5)	6.3% (14)	224
Fire Protection	44.2% (100)	46.5% (105)	4.0% (9)	0.0% (0)	5.3% (12)	0.0% (0)	226
Emergency Medical Services	37.4% (83)	41.4% (92)	8.6% (19)	1.8% (4)	9.9% (22)	2.3% (5)	222
Road Maintenance	25.7% (58)	48.7% (110)	15.9% (36)	7.1% (16)	0.4% (1)	4.0% (9)	226
Snow Removal	39.0% (87)	46.6% (104)	9.4% (21)	2.2% (5)	1.3% (3)	2.2% (5)	223
Transfer Station/Recycling Program	32.0% (72)	46.2% (104)	12.0% (27)	3.6% (8)	1.3% (3)	5.8% (13)	225
Building Code Enforcement	6.8% (15)	35.6% (78)	18.7% (41)	6.8% (15)	29.2% (64)	3.7% (8)	219
Town Water (precinct)	10.2% (21)	22.9% (47)	6.8% (14)	3.9% (8)	53.2% (109)	3.9% (8)	205
Sewer (precinct)	11.4% (23)	22.3% (45)	6.9% (14)	3.0% (6)	54.0% (109)	3.0% (6)	202
Town Administration	22.1% (49)	41.4% (92)	18.5% (41)	6.3% (14)	6.3% (14)	6.3% (14)	222
If you checked "Needs Improvement" please explain.							57
answered question							227
skipped question							2

5. Please tell us about any other services or opportunities you would like to see in Warner.

	Response Count
	78
answered question	78
skipped question	151






6. How would you rate the schools serving Warner? Please check the appropriate box.

	Excellent	Good	Fair	Poor	Undecided or N.A.	Needs Improvement	Response Count
Simonds Elementary School K-5	36.4% (80)	30.5% (67)	5.0% (11)	1.4% (3)	26.4% (58)	1.8% (4)	220
Kearsarge Regional Middle School 6-8	16.0% (35)	39.3% (86)	9.1% (20)	1.4% (3)	32.4% (71)	2.7% (6)	219
Kearsarge Regional High School 9- 12	10.5% (23)	40.6% (89)	10.0% (22)	2.3% (5)	34.7% (76)	2.7% (6)	219
					answered question		221
					skipped question		8




7. Of the following concerns about the future of Warner, please rank them in descending order from 8 to 1, based on your own feelings. You should only use each number once, using the 8 for the greatest concern, 7 for the next greatest, etc.




	1	2	3	4	5	6	7	8	Rating Average	Respon
Loss of Warner's small town character	2.3% (5)	7.3% (16)	11.5% (25)	12.8% (28)	21.6% (47)	18.3% (40)	9.6% (21)	16.5% (36)	5.20	
Future growth will be out of control	20.3% (44)	11.5% (25)	13.4% (29)	8.8% (19)	10.1% (22)	11.5% (25)	11.5% (25)	12.9% (28)	4.22	
Property taxes will get too high	3.6% (8)	4.5% (10)	9.9% (22)	11.7% (26)	8.1% (18)	11.3% (25)	15.8% (35)	35.1% (78)	5.89	
Loss of natural environment	5.5% (12)	15.2% (33)	13.8% (30)	13.8% (30)	10.6% (23)	12.0% (26)	14.7% (32)	14.3% (31)	4.75	
The village will become over-commercialized	13.6% (29)	18.3% (39)	15.5% (33)	16.0% (34)	14.6% (31)	11.3% (24)	8.0% (17)	2.8% (6)	3.79	
Not enough new growth to maintain an adequate tax base	12.5% (27)	21.8% (47)	12.0% (26)	11.6% (25)	6.0% (13)	13.0% (28)	12.0% (26)	11.1% (24)	4.19	
Older and younger generations being unable to afford living in Warner	1.4% (3)	5.5% (12)	10.5% (23)	15.5% (34)	13.2% (29)	16.8% (37)	25.9% (57)	11.4% (25)	5.45	
Too many land use restrictions	40.7% (88)	12.0% (26)	10.2% (22)	7.4% (16)	13.9% (30)	4.6% (10)	5.6% (12)	5.6% (12)	3.06	
answered question										
skipped question										




8. Please rate how important maintaining a central, working village is to you. (5 being very important, 1 being not at all important)


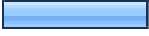

		Response Percent	Response Count
5 (most important)		52.7%	119
4		29.6%	67
3		11.9%	27
2		2.7%	6
1 (least important)		3.1%	7
answered question			226
skipped question			3




9. Does the current development encourage safety and enjoyment of the village for pedestrians, bicyclists and others?




		Response Percent	Response Count
Yes		53.8%	121
No		26.2%	59
Unsure		20.0%	45
answered question			225
skipped question			4




10. Are you in favor of protecting historical districts and structures?			
		Response Percent	Response Count
Yes		81.7%	183
No		8.0%	18
Unsure		10.3%	23
	Other (please specify)		11
answered question			224
skipped question			5




11. Would you support enacting local tax benefits or zoning changes to improve the town's fiscal structure by encouraging local businesses on Main Street?			
		Response Percent	Response Count
Yes		56.6%	128
No		22.6%	51
Unsure		20.8%	47
answered question			226
skipped question			3

12. Do you feel the current commercial growth in Warner is in keeping with the town's rural character?			
		Response Percent	Response Count
Yes		61.1%	135
No		21.7%	48
Unsure		17.2%	38
answered question			221
skipped question			8

13. How important do you feel it is to promote walkability, decrease congestion and increase the quality of life with future development?			
		Response Percent	Response Count
Very Important		62.7%	138
Somewhat Important		31.8%	70
Not at all Important		5.5%	12
answered question			220
skipped question			9

14. Does Warner currently have a sufficient number and diversity of local employment opportunities?			
		Response Percent	Response Count
Yes		13.6%	31
No		62.3%	142
Unsure		24.1%	55
answered question			228
skipped question			1



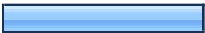

15. Should Warner encourage commercial/industrial growth?			
		Response Percent	Response Count
Yes		53.8%	121
No		28.0%	63
Unsure		18.2%	41
answered question			225
skipped question			4

16. Would you like to see Warner introduce fees on incoming development in order to lessen the town's fiscal burden in regards to new infrastructure?			
		Response Percent	Response Count
Yes		66.2%	151
No		14.0%	32
Unsure		19.7%	45
answered question			228
skipped question			1

17. Would you support encouragement or requirement of incorporating green design (environmentally sound principles of building layout, materials, and energy use) features into new buildings in Warner?

		Response Percent	Response Count
Yes, encouragement		68.4%	156
Yes, requirement		20.2%	46
No		7.9%	18
Unsure		3.5%	8
answered question			228
skipped question			1

18. Warner's current Zoning Ordinances states that in the Commercial District the maximum GROSS FLOOR AREA allowed for a building is 20,000 square feet regardless of the number of floors. Do you agree with these dimensions or would you consider allowing buildings to have a maximum FOOTPRINT (i.e. the area of the building covering the ground) of 20,000 square feet with height limits and architectural style appropriate for Warner's character? (As a comparison, the Market Basket and Aubuchon Hardware building is about 60,000 square feet and the Knoxland Equipment building at exit 7 is about 13,000 square feet.)

		Response Percent	Response Count
I support retaining the current ordinance which limits the total area of a building to 20,000 square feet.		34.3%	73
I would be interested in changing the 20,000 square feet gross floor area to footprint.		9.4%	20
I would be interested in changing the 20,000 square feet gross floor area to footprint if there is a height restriction included.		30.0%	64
I would be interested in changing the Zoning Ordinance to allow buildings with a larger than 20,000 square feet footprint to be constructed in the Commercial (C-1) District.		26.3%	56
		answered question	213
		skipped question	16





19. Which of the following types of growth/development would you like to see in Warner? (check all that apply)

	Yes	NO!	Response Count
Small Retail Shops(Wingdoodle, Bookends of Warner)	100.0% (180)	0.0% (0)	180
Large Retail Stores (Market Basket)	97.7% (43)	2.3% (1)	44
Medical/Dental offices	100.0% (139)	0.0% (0)	139
Drug store/Pharmacy	100.0% (154)	0.0% (0)	154
Small Restaurants(Foot Hills, Barley House, Daniel's, etc.)	100.0% (184)	0.0% (0)	184
Chain Restaurants(The Common Man, Chili's, The Olive Garden, etc.)	95.2% (59)	4.8% (3)	62
Fast Food Restaurants(Burger King, Wendy's, Taco Bell, etc.)	82.4% (28)	17.6% (6)	34
Professional Services(Bank, Legal, Financial)	100.0% (92)	0.0% (0)	92
Professional Office Building	100.0% (101)	0.0% (0)	101
Light Industry	100.0% (106)	0.0% (0)	106
Auto Sales	92.9% (13)	7.1% (1)	14
Supermarkets/Groceries	97.7% (42)	2.3% (1)	43
Agricultural/Tree Farms	100.0% (126)	0.0% (0)	126
Child Care	100.0% (87)	0.0% (0)	87
Senior Care	100.0% (96)	0.0% (0)	96
Indoor/outdoor recreational facility	98.9% (91)	1.1% (1)	92
Health/fitness facility	98.9% (89)	1.1% (1)	90
Home Business	99.2% (120)	0.8% (1)	121
I Would Prefer to See Less Development in General	97.4% (37)	2.6% (1)	38




Other (please specify)	44
answered question	227
skipped question	2




20. Which of the following criteria do you feel are most important in considering new development proposals?					
	Very Important	Somewhat Important	Not Important	Rating Average	Response Count
Jobs	63.3% (140)	29.4% (65)	7.2% (16)	1.00	221
Tax Base	66.5% (145)	31.2% (68)	2.3% (5)	1.00	218
Noise	64.7% (143)	30.8% (68)	4.5% (10)	1.00	221
Traffic	63.8% (141)	33.9% (75)	2.3% (5)	1.00	221
Location	69.4% (154)	27.5% (61)	3.2% (7)	1.00	222
Business Size	50.7% (110)	38.2% (83)	11.1% (24)	1.00	217
Safety of Employees and Customers	67.3% (146)	28.1% (61)	4.6% (10)	1.00	217
Aesthetics	62.5% (135)	33.8% (73)	3.7% (8)	1.00	216
Environmental Impact	73.9% (164)	22.5% (50)	3.6% (8)	1.00	222
Impact on Town Services	68.5% (152)	29.3% (65)	2.3% (5)	1.00	222
Change of Property Value for Abutters	57.3% (125)	37.2% (81)	5.5% (12)	1.00	218
Light Pollution	63.5% (139)	29.2% (64)	7.3% (16)	1.00	219
				answered question	226
				skipped question	3

21. Should Warner rezone to expand the current zones or create new zones for commercial and industrial development?

		Response Percent	Response Count
Yes, expand the current zones		22.4%	50
Yes, create new zones		17.9%	40
No, don't change		39.0%	87
Unsure		20.6%	46
If you checked "create new zones", where would you like to see new zones?			29
answered question			223
skipped question			6

22. Would you like to see industry developed in a specific, concentrated area (industrial park)?

		Response Percent	Response Count
Yes		51.8%	116
No		29.9%	67
Unsure		18.3%	41
If Yes, where?			96
answered question			224
skipped question			5

23. Do you feel the current residential growth is in keeping with Warner's rural character?			
		Response Percent	Response Count
Yes		70.9%	158
No		13.0%	29
Unsure		16.1%	36
		If No, why not?	28
		answered question	223
		skipped question	6

24. Of the following, which types of housing do you feel are most needed in Warner?					
	Most Needed	Somewhat Needed	Not Needed	Rating Average	Response Count
Single Family Homes	35.8% (73)	41.7% (85)	22.5% (46)	1.00	204
Two Family Homes	16.3% (33)	44.1% (89)	39.6% (80)	1.00	202
Mobile Homes on Single Lots	8.1% (16)	15.7% (31)	76.1% (150)	1.00	197
Mobile Homes in Parks	4.5% (9)	15.3% (31)	80.2% (162)	1.00	202
Condominiums	9.3% (19)	32.8% (67)	57.8% (118)	1.00	204
Apartment Buildings	12.9% (26)	36.3% (73)	50.7% (102)	1.00	201
Cluster Development	25.1% (51)	27.6% (56)	47.3% (96)	1.00	203
Elderly housing	34.6% (72)	49.0% (102)	16.3% (34)	1.00	208
			Other (please specify)		3
			answered question		221
			skipped question		8




25. Do you feel there is a need for affordable (subsidized and senior units) and workforce housing in Warner?

		Response Percent	Response Count
Yes, senior housing		18.3%	41
Yes, subsidized housing		8.9%	20
Yes, both		38.4%	86
No		19.2%	43
Unsure		15.2%	34
answered question			224
skipped question			5

26. Are you in favor of encouraging residential development in and around the village where water and sewer services are already available?

		Response Percent	Response Count
Yes		54.6%	124
No		21.1%	48
Unsure		24.2%	55
answered question			227
skipped question			2


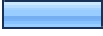


27. Would you be in favor of reducing the required lot size in the village district from the current 1/2 acre needed to 1/4 acre or so where water and sewer are available?



		Response Percent	Response Count
Yes		27.6%	62
No		56.4%	127
Unsure		16.0%	36
		answered question	225
		skipped question	4




28. Where would you like the majority of new residential development to occur?




		Response Count
		102
		answered question
		102
		skipped question
		127

29. Overall, are you satisfied with the maintenance of Warner's roads?




		Response Percent	Response Count
Yes		76.2%	173
No		14.5%	33
Unsure		8.4%	19
Not applicable		0.9%	2
Do you have any specific comments on road maintenance in Warner?			67
		answered question	227
		skipped question	2

30. Do you live on a paved or unpaved road?			
		Response Percent	Response Count
Paved		81.6%	186
Unpaved		18.4%	42
answered question			228
skipped question			1



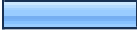


31. What type of road would you like to live on?			
		Response Percent	Response Count
Paved		57.1%	129
Unpaved		16.4%	37
Don't Care		26.5%	60
answered question			226
skipped question			3

32. Should pedestrian and bicycling amenities and ways to accommodate carpooling be among the improvements that incoming developments are required to plan for in their proposals?			
		Response Percent	Response Count
Yes		76.3%	171
No		13.8%	31
Unsure		9.8%	22
answered question			224
skipped question			5



33. In general, do you feel traffic/vehicular safety is a problem or likely to become a problem in the Warner Intervale (Exit 9) area?

		Response Percent	Response Count
Yes		74.3%	165
No		19.4%	43
Unsure		6.3%	14
Anything you would like to share about traffic problems in Warner?			74
answered question			222
skipped question			7




34. What measures, if any, should be considered to improve traffic on Route 103 in the Warner Intervale (Exit 9) area? (check as many as apply)

		Response Percent	Response Count
Construct a safety boulevard (landscaped median)		33.2%	72
Roundabout		13.4%	29
More enforcement (increased police presence)		19.8%	43
Traffic control devices (traffic lights, stop signs)		57.1%	124
Nothing -- there isn't a problem there		18.0%	39
Other (please specify)			34
answered question			217
skipped question			12




35. Do you support the creation of bicycle and pedestrian paths linking Warner Intervale (Exit 9) area with Warner Village?

		Response Percent	Response Count
Yes		77.1%	172
No		22.9%	51
answered question			223
skipped question			6




36. In general, do you feel traffic/vehicular safety is a problem or likely to become a problem in Warner Village?

		Response Percent	Response Count
Yes		39.7%	89
No		46.9%	105
Unsure		13.4%	30
answered question			224
skipped question			5







37. Do you feel that "traffic calming" measures, such as sidewalk bumpouts at intersections, would be a helpful addition to Main Street?



		Response Percent	Response Count
Yes		28.8%	65
No		54.4%	123
Unsure		16.8%	38
answered question			226
skipped question			3




38. Does Warner Village have enough parking spaces to meet the town's daily needs?


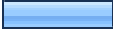



		Response Percent	Response Count
Yes		44.9%	102
No		43.6%	99
Unsure		11.5%	26
		answered question	227
		skipped question	2




39. If employed, how do you primarily get to work?

		Response Percent	Response Count
Drive Alone		58.6%	126
Carpool		5.1%	11
Public Transit		0.0%	0
Bike		0.5%	1
Walk		1.9%	4
I work at Home		13.0%	28
Not applicable		20.9%	45
		answered question	215
		skipped question	14







40. Would you be interested in some type of public transportation in Warner?			
		Response Percent	Response Count
Yes		54.4%	118
No		45.6%	99
answered question			217
skipped question			12

41. If interested in public transportation, what type of service would you like to see? (check all that apply)			
		Response Percent	Response Count
Service within Warner		35.9%	47
Service to Concord		96.2%	126
Service to New London		27.5%	36
		Other (please specify)	18
answered question			131
skipped question			98




42. How important is the preservation of open space in Warner? (5 being most important, 1 being least)			
		Response Percent	Response Count
5 (most important)		56.2%	127
4		16.4%	37
3		19.0%	43
2		5.8%	13
1 (least important)		2.7%	6
answered question			226
skipped question			3


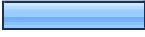

43. Should the Town of Warner continue to spend money in order to protect its natural resources and open space?			
		Response Percent	Response Count
Yes		69.1%	154
No		20.6%	46
Unsure		10.3%	23
answered question			223
skipped question			6




44. Some towns annually spend up to a million dollars to protect natural resources and open space. How much money would you like to see Warner spend annually to protect these resources?

		Response Percent	Response Count
None		13.7%	27
up to \$10,000		8.6%	17
\$11,000-\$29,000		9.6%	19
\$30,000-\$59,000		24.9%	49
\$60,000-\$100,000		18.3%	36
more than \$100,000		24.9%	49
		answered question	197
		skipped question	32




45. Would you be willing to spend your own, personal money to protect the natural resources and open spaces of Warner?

		Response Percent	Response Count
Yes		43.4%	95
No		33.8%	74
Unsure		22.8%	50
		answered question	219
		skipped question	10




46. Would you support regulations to maintain the natural integrity of ridge lines and hill tops?			
		Response Percent	Response Count
Yes		62.5%	140
No		21.0%	47
Unsure		16.5%	37
answered question			224
skipped question			5

47. Are you satisfied with the current public access to the Warner River?			
		Response Percent	Response Count
Yes		52.7%	118
No		19.6%	44
Unsure		27.7%	62
If No, what type of access would you most like to see?			32
answered question			224
skipped question			5




48. Riparian Zones are buffers along rivers and other bodies of water that provide important habitat for many species and protect water quality. Warner's zoning ordinances currently require a 75 foot buffer on year round bodies of water. Would you like to see this distance increased or remain unchanged?

		Response Percent	Response Count
Increased		22.9%	51
Remain unchanged		66.8%	149
Unsure		10.3%	23
answered question			223
skipped question			6




49. Do you think zoning is an appropriate and effective way to protect the natural landscape and wildlife?

		Response Percent	Response Count
Yes		75.2%	167
No		11.7%	26
Unsure		13.1%	29
answered question			222
skipped question			7




50. Should Warner join the twenty or so New Hampshire communities which prohibit new construction in floodplains?




		Response Percent	Response Count
Yes		73.6%	167
No		15.0%	34
Unsure		11.5%	26
answered question			227
skipped question			2

51. Approximately 18% of land in Warner is considered to have some form of conservation protection. Would you like to see more, less or the same level of conservation effort in Warner?






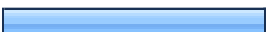
		Response Percent	Response Count
More		48.6%	107
Less		9.5%	21
The Same		41.8%	92
answered question			220
skipped question			9



52. Should the town encourage energy conservation and alternative energy generation?

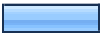




		Response Percent	Response Count
Yes		91.6%	208
No		5.7%	13
Unsure		2.6%	6
answered question			227
skipped question			2

53. Should the town allow commercial wind power and solar power generation?			
		Response Percent	Response Count
Yes		82.6%	185
No		2.7%	6
Unsure		14.7%	33
answered question			224
skipped question			5

54. Please share any other comments or concerns you have about planning related topics in Warner.		Response Count
		74
answered question		74
skipped question		155

55. How long have you lived in the community of Warner?			
		Response Percent	Response Count
1-5 years		16.1%	36
6-10 years		12.9%	29
11-15 years		9.8%	22
16-20 years		12.5%	28
21-25 years		9.4%	21
longer than 25 years		39.3%	88
answered question			224
skipped question			5


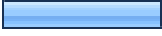



56. Do you enjoy living in Warner?			
		Response Percent	Response Count
Yes		97.3%	214
No		2.7%	6
answered question			220
skipped question			9

57. What type of household do you live in?			
		Response Percent	Response Count
Live alone		14.2%	31
Live with spouse/life partner, no children		46.1%	101
Live with spouse/life partner and children		35.6%	78
Live in a single parent household with children		3.2%	7
Live with non-family member		0.9%	2
Group housing (retirement community, dormitory, etc.)		0.0%	0
Other (please specify)			7
answered question			219
skipped question			10





58. How many people of each age group are in your household?








	1	2	3	4	more	Rating Average	Response Count
Under 5	94.1% (16)	5.9% (1)	0.0% (0)	0.0% (0)	0.0% (0)	1.06	17
5 to 9	94.7% (18)	5.3% (1)	0.0% (0)	0.0% (0)	0.0% (0)	1.05	19
10 to 14	82.9% (34)	14.6% (6)	2.4% (1)	0.0% (0)	0.0% (0)	1.20	41
15 to 19	52.8% (19)	44.4% (16)	2.8% (1)	0.0% (0)	0.0% (0)	1.50	36
20 to 24	85.7% (18)	14.3% (3)	0.0% (0)	0.0% (0)	0.0% (0)	1.14	21
25 to 34	55.6% (15)	40.7% (11)	3.7% (1)	0.0% (0)	0.0% (0)	1.48	27
35 to 44	57.8% (26)	40.0% (18)	2.2% (1)	0.0% (0)	0.0% (0)	1.44	45
45 to 54	61.3% (46)	38.7% (29)	0.0% (0)	0.0% (0)	0.0% (0)	1.39	75
55 to 64	45.2% (33)	54.8% (40)	0.0% (0)	0.0% (0)	0.0% (0)	1.55	73
65 to 74	71.4% (30)	28.6% (12)	0.0% (0)	0.0% (0)	0.0% (0)	1.29	42
75 and older	62.1% (18)	37.9% (11)	0.0% (0)	0.0% (0)	0.0% (0)	1.38	29
answered question							217
skipped question							12

59. How many in your household are employed?


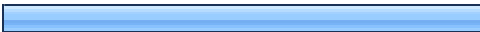
		Response Percent	Response Count
0		20.3%	45
1		23.4%	52
2		42.8%	95
3		10.8%	24
4+		2.7%	6
answered question			222
skipped question			7

60. How many people in your household are retired?


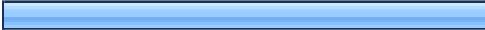
		Response Percent	Response Count
0		59.6%	127
1		23.0%	49
2		16.4%	35
3		0.0%	0
4+		0.9%	2
answered question			213
skipped question			16

61. What is your average, annual household income?			
		Response Percent	Response Count
Under \$24,999		8.9%	17
\$25,000 to \$49,999		21.1%	40
\$50,000 to \$74,999		22.6%	43
\$75,000 to \$99,999		21.6%	41
\$100,000 to \$149,999		19.5%	37
\$150,000 to \$199,999		5.3%	10
\$200,000 or above		1.1%	2
answered question			190
skipped question			39




62. In what town(s) do members of your household work?		Response Count
		150
answered question		150
skipped question		79

63. Are you self employed?			
		Response Percent	Response Count
Yes		27.8%	57
No		72.2%	148
answered question			205
skipped question			24

64. Do you work from home?

		Response Percent	Response Count
Yes		26.7%	54
No		73.3%	148
answered question			202
skipped question			27

65. Do you own or rent your house or apartment?

		Response Percent	Response Count
Own		91.0%	201
Rent		4.5%	10
Not applicable		4.5%	10
answered question			221
skipped question			8

66. comments:

	Response Count
	24
APPENDIX B: 2011 Warner Master Plan: 2008 Community Survey	33

4. How would you rate the following municipal services? Please check the

If you checked "Needs Improvement" please explain.		
1	Better use of police force, scheduling of officers.	Jul 23, 2008 8:09 PM
2	Why do we need a town administrator that has done nothing and is doing nothing for the town?	Jul 24, 2008 12:56 PM
3	Snow plow buries and destroys mailboxes.	Jul 24, 2008 1:04 PM
4	The tax person is rude! But the people who renew registrations are wonderful! Snow removal here is awful. Pot holes in roads take forever to repair.	Jul 24, 2008 4:15 PM
5	Town officials are excellent, ie-town clerk, selectman have lost site of their purpose to do what's best for our town & care more about their own agenda.	Jul 24, 2008 5:57 PM
6	Some of the decisions that the administration has made lately are poorly thought out and supported by a small group of people that want to run the town their way. Common sense seems to be missing.	Jul 24, 2008 6:52 PM
7	No local ambulance.	Jul 24, 2008 7:03 PM
8	We need to get to know them all better.	Jul 24, 2008 8:16 PM
9	Police: unavailable mostly. Do just as they wish. TA: After much study, she hasn't done enough to earn the salary-where are all the grants she was going to write!	Jul 24, 2008 8:26 PM
10	Keep politics out!	Jul 25, 2008 3:32 PM
11	Response time by the police for a non-emergency was unimpressive.	Jul 25, 2008 5:07 PM
12	North Village Rd. near Waidron Hill!	Jul 25, 2008 7:30 PM
13	increase maintenance at youth rec fields	Jul 27, 2008 2:45 PM
14	dirt road repairs don't last 'cause of traffic volumes	Jul 27, 2008 4:08 PM
15	Police: forgot Memorial Day TA: needs more transparency, less burea	Jul 28, 2008 2:29 AM
16	We need Selectmen and a TA who listen to what the people want	Jul 28, 2008 2:58 AM
17	transfer station reorganization inconvenient	Jul 28, 2008 3:11 AM
18	town water poor, untested, sewer/water billing unclear	Jul 28, 2008 3:25 AM
19	Roads like Waldron Hill are in terrible shape. There is still "inches" of winter sand (dangerous to cyclists) and sunken culvert crossings which are very tough crossing. Road edges are also caving in.	Jul 28, 2008 5:43 PM
20	North Rd. not graded as often as it should be. Is paving North Rd. in future plans?	Jul 28, 2008 5:55 PM

4. How would you rate the following municipal services? Please check the

If you checked "Needs Improvement" please explain.		
21	Snow removal on sidewalks could be much better. After most storms there is a layer of rutted snow/ice left on sidewalks. Much of the time the sidewalks are dangerous to walk on.	Jul 28, 2008 6:18 PM
22	Based on my view prior to the recent cleanup.	Jul 28, 2008 7:25 PM
23	I am not pleased with decisions about the transfer station, much better when Paul ran it. Needs visual aids as to what goes in each box.	Jul 29, 2008 6:21 PM
24	Town ambulance-time is of the essence. Road maintenance-need more funding.	Jul 29, 2008 6:45 PM
25	Transfer station was terrible! It has been improved. The Selectmen & TA are very cold, impersonal, & intimidating.	Jul 29, 2008 7:10 PM
26	Wet land protection - piping + draining swamp New Market rd - Newton's land	Jul 30, 2008 4:00 PM
27	*See attached - Current operation is clean, appears efficient but past deficiencies documented by state of NH need to be addressed. Past supervisor responsible for same SHOULD NOT BE REHIRED. He also circumvented "meet + coner" process repay + sued town. Time to move on w/ new supervisor + NEW programs.	Jul 30, 2008 4:21 PM
28	It's nice to finally see the transfer station cleaned up!	Jul 30, 2008 5:04 PM
29	People need to be watched over, better watch over businesses	Jul 30, 2008 5:16 PM
30	Building inspector is not knowledgable. Selectmen are very biased, making many decisions without contemplating input from residents.	Jul 30, 2008 6:15 PM
31	I travel around the state of NH for work. Warner is the worst snow removal in the state. The town should be ashamed. Especially the number of mailboxes that are destroyed each year, and still the roads are a disaster.	Jul 30, 2008 7:00 PM
32	Not worth the money we pay them.	Jul 30, 2008 7:52 PM
33	Town officials are elected to ensure smooth operating of the town and NOT become embroiled in personal conflicts that result in the detriment of town services and operations. Also why not pay attention to "Ganil's eyesore"	Jul 30, 2008 8:39 PM
34	The Selectboard is sometimes amateurish. Hartman's issues should be resolved by his departure. Town clerk is excellent.	Jul 30, 2008 9:11 PM
35	Is there a police chief? Where does he hide or work?	Jul 30, 2008 9:31 PM
36	We are very concerned about the speeding and traffic on Main St. From our point of view cars travel on average from 45-65 mph on Main St (30 mph) daily. We feel it is unsafe and in violation of the law. This is not enforced at all!	Jul 31, 2008 2:51 PM
37	Much improved since Foulard is no longer involved.	Jul 31, 2008 3:06 PM
38	For road maintenance, some areas are a problem all the time and just get patched up. Snow removal this year was bad and every mail box was ruined and area around them was all dug up from plows. Most of all the people in town hall are just NOT nice, mean, rigid.	Aug 6, 2008 8:06 PM
39	We need an ambulance service that can take us directly to the hospital and not have to wait for Hopkinton to get here. Transfer station-until Paul left, not it's going to hell "single stream" is going backwards!	Aug 6, 2008 8:24 PM
40	When the houses in our neighborhood were built they were never inspected. Now the homeowners are dealing with issues that could be in violation of code.	Aug 6, 2008 9:00 PM
41	I am disappointed by the attitude & behavior of town officials/employees/citizens re the transfer station "problem." I think it was all handled poorly.	Aug 6, 2008 9:23 PM
42	Too many conflicts, not enough critical oversight of departments, not enough diversity on selectboard.	Aug 11, 2008 1:11 PM
43	We need slower town speed limits, particularly through Main St. and during morning school drop-off & after school.	Aug 11, 2008 2:25 PM
44	Police get paid very well to sit in station! They do nothing.	Aug 11, 2008 3:14 PM

4. How would you rate the following municipal services? Please check the

If you checked "Needs Improvement" please explain.

45	As changes happen at transfer station we should maintain it. Character-exchange shop is fun & important. Keep it a friendly place!	Aug 11, 2008 3:59 PM
46	Would like to see a new manager for Transfer Station who has ability to plan & work well with staff & community--one who will leave tradables "recyclables" there long enough for those of us who like to look stuff over. Currently, the guys take everything away right away.	Aug 25, 2008 1:03 PM
47	Police need to be seen more, better public relations.	Aug 25, 2008 2:18 PM
48	Local police should be 24/7. State police take too long to arrive. Central 911 operator doesn't even know Warner. The riding snow plow is bad on the brick sidewalks & it's often broken. My neighbor asphalted his driveway & parking lot w/o putting in drains according to code, and now we have water flooding our store. I had to PAY to have a "dam" built to redirect his water. But it's also going into other businesses' basements. Who "enforces" codes in town?	Aug 25, 2008 2:51 PM
49	Walk-in clinic, transfer station needs to be run by manager-not selectmen	Aug 25, 2008 7:18 PM
50	Traffic control (speed limit on Rte 103 between Exit 8-9)	Aug 25, 2008 8:15 PM
51	Transfer station- Ridiculous! Let's show some unity here. We were doing fine before selectmen's problem occurred. Building code-there are violations all around town. Who is the enforcer? Forest mgmt-we've seen forest cut down to the river & no one said anything!	Aug 25, 2008 9:48 PM
52	No more unpaid selectmen. No town administrator.	Aug 28, 2008 7:05 PM
53	Do not reside within precinct.	Aug 28, 2008 7:34 PM
54	The controversy re: transfer station is a real negative. Needs to be informational meetings and articles about single stream recycling vs. what we are doing right now to ease the false rumors that are circulating.	Sep 8, 2008 7:04 PM
55	Transfer station much improved lately!	Sep 8, 2008 7:31 PM
56	Costs are too high to be putting out "adequate" levels. No flouride in water? Too many chemicals being used.	Sep 8, 2008 7:46 PM
57	We're happy that transfer station is being cleaned up.	Sep 22, 2008 4:03 PM

5. Please tell us about any other services or opportunities you would like to see

Response Text

1	Pharmacy	Jul 23, 2008 4:26 PM
2	Senior programs	Jul 23, 2008 4:30 PM
3	More police coverage at night.	Jul 23, 2008 4:57 PM
4	A better program for our senior citizens.	Jul 23, 2008 5:13 PM
5	Better zoning compliance and enforcement.	Jul 23, 2008 6:13 PM
6	The beach needs to be cleaned up. The children need activities.	Jul 23, 2008 7:17 PM
7	A few trash cans on Main St.-nice ones! More nighttime restaurants. Too much heavy trucks down Main St.	Jul 23, 2008 7:36 PM
8	One police call made for break-in---25 minutes for STATE police to respond. One ambulance call-Hopkinton responded and they were GREAT.	Jul 23, 2008 7:51 PM
9	Pharmacy/drug store	Jul 24, 2008 12:56 PM
10	Evening restaurant, winter exercise facility.	Jul 24, 2008 1:36 PM
11	Build a department store (Wal-Mart). I'm sick of driving 30+ minutes!	Jul 24, 2008 4:15 PM

5. Please tell us about any other services or opportunities you would like to see

Response Text		
12	Pharmacy, would also like to have our retaining wall repaired.	Jul 24, 2008 6:42 PM
13	I would like to see more for seniors as we are all growing older.	Jul 24, 2008 8:16 PM
14	Alternative healing	Jul 24, 2008 8:43 PM
15	Pub/restaurant for dining.	Jul 25, 2008 3:59 PM
16	Family activities, cross-generational; permanent family parks, park band, walking trails; public transportation; a non-partisan, neutral town newspaper.	Jul 25, 2008 6:42 PM
17	Bike paths! Especially on Main St. instead of more sidewalks. The bike paths would be plowed as part of the street and provide safe walking for kids and strollers as well as bikes. Our sidewalks are very pretty, but dangerous in the winter! The schools are basically good, but there is no gifted program. A formal program is not necessary if the teachers have the training to encourage these exceptional kids. These kids should THRIVE not want to drop out!	Jul 25, 2008 6:57 PM
18	Pharmacy, car wash	Jul 25, 2008 7:30 PM
19	Drive up Waldron Hill Rd! It will become blatantly obvious you are about to lose this rd. It is 10x worse in winter!	Jul 25, 2008 8:22 PM
20	Pharmacy/drug store	Jul 27, 2008 2:45 PM
21	Evening and weekend activities for adults	Jul 28, 2008 1:39 AM
22	less regulation, toomany town services	Jul 28, 2008 2:29 AM
23	summer recreation program for kids	Jul 28, 2008 3:45 AM
24	Pharmacy, WalMart/Target, lodging, car wash	Jul 28, 2008 5:55 PM
25	More restaurants-serving dinner w/ liquor license.	Jul 28, 2008 6:35 PM
26	Pharmacy (small town, no Rite Aids!)	Jul 28, 2008 6:49 PM
27	More business & commercial opportunities providing local jobs & reducing the need to commute thereby helping the environment.	Jul 28, 2008 7:25 PM
28	Community center for kids & adults, movie theatre, restaurant open evenings.	Jul 28, 2008 8:02 PM
29	Zoning enforcement.	Jul 29, 2008 4:09 PM
30	Public playground, walking/biking trail, drug store, auto parts store, Target, NO WalMart, a Chinese restaurant	Jul 29, 2008 6:21 PM
31	Ride Paul Foliard out of town on a rail! He made a mess of the transfer station. Looks good now he's gone!	Jul 29, 2008 6:53 PM
32	Bus services to Concord.	Jul 29, 2008 7:54 PM
33	Bike lanes. A small grocery/food coop in village that is easy to walk/bike to for staple items.	Jul 29, 2008 8:10 PM
34	Wetland protection	Jul 30, 2008 4:00 PM
35	Restaurants w/ GOOD quality food + evening hours	Jul 30, 2008 4:21 PM
36	More security and safety	Jul 30, 2008 5:16 PM
37	More cheaper housing for older people and younger families.	Jul 30, 2008 5:17 PM
38	Hotel, liquor store, restaurants	Jul 30, 2008 6:15 PM
39	Good jobs for retired people P/T	Jul 30, 2008 7:52 PM
40	A nice restaurant/liquor license	Jul 30, 2008 8:39 PM
41	I would like to see a Cracker Barrel restaurant at Exit 9.	Jul 30, 2008 8:48 PM
42	-Snow removal on all Main St sidewalks -More full time firefighters (a one) and EMTs -More full time police to enforce speeding + general protection -More recreational activities.	Jul 31, 2008 2:51 PM
43	Exit 9 hotel with indoor pool & gym	Aug 1, 2008 7:33 PM

5. Please tell us about any other services or opportunities you would like to see

Response Text		
44	Wheelchair van taxi	Aug 1, 2008 7:51 PM
45	More historical preservation & protecting rural communities.	Aug 1, 2008 8:20 PM
46	Playground equipment appropriate for toddlers.	Aug 6, 2008 7:54 PM
47	Opportunities, more jobs & business, hotels, stores, restaurants, services, lower taxes.	Aug 6, 2008 8:06 PM
48	Drug store, car wash, bus service to Concord, indoor recreation	Aug 6, 2008 8:24 PM
49	Offerings in visual arts, music, and theater	Aug 6, 2008 9:00 PM
50	Bus to Concord bus station.	Aug 6, 2008 9:23 PM
51	Develop Exit 9	Aug 11, 2008 2:09 PM
52	I don't want to see anything else. It is fine right now (in fact, a little TOO developed & paved).	Aug 11, 2008 2:25 PM
53	I just live here and don't shop or attend any events. I don't know what is going on in town.	Aug 11, 2008 2:35 PM
54	Start up the ski hill again for the kids.	Aug 11, 2008 3:06 PM
55	A community structured around a "wellness" concept. "Walkable Warner" could be a great identity-built around more sidewalks & extending walking paths through intervale area beyond (west of) I-89 down through railroad area by covered bridges.	Aug 11, 2008 3:59 PM
56	Town beach relocated to Clement Pond or Winnepocket. Would like to see the town financially support the preservation of some historic properties.	Aug 11, 2008 5:46 PM
57	Entertainment, good burger joint, public ice rink, lit basketball court for kids, skateboard park	Aug 11, 2008 6:14 PM
58	EMT needs personnel, arts related programs for youth and adults, visual arts, music, etc., community center	Aug 25, 2008 1:03 PM
59	Bus service to other towns.	Aug 25, 2008 1:31 PM
60	More attention to smart growth in Warner, preserving rural character & natural spaces. More adult and child recreation opportunities.	Aug 25, 2008 2:04 PM
61	Simonds needs help for special education kids who are on the upper end of the scale, not just the lower. There are several teachers who are excellent and understand.	Aug 25, 2008 2:51 PM
62	Community center/senior center	Aug 25, 2008 3:14 PM
63	Walk-in clinic	Aug 25, 2008 7:18 PM
64	Gym, pool, adult education classes	Aug 25, 2008 7:27 PM
65	Ice skating in winter	Aug 28, 2008 5:36 PM
66	Drug store, more affordable housing	Aug 28, 2008 5:52 PM
67	More B&B. More town recreational facilities.	Aug 28, 2008 7:05 PM
68	Curbside trash pick-up	Sep 8, 2008 3:38 PM
69	Sports and/or recreation facility for kids of all ages!	Sep 8, 2008 3:48 PM
70	Public transportation to Concord & Manchester	Sep 8, 2008 4:32 PM
71	Bike paths & more walking/hiking trails. Better baseball fields-i.e.-more athletic (and varied) facilities. Town gazebo/space for concerts would be nice.	Sep 8, 2008 5:07 PM
72	Comcast cable	Sep 8, 2008 5:17 PM
73	more small businesses and any kind of businesses	Sep 8, 2008 6:20 PM
74	Town forests could provide more recreational opportunities-trails for hiking, cross country skiing, snowshoeing-signs explaining natural or environmental features. Most rec. activities for adults & seniors.	Sep 8, 2008 7:04 PM

5. Please tell us about any other services or opportunities you would like to see

Response Text		
75	Clothing store, sporting goods store, health food/natural stores, community center for all, CVS, theaters (movie & theater), Hallmark, restaurant w/ tavern	Sep 8, 2008 7:46 PM
76	To my knowledge there is no town beach. I would like to see a public access to river/beach.	Sep 8, 2008 8:15 PM
77	A real town beach with clean water and nice sand on a real lake.	Sep 22, 2008 4:03 PM
78	More sidewalks, more walking trails, free admission to Kearsarge Mt., clean swimming	Sep 22, 2008 4:03 PM

3. Are you in favor of protecting historical districts and structures?

Other (please specify)		
1	We do not have a historical district in Warner.	Jul 23, 2008 5:16 PM
2	But not if they are a fire hazard.	Jul 25, 2008 7:01 PM
3	If economically viable.	Jul 29, 2008 6:57 PM
4	In important areas but not every foundation.	Jul 29, 2008 8:21 PM
5	Depends	Jul 30, 2008 4:50 PM
6	Some.	Jul 30, 2008 7:04 PM
7	Loaded question! Spouse 1: Yes, if no taxes involved, Spouse 2: no.	Jul 30, 2008 8:41 PM
8	Not if they do nothing for town.	Aug 6, 2008 8:08 PM
9	Particularly those vulnerable to infringement by business activity.	Aug 11, 2008 4:03 PM
10	Depends on level of restrictions and cost.	Aug 25, 2008 1:33 PM
11	But not at expense of destroying nature to put up a parking lot (Martin Bld).	Aug 25, 2008 2:56 PM

12. Which of the following types of growth/development would you like to see in

Other (please specify)		
1	NH Liquor Store	Jul 23, 2008 5:00 PM
2	Hotels/motels	Jul 23, 2008 6:43 PM
3	Lodging/motel	Jul 23, 2008 8:11 PM
4	Pharmacy down by Market Basket is all we need!	Jul 24, 2008 1:28 PM
5	Target, Wal-Mart, a nice restaurant, companies (to help with jobs). Start building more stores/businesses, especially with cost of gas & travelling so far. Get out of the 18th century & into the 21st century!	Jul 24, 2008 4:20 PM
6	Auto parts store.	Jul 24, 2008 6:00 PM
7	Small, one story motel	Jul 24, 2008 7:44 PM
8	An art center and small theatre.	Jul 25, 2008 7:01 PM
9	Arts/cultural facilities	Jul 28, 2008 12:40 AM
10	Liquor store	Jul 28, 2008 2:33 AM
11	Chinese restaurant	Jul 28, 2008 3:28 AM
12	Liquor store	Jul 28, 2008 6:37 PM

12. Which of the following types of growth/development would you like to see in

Other (please specify)		
13	Hotel/motel	Jul 28, 2008 8:05 PM
14	CVS/Rite Aid/Walgreens, Chinese restaurant, auto parts store, Target, pizza shop like Charlie Mac's that sells subs but is not at a gas station like Subway.	Jul 29, 2008 6:25 PM
15	We need more businesses in town to help with taxes. School system sucking us dry & not showing the results in pupil advancement. Hire good teachers & cut out overblown out of reach school buildings. School taxes will double from the middle school palace when we are through paying for building & gas to transport!	Jul 29, 2008 6:57 PM
16	state liquor store	Jul 29, 2008 7:12 PM
17	Food coop or all yr farmers market in the village that is accessible to residents who walk/bike. Also, a small INDEPENDENT pharmacy-NOT a big box store.	Jul 29, 2008 8:14 PM
18	Video rental	Jul 30, 2008 4:24 PM
19	Hotel	Jul 30, 2008 4:59 PM
20	Hotel/Bed and Breakfast/Inn	Jul 30, 2008 5:18 PM
21	Red light district	Jul 30, 2008 5:19 PM
22	Hotel	Jul 30, 2008 6:15 PM
23	In general, a few things that would cut the drive to Concord would be good, like a drug store and doctor's offices/dentists. Industry is OK in Warner but does not really fit. If people want it, it should be contained in a designated park area.	Jul 30, 2008 9:14 PM
24	Walmart, Hotel	Jul 30, 2008 9:47 PM
25	I did not check some items that I feel we have enough of given our size right now. As population grows more of the unchecked items may be needed.	Jul 31, 2008 4:17 PM
26	Hotel/Motel	Aug 1, 2008 7:35 PM
27	Anything to increase tax base.	Aug 6, 2008 7:06 PM
28	Health food store, affordable housing	Aug 6, 2008 8:33 PM
29	Would like to see Warner & surrounding area become less centralized in order to reduce the need to travel to Concord for essential services.	Aug 6, 2008 9:02 PM
30	I would like Main St. to include useful things to local residents, not just tourist-centered boutiques.	Aug 6, 2008 9:25 PM
31	Liquor store	Aug 11, 2008 1:13 PM
32	State liquor store	Aug 11, 2008 2:46 PM
33	"Green" businesses such as Sundance Solar-places to purchase products, household cleaning items, furniture, food that is "earth friendly." Service businesses-small bussing company, taxi for in-town transport to & from work.	Aug 11, 2008 4:03 PM
34	Feed store, liquor store, good restaurant/bar, movie theater	Aug 11, 2008 6:15 PM
35	Community center, recreational activities for all ages (including the arts, not just sports)	Aug 25, 2008 1:07 PM
36	Medium/small retail chain, e.g.-JoAnn Fabrics, shoe stores, etc.	Aug 25, 2008 1:33 PM
37	NH liquor store	Aug 25, 2008 2:20 PM
38	Hotel (but not size & location of Hampton Inn)	Aug 25, 2008 2:56 PM
39	Health food store, small market store	Aug 25, 2008 3:17 PM
40	A pub like Peter Christian's	Aug 25, 2008 7:29 PM
41	Bed & Breakfast, small inns, keeping historic traditions	Aug 28, 2008 5:54 PM
42	Encourage non-profit headquarters, green industries (i.e.-solar), natural food store, small bakery, etc.	Sep 8, 2008 5:09 PM
43	sporting goods store, health food/organic store, coffee shop, expand MB plaza to reflect that of a strip places needs	Sep 8, 2008 7:49 PM

12. Which of the following types of growth/development would you like to see in

Other (please specify)

44 Encourage the artists colony. Sep 22, 2008 4:03 PM

14. Should Warner rezone to expand the current zones or create new zones for

If you checked "create new zones", where would you like to see new zones?

1	Exit 7	Jul 23, 2008 4:27 PM
2	Around Exits 8 & 9	Jul 23, 2008 7:41 PM
3	Exit 7	Jul 24, 2008 3:54 PM
4	Anywhere land is available.	Jul 24, 2008 6:55 PM
5	Exit 7 & 8	Jul 24, 2008 7:54 PM
6	Route 103-entire length and Route 114.	Jul 25, 2008 7:51 PM
7	Exit 7	Jul 28, 2008 1:19 AM
8	Between Exit 9 & transfer station	Jul 28, 2008 5:57 PM
9	Poverty Plains Rd.	Jul 28, 2008 7:34 PM
10	Expand Exits 7 & 9	Jul 29, 2008 6:57 PM
11	Everywhere	Jul 30, 2008 5:19 PM
12	Plains Rd., Schoodac Rd., all over	Jul 30, 2008 5:28 PM
13	Exit 9 and Et 7	Jul 30, 2008 7:04 PM
14	On busy roads where it would make sense	Jul 30, 2008 7:32 PM
15	Exit 9	Jul 30, 2008 8:29 PM
16	Exit 9 and Exit 7	Jul 30, 2008 8:54 PM
17	North road chemical rd to Exit 9	Jul 30, 2008 9:47 PM
18	Exit 9 could handle more	Jul 31, 2008 3:38 PM
19	Exit 7	Aug 6, 2008 3:54 PM
20	103W	Aug 6, 2008 7:06 PM
21	Anywhere on Rte 103.	Aug 6, 2008 8:08 PM
22	Exit 8	Aug 6, 2008 8:33 PM
23	Explore possibilities in mixed-use zones	Aug 11, 2008 3:36 PM
24	Outskirts of town, Exit 7	Aug 25, 2008 1:07 PM
25	Away from Warner River, Exit 9 area, and northwest	Aug 25, 2008 8:17 PM
26	Exits 7 & 9	Sep 8, 2008 3:51 PM
27	Exit 9 area	Sep 8, 2008 3:59 PM
28	Need more information, not specific enough	Sep 8, 2008 5:09 PM
29	Downtown & Exit 9	Sep 8, 2008 7:49 PM

15. Would you like to see industry developed in a specific, concentrated area

If Yes, where?

1 Mesa Warehouse Jul 23, 2008 4:26 PM

15. Would you like to see industry developed in a specific, concentrated area

If Yes, where?		
2	Exits 7 & 9	Jul 23, 2008 4:27 PM
3	Exit 7 area	Jul 23, 2008 4:28 PM
4	West of Exit 9	Jul 23, 2008 5:00 PM
5	Exit 7	Jul 23, 2008 5:16 PM
6	Near Market Basket.	Jul 23, 2008 5:26 PM
7	Past Exit 9	Jul 23, 2008 5:34 PM
8	Exit 9 area.	Jul 23, 2008 6:43 PM
9	Around Exits 8 & 9	Jul 23, 2008 7:41 PM
10	103 near Davisville	Jul 23, 2008 7:54 PM
11	Near highway	Jul 23, 2008 8:11 PM
12	By Market Basket.	Jul 24, 2008 1:28 PM
13	Around Exits 7 & 9	Jul 24, 2008 1:38 PM
14	Along I-89.	Jul 24, 2008 1:45 PM
15	Exit 7	Jul 24, 2008 3:54 PM
16	Near Market Basket.	Jul 24, 2008 4:20 PM
17	If yes, near Evans	Jul 24, 2008 6:00 PM
18	Exits 7 & 9	Jul 24, 2008 6:44 PM
19	Exit 9	Jul 24, 2008 7:20 PM
20	Chemical Rd-Exit 9-both sides of river.	Jul 24, 2008 7:37 PM
21	Between Exit 9 and the transfer station.	Jul 24, 2008 7:44 PM
22	Exit 7	Jul 24, 2008 7:54 PM
23	Behind Market Basket.	Jul 24, 2008 8:08 PM
24	Exits 7, 8, 9.	Jul 24, 2008 8:28 PM
25	A suitable place!	Jul 25, 2008 3:34 PM
26	Opposite Market Basket	Jul 25, 2008 3:52 PM
27	Exit 9-Intervale area-also Exit 8. Outside town center.	Jul 25, 2008 6:45 PM
28	Exit 9 vacant lot, behind Market Basket, North Rd, near transfer station.	Jul 25, 2008 7:32 PM
29	As far away as possible.	Jul 25, 2008 7:43 PM
30	exit 7 area	Jul 27, 2008 4:11 PM
31	Exit 9 area, 103 west of 89, North road area	Jul 27, 2008 6:19 PM
32	existing commercial zones	Jul 28, 2008 12:40 AM
33	Interval area, exit 7	Jul 28, 2008 1:00 AM
34	Exit 7	Jul 28, 2008 1:19 AM
35	Exit 7	Jul 28, 2008 2:17 AM
36	Exits 7 and 9	Jul 28, 2008 2:51 AM
37	Exit 9	Jul 28, 2008 3:01 AM
38	exit 7 and exit 9	Jul 28, 2008 3:15 AM
39	Near LP gas and oil company	Jul 28, 2008 3:37 AM
40	Away from downtown so doesn't disturb anyone	Jul 28, 2008 3:49 AM
41	Between Exit 9 & transfer station (Rte 103)	Jul 28, 2008 5:57 PM

15. Would you like to see industry developed in a specific, concentrated area

If Yes, where?

42	Industries bring the greatest potential for un-intentional releases of hazardous materials to the environment. The most likely location for an industrial park is in the river valley which overlies a very productive aquifer. This sand & gravel aquifer is very vulnerable to contamination due to the high conductivity of the sands & gravels. Any haz mat released on the ground surface will quickly travel to groundwater and contaminate.	Jul 28, 2008 6:22 PM
43	Off Main St.	Jul 28, 2008 6:37 PM
44	Exit 7, 8, 9-North Rd., Poverty Plains Rd.	Jul 28, 2008 7:34 PM
45	Chemical Rd. area	Jul 29, 2008 4:12 PM
46	Exit 7 & Exit 9	Jul 29, 2008 4:19 PM
47	Exit 9, Market Basket area but not too large and some spread out as well	Jul 29, 2008 6:25 PM
48	Exit 7	Jul 29, 2008 6:48 PM
49	Exits 7 & 9	Jul 29, 2008 6:57 PM
50	Exit 7	Jul 29, 2008 8:14 PM
51	Exit 7	Jul 30, 2008 3:53 PM
52	Exit 9	Jul 30, 2008 4:52 PM
53	Anywhere	Jul 30, 2008 5:19 PM
54	Chemical area	Jul 30, 2008 5:28 PM
55	Not Exit 9	Jul 30, 2008 6:11 PM
56	Around highway exits.	Jul 30, 2008 6:37 PM
57	Exit 9 and Exit 7	Jul 30, 2008 7:04 PM
58	Exit 7 area	Jul 30, 2008 7:54 PM
59	Exit 9	Jul 30, 2008 8:29 PM
60	Davisville	Jul 30, 2008 8:41 PM
61	See above	Jul 30, 2008 8:54 PM
62	I don't care. 89 or not at all.	Jul 30, 2008 9:14 PM
63	Area of least impact (as in question 13)	Jul 30, 2008 9:23 PM
64	Out 103, east + west.	Jul 30, 2008 9:34 PM
65	Exit #8	Jul 31, 2008 3:08 PM
66	?	Jul 31, 2008 3:30 PM
67	Outside of historical districts.	Jul 31, 2008 4:17 PM
68	Exit 9	Aug 1, 2008 7:35 PM
69	Davisville area	Aug 1, 2008 7:43 PM
70	Is space available?	Aug 1, 2008 7:53 PM
71	Exits 7 & 9	Aug 6, 2008 3:54 PM
72	Exit 9	Aug 6, 2008 6:49 PM
73	Between 89 & dump area.	Aug 6, 2008 8:08 PM
74	Exit 8-there's already light industry there	Aug 6, 2008 8:33 PM
75	Exits 7 & 9	Aug 6, 2008 9:25 PM
76	At Exit 7 & 9	Aug 11, 2008 1:13 PM
77	Exit 8	Aug 11, 2008 2:46 PM
78	Exit 7 area	Aug 11, 2008 4:03 PM
79	Davisville Exit	Aug 11, 2008 5:48 PM
80	Exit 7	Aug 25, 2008 1:07 PM

15. Would you like to see industry developed in a specific, concentrated area

If Yes, where?		
81	Exit 9	Aug 25, 2008 1:16 PM
82	Exit 7 & Exit 9	Aug 25, 2008 1:33 PM
83	Near Exits 7 & 9, where there already are commercial areas.	Aug 25, 2008 2:56 PM
84	Exit 7	Aug 25, 2008 3:34 PM
85	Exits 7 & 9	Aug 25, 2008 7:22 PM
86	There's not enough land for it.	Aug 25, 2008 9:14 PM
87	Exit 7	Aug 25, 2008 9:51 PM
88	Exit 7	Aug 28, 2008 5:54 PM
89	Out of sight of Main St.	Sep 8, 2008 3:40 PM
90	Light industry-Exit 9-North Rd. area	Sep 8, 2008 3:51 PM
91	Exits 7 & 9	Sep 8, 2008 3:59 PM
92	Near Market Basket/Exit 9	Sep 8, 2008 4:34 PM
93	Need more info	Sep 8, 2008 5:09 PM
94	Exits 7 & 9	Sep 8, 2008 6:23 PM
95	Past the transfer station-allow	Sep 8, 2008 7:49 PM
96	Davisville.	Sep 22, 2008 4:03 PM

1. Do you feel the current residential growth is in keeping with Warner's rural

If No, why not?		
1	Loss of farm & woodlands.	Jul 23, 2008 4:52 PM
2	We need workforce housing.	Jul 23, 2008 5:18 PM
3	Not achieving master plan's intent of keeping rural character of town.	Jul 23, 2008 6:16 PM
4	Too many small lots-came here for peace & privacy-5 acres should be required per home-too many neighbors-starting to feel squeezed out.	Jul 24, 2008 6:45 PM
5	Too many restrictions on the types of buildings allowed and where.	Jul 24, 2008 6:57 PM
6	Seems like a lot of "developers" around. ugh.	Jul 25, 2008 7:02 PM
7	Too many upper end homes squeezing little guys or less well to do. If taxes continue to increase year after year sooner or later only the rich will be able to afford living here. Maybe that's what the town wants. It's not what I want!	Jul 25, 2008 8:26 PM
8	in-law and accessory apartments should be allowed with existing residential uses	Jul 28, 2008 12:42 AM
9	trophy houses exclude rural workers	Jul 28, 2008 3:17 AM
10	Too many people, not enough tax base to support them.	Jul 28, 2008 7:35 PM
11	Wake up guys-the world has changed! If we're going to educate the new generation we need to worry less about rural character & more on how we get money to support. Resources are finite, population growth infinite!	Jul 29, 2008 6:59 PM
12	Too many subdivisions.	Jul 29, 2008 8:15 PM
13	Need better controls/regs on areas for suitable development & class VI roads.	Jul 29, 2008 8:23 PM
14	We should infill, we are currently creating sprawl	Jul 30, 2008 7:33 PM
15	Too much loss of habitat, too much traffic, light pollution, road maintenance.	Aug 1, 2008 8:25 PM
16	Most residential growth is in rural areas!	Aug 6, 2008 7:39 PM

1. Do you feel the current residential growth is in keeping with Warner's rural

If No, why not?		
17	The more people the lower the taxes (I would hope), the more growth the more NEED for jobs. Warner is beautiful but if we have more people the businesses would do better and not feel like they are just getting by. It's time for a change to help the people in Warner to stay here not be forced out because everything here is so expensive.	Aug 6, 2008 8:11 PM
18	The current system of "5 acres" minimum outside the village invites sprawl. We need to be more flexible & allow for clustered housing WITH attendant "green zones", e.g.-3 houses close close together with 15 acres around them.	Aug 6, 2008 8:39 PM
19	Loss of open space. Cluster development is a better option.	Aug 6, 2008 9:03 PM
20	Limiting new homes will help (if on undeveloped land). We need to keep houses from being built on class 6 roads and discourage subdivisions.	Aug 11, 2008 2:28 PM
21	The lot next to Evans is ridiculous & empty.	Aug 11, 2008 6:16 PM
22	New homes do not fit their sites for winter use, & often ignore natural potential for energy & farming. New residents all work far away. We need farmers & gardeners.	Aug 25, 2008 1:35 PM
23	Exits 7 & 9 have become hideous dumping grounds for poorly designed & poorly regulated businesses which provide little benefit to the town & make those of us who live near it feel divorced from the town as a whole.	Aug 25, 2008 2:08 PM
24	Over the last 25 years, Warner has been moving from rural to small town/suburban	Aug 25, 2008 8:28 PM
25	The rate of current residential growth primarily of families with middle/high students, far exceeds the extent of volunteerism in Warner which negatively affects Warner's outstanding sense of community and is to Warner's detriment.	Aug 28, 2008 7:37 PM
26	Too spread out. Need tightly clustered villages balanced by open space.	Sep 8, 2008 6:24 PM
27	Warner desperately needs more children, meaning more children/young adult activities. Keep the children close-theaters, activities, community center, etc.	Sep 8, 2008 7:51 PM
28	Too much growth.	Sep 8, 2008 8:06 PM

2. Of the following, which types of housing do you feel are most needed in

Other (please specify)		
1	Need starter homes not subsidized or senior housing.	Jul 23, 2008 5:18 PM
2	I don't care about this-just start building more stores/restaurants/businesses.	Jul 24, 2008 4:21 PM
3	Workforce housing.	Aug 6, 2008 7:57 PM

6. Where would you like the majority of new residential development to occur?

Response Text		
1	Anywhere	Jul 23, 2008 1:24 PM
2	NIMBY	Jul 23, 2008 4:26 PM
3	Outside village.	Jul 23, 2008 4:26 PM
4	?	Jul 23, 2008 4:27 PM
5	R-1, R-2, R-3 zones	Jul 23, 2008 4:28 PM

6. Where would you like the majority of new residential development to occur?

Response Text		
6	Boston	Jul 23, 2008 4:52 PM
7	Outlying areas away from village. North, east, west.	Jul 23, 2008 5:01 PM
8	In all R1, R2, & R3 zones.	Jul 23, 2008 5:18 PM
9	Not sure.	Jul 23, 2008 5:35 PM
10	R1 district	Jul 23, 2008 6:16 PM
11	Rural.	Jul 23, 2008 7:21 PM
12	Interspersed among current residential housing where extensive land is free.	Jul 23, 2008 7:42 PM
13	In Warner	Jul 24, 2008 12:58 PM
14	Near Exits 8 & 9	Jul 24, 2008 1:29 PM
15	In or near village center.	Jul 24, 2008 1:39 PM
16	Outskirts of town.	Jul 24, 2008 1:46 PM
17	Anywhere people own land.	Jul 24, 2008 6:01 PM
18	No where	Jul 24, 2008 6:45 PM
19	Anywhere there is a lot available and is suitable for building. You need to be more specific on question 4. about what type of development.	Jul 24, 2008 6:57 PM
20	Surrounding towns; Chemical Lane.	Jul 24, 2008 7:06 PM
21	Near services.	Jul 24, 2008 7:21 PM
22	NIMN	Jul 24, 2008 7:38 PM
23	West Main St.	Jul 24, 2008 7:55 PM
24	On open land away from, but accessible to, the village.	Jul 24, 2008 8:09 PM
25	Contoocook	Jul 24, 2008 8:28 PM
26	Riverside Park, Warner Power area	Jul 25, 2008 4:01 PM
27	Towards Exit 7	Jul 25, 2008 7:33 PM
28	Outside of the village district limits.	Jul 25, 2008 7:44 PM
29	Along road frontage (but not on class VI roads).	Jul 25, 2008 8:15 PM
30	Massachusetts or outside of Warner.	Jul 25, 2008 8:26 PM
31	North side of town	Jul 27, 2008 2:21 PM
32	In and around Town Center	Jul 27, 2008 2:58 PM
33	out of village precinct	Jul 27, 2008 4:01 PM
34	Unsure if some residential areas in town can be built at the density allowed by zoning	Jul 27, 2008 6:21 PM
35	in village center and already developed areas to preserve the woods and open space	Jul 28, 2008 12:42 AM
36	rural areas of town	Jul 28, 2008 1:00 AM
37	Exit 7	Jul 28, 2008 1:20 AM
38	In rural areas with a limited number of permits each year	Jul 28, 2008 1:31 AM
39	west of 89	Jul 28, 2008 1:43 AM
40	Bradford, New London, and Sutton	Jul 28, 2008 2:38 AM
41	Rural areas, but not large developments.	Jul 28, 2008 5:46 PM
42	Chemical Ave, Kearsarge Mt. Rd., Poverty Plains Rd.	Jul 28, 2008 5:58 PM
43	NIMBY	Jul 28, 2008 6:23 PM
44	Away from Main St. area	Jul 28, 2008 6:38 PM
45	By Exit 9 where there is nothing (by Citgo).	Jul 28, 2008 6:51 PM

6. Where would you like the majority of new residential development to occur?

	Response Text	
46	North of 103 & west of Kearsarge Mt. Rd.	Jul 28, 2008 7:48 PM
47	No one specific area-spread it out	Jul 29, 2008 6:26 PM
48	In water/sewer accessible zones.	Jul 29, 2008 6:48 PM
49	Evenly distributed over the town.	Jul 29, 2008 6:59 PM
50	Wherever there's plenty of land.	Jul 29, 2008 7:56 PM
51	Village District	Jul 29, 2008 8:15 PM
52	Not in OC lands	Jul 29, 2008 8:23 PM
53	Not interested in ANY building development	Jul 30, 2008 4:25 PM
54	Out of town	Jul 30, 2008 4:53 PM
55	Near village or other developed roads. Not in remote areas like the Minks, Kearsarge, etc.	Jul 30, 2008 5:07 PM
56	Near Market Basket, in that district, we could use a small hotel because he have stranded snow drifted people with nowhere to stay when cars break down here in Warner. I had dealt with them last year, I felt so bad there was nowhere for them to go.	Jul 30, 2008 5:20 PM
57	All over	Jul 30, 2008 5:20 PM
58	In town where roads and services are in place.	Jul 30, 2008 5:28 PM
59	Along the roads with limited new roads keeping the open space and woodlots in back of homes.	Jul 30, 2008 6:15 PM
60	Infill around existing development	Jul 30, 2008 7:33 PM
61	Outlying areas.	Jul 30, 2008 7:55 PM
62	Village district.	Jul 30, 2008 8:29 PM
63	North road - near Jan's barbershop.	Jul 30, 2008 8:42 PM
64	Wherever safe access exists.	Jul 30, 2008 8:55 PM
65	Anywhere around town on minimum 2 acre plots.	Jul 30, 2008 9:15 PM
66	Where suitable	Jul 30, 2008 9:47 PM
67	In another town.	Jul 31, 2008 3:40 PM
68	Exit 9	Aug 1, 2008 7:36 PM
69	Away from village	Aug 1, 2008 7:54 PM
70	Exit 7	Aug 1, 2008 8:25 PM
71	All over anywhere available	Aug 6, 2008 3:56 PM
72	Perimeter	Aug 6, 2008 6:50 PM
73	Not in central village area	Aug 6, 2008 7:14 PM
74	Close to town, in town.	Aug 6, 2008 7:39 PM
75	Within walking distance of the village.	Aug 6, 2008 7:57 PM
76	Poverty Plains, Red Chimney Rd., off the main roads (103) but not far so people can just jump on 89 if they need to go to work.	Aug 6, 2008 8:11 PM
77	Around the village. Also, affordable housing which might have to be in a discrete area like the senior housing on North Rd. But make it accessible to amenities with walkways &/or wide shoulders.	Aug 6, 2008 8:39 PM
78	Cluster developments spread evenly through town.	Aug 6, 2008 9:03 PM
79	Close to the village to encourage walking. Need to encourage mixing of age groups in neighborhoods.	Aug 6, 2008 9:26 PM
80	In other towns.	Aug 11, 2008 2:28 PM

6. Where would you like the majority of new residential development to occur?

Response Text		
81	Not sure but I would love to see a development of small energy efficient homes in clusters w/ land owned commonly put in conservation.	Aug 11, 2008 4:04 PM
82	Chemical Lane area, fully redevelop. Incorporate into village by creating a multi-use housing development with cluster, single family, condo's and multi-family homes, all walkable to the village.	Aug 11, 2008 5:50 PM
83	Building more townhomes. Plenty of homes for sale/rent.	Aug 11, 2008 6:16 PM
84	Out of the town center	Aug 25, 2008 1:08 PM
85	Near village or Davisville	Aug 25, 2008 1:35 PM
86	As close to downtown as possible. Renovate old houses first. Give tax rebate to owners of old houses who want to convert to apartments or duplexes.	Aug 25, 2008 2:58 PM
87	Outskirts of town	Aug 25, 2008 3:17 PM
88	Pumpkin Hill Rd, Kearsarge Mt. Rd.	Aug 25, 2008 7:36 PM
89	North Rd, Kearsarge Mt. Rd., Pumpkin Hill	Aug 25, 2008 9:51 PM
90	103, between Exits 7 & 8	Aug 28, 2008 5:39 PM
91	Village & surrounding area	Aug 28, 2008 5:55 PM
92	Away from village center, not able to see from Rte 103.	Aug 28, 2008 6:04 PM
93	Not on ridges. North Road?	Aug 28, 2008 7:08 PM
94	Outside Warner!	Aug 28, 2008 7:37 PM
95	Along Kearsarge Mt Rd	Sep 8, 2008 3:41 PM
96	Village area OR modest housing development. In clusters-no McMansions!	Sep 8, 2008 4:35 PM
97	Need to review Master Plan before voicing opinion.	Sep 8, 2008 5:10 PM
98	Waterloo & Davisville	Sep 8, 2008 6:24 PM
99	Along existing roads	Sep 8, 2008 7:34 PM
100	Denny Hill Rd, Kearsarge Mt Rd	Sep 8, 2008 7:51 PM
101	Out of town	Sep 8, 2008 8:06 PM
102	Newmarket Rd area, around Mink Hills, toward Mt Kearsarge, village	Sep 15, 2008 6:37 PM

1. Overall, are you satisfied with the maintenance of Warner's roads?

Do you have any specific comments on road maintenance in Warner?		
1	They sure try hard but seem to lack expertise-problem with destroying stone walls. And what is happening with the shoulders of the roads? It looks like they're replaced hard packed material with SAND which is collapsing and washing away.	Jul 23, 2008 4:09 PM
2	North Village Rd. needs new surface.	Jul 23, 2008 4:27 PM
3	Need more quality grading on dirt roads, need to trim back brush from sides on roads, need to repave the roads in HORRIBLE condition.	Jul 23, 2008 4:30 PM
4	Does a great job with small personnel.	Jul 23, 2008 5:03 PM
5	Put tar or coating on Chemical Lane.	Jul 23, 2008 5:45 PM
6	Kearsarge Mt. Rd. needs attention above Tory Hill.	Jul 23, 2008 6:05 PM
7	Roads should be maintained for scenic value, no widening of roads on a routine basis.	Jul 23, 2008 6:19 PM
8	Fund to repair roads.	Jul 23, 2008 8:13 PM
9	Very, very good.	Jul 24, 2008 1:30 PM

1. Overall, are you satisfied with the maintenance of Warner's roads?

Do you have any specific comments on road maintenance in Warner?

10	The road maintenance people must work 10 day a year only. Mason Hill is always bad.	Jul 24, 2008 4:23 PM
11	Excellent job! It was a hard winter-allow more funding & approval for repairs to be done properly this first time.	Jul 24, 2008 6:03 PM
12	Outside village needs work, Pumpkin Hill.	Jul 24, 2008 7:22 PM
13	Need to pave North Rd.	Jul 24, 2008 7:47 PM
14	Plow & sidewalks are overkill in the winter. Bricks need repairs! They plow the sidewalk-then plow the road onto them-wait until it stops to do sidewalk, no one uses them in the winter!	Jul 24, 2008 8:31 PM
15	North Village Rd!!!	Jul 25, 2008 7:34 PM
16	Road crew does exceptional job for the miles of road required to maintain.	Jul 25, 2008 7:52 PM
17	After grading dirt rds use a roller to prevent "wash boards."	Jul 25, 2008 8:17 PM
18	See question 3. Not only Waldron Hill Rd. there are others in equally terrible condition both my vehicles need new shocks & struts every year! They are not cheap! The paved parts of Waldron Hill Rd might actually be worse than an unpaved road.	Jul 25, 2008 8:28 PM
19	Pumpkin Hill road unpassable in winter	Jul 27, 2008 2:32 PM
20	Pumpkin Hill Road is a mess	Jul 27, 2008 2:40 PM
21	dirt roads in town all have potholes, are muddy or dusty newly paved roads breaking away at edges after heavy rains	Jul 27, 2008 4:15 PM
22	town roads well-maintained; I-89 around Warner not as well maintained as Concord-Hopkinton section and New London section	Jul 28, 2008 1:03 AM
23	The roads are horrible. I feel like I leave car parts up and down the roads. Pave the roads and fill the potholes.	Jul 28, 2008 3:04 AM
24	mkae more effective use of town crews	Jul 28, 2008 3:18 AM
25	Heavy truck traffic has torn up Pleasant Pond Road	Jul 28, 2008 3:40 AM
26	See #3. Overall, I am not sure. Most roads seem to reflect a maintenance schedule, and some like Waldron Hill have totally been forgotten about.	Jul 28, 2008 5:47 PM
27	See pg. 2	Jul 28, 2008 6:01 PM
28	They do a great job.	Jul 28, 2008 6:39 PM
29	Excellent job on roads.	Jul 28, 2008 6:44 PM
30	Plowing side roads could be better.	Jul 28, 2008 6:52 PM
31	I don't like that some roads had to wait for FEMA money-I'm glad I don't live on them.	Jul 29, 2008 6:27 PM
32	Need more funding	Jul 29, 2008 6:49 PM
33	Snow clearance excellent. Some back roads need areas of repavement.	Jul 29, 2008 7:01 PM
34	Have to wait for frost heaves to go away.	Jul 29, 2008 7:57 PM
35	Please don't pave anymore dirt roads.	Jul 29, 2008 8:16 PM
36	Am concerned about long term maintenance-need to plan for resurfacing a lot of the small side roads in the next 5-10 yrs.	Jul 29, 2008 8:28 PM
37	Thank Alan Brown - Good man!	Jul 30, 2008 4:13 PM
38	You people do a very good job	Jul 30, 2008 4:28 PM
39	This was a tough year for our road, however	Jul 30, 2008 4:52 PM
40	Kearsarge Mt. Rd.	Jul 30, 2008 4:54 PM
41	Our road agent needs to spend more time in the office.	Jul 30, 2008 6:15 PM
42	Unpaved need grading more often and something to keep the dust down or pave.	Jul 30, 2008 6:27 PM

1. Overall, are you satisfied with the maintenance of Warner's roads?

Do you have any specific comments on road maintenance in Warner?		
43	Plow and sand the roads	Jul 30, 2008 7:06 PM
44	Lack of good leadership.	Jul 30, 2008 7:56 PM
45	Route #127 is well maintained.	Jul 30, 2008 8:57 PM
46	Large pot holes + manhole covers on Main St constantly hit by trucks + cars. These are loud and unsafe. Also sidewalks are	Jul 31, 2008 2:57 PM
47	Exceptional work!	Jul 31, 2008 3:11 PM
48	Some of the best in NH.	Jul 31, 2008 3:32 PM
49	No.	Jul 31, 2008 4:18 PM
50	Great job, thanks!	Aug 1, 2008 8:26 PM
51	The same holes happen every year/week/month/day, and just patching them doesn't solve the same issues.	Aug 6, 2008 8:14 PM
52	I think we should erect a statue to Al Brown-he's my hero. All new roads should have bicycle paths and/or shoulders!	Aug 6, 2008 8:43 PM
53	Investigate permeable pavement for roads &/or driveways-too much run-off now.	Aug 6, 2008 9:28 PM
54	Snowplow too aggressive, knocks down rock walls, maintenance needed.	Aug 11, 2008 1:14 PM
55	We need to stop paving dirt roads! Sweeping winter sand off paved roads.	Aug 11, 2008 2:29 PM
56	MAINTAIN what we have, not rebuild.	Aug 11, 2008 3:20 PM
57	It's a tough job!	Aug 11, 2008 4:06 PM
58	Hardworking.	Aug 11, 2008 5:53 PM
59	Mr. Brown is performing very well.	Aug 11, 2008 6:18 PM
60	Excellent snow removal. Need better maintenance for water damage prevention (ditches, culvert monitoring, crowning dirt roads).	Aug 25, 2008 1:37 PM
61	The roads are very well plowed & sanded in winter. Sidewalks are not well cared for & poorly maintained in winter, we don't have good crosswalk signs, cars don't stop at crosswalks. Need sidewalk or bike path to Exit 9 area.	Aug 25, 2008 3:03 PM
62	I'm afraid of too much paving, making it easier for cars to travel too fast & making it less safe for walking.	Aug 25, 2008 8:38 PM
63	Allow no parking signs to reduce traffic & noise	Aug 25, 2008 9:15 PM
64	The periodic patching of small holes (ie-N. Village) is not enough. There are large roads with HUGE problems.	Aug 28, 2008 6:06 PM
65	Maintenance is quite deservedly the envy of surrounding towns. Our Road Agent & all maintenance workers should be applauded for all they do-year round!	Aug 28, 2008 7:42 PM
66	They do a fantastic job!	Sep 8, 2008 3:42 PM
67	Would like sidewalk from village to old main road maintained in winter-popular area for recreational walkers.	Sep 8, 2008 4:37 PM

5. In general, do you feel traffic/vehicular safety is a problem or likely to become

Anything you would like to share about traffic problems in Warner?		
1	Needs a traffic light	Jul 23, 2008 1:25 PM
2	It will be a problem with more development.	Jul 23, 2008 4:09 PM
3	Keep rural character of town by not putting in traffic lights at Exit 9.	Jul 23, 2008 4:30 PM
4	Need lights at Exit 9 at Market Basket.	Jul 23, 2008 5:03 PM

5. In general, do you feel traffic/vehicular safety is a problem or likely to become

Anything you would like to share about traffic problems in Warner?		
5	Put up the traffic light at Market Basket.	Jul 23, 2008 5:19 PM
6	Need traffic signals in Exit 9 area.	Jul 23, 2008 5:28 PM
7	We need traffic lights.	Jul 23, 2008 5:36 PM
8	Less teens.	Jul 23, 2008 5:45 PM
9	Cars don't stop coming off of I-89 (Exit 9).	Jul 23, 2008 7:56 PM
10	Pulling out of Market Basket/gas stations is dangerous.	Jul 24, 2008 1:30 PM
11	Put a stop light in at Market Basket.	Jul 24, 2008 4:23 PM
12	Where is the traffic light that has been proposed and money budgeted for?	Jul 24, 2008 6:58 PM
13	Need a light at Exit 9 Evans & Market Basket. Dangerous intersection.	Jul 24, 2008 7:14 PM
14	Left turn on to 103 nearly impossible.	Jul 24, 2008 7:39 PM
15	Need a traffic light at Market Basket and Rte 103 & at Kearsarge Mt Rd. and Main St.	Jul 24, 2008 7:47 PM
16	Traffic needs to slow down, law enforcement needed!	Jul 24, 2008 8:31 PM
17	Need more enforcement on 103-trucks, school buses go too fast-the logging trucks and heavy equipment go so fast they are ruining 103. Conduct a truck survey for a week-you will be shocked!	Jul 25, 2008 3:26 PM
18	Enforced speed limits throughout!	Jul 25, 2008 3:35 PM
19	Flasher at road to Market Basket	Jul 25, 2008 3:54 PM
20	Some cars ignore pedestrian crosswalks. Crosswalks needs better identification. Exit 9 needs controls.	Jul 25, 2008 6:47 PM
21	Too many entrances/roads at Exit 9. Dangerous.	Jul 25, 2008 7:03 PM
22	Eventually a stop light will be needed at Market Basket, McDonalds, Irving entrance/exit.	Jul 25, 2008 8:28 PM
23	Either need better turn lanes or traffic light at exit 9	Jul 27, 2008 2:51 PM
24	lower speed limits by 5 m.p.h. town-wide	Jul 27, 2008 6:22 PM
25	Traffic in Interval area getting worse	Jul 28, 2008 1:03 AM
26	Traffic exiting 89 tends to stay at highway speeds on 103	Jul 28, 2008 1:22 AM
27	Development has caused traffic problems	Jul 28, 2008 1:32 AM
28	Cars don't seem to want to stop at the end of Exit 9. Maybe a traffic light there too?	Jul 28, 2008 6:01 PM
29	Intersection at Market Basket & gas station.	Jul 28, 2008 6:39 PM
30	Fall Foliage Festival is a huge problem for in-town residents!	Jul 28, 2008 6:52 PM
31	Need stoplight at McDonald's/Market Basket.	Jul 29, 2008 7:01 PM
32	So far we do not need a traffic light. Maybe a roundabout in the future.	Jul 29, 2008 7:14 PM
33	Need traffic light at Market Basket	Jul 29, 2008 7:48 PM
34	Ok now, but will be difficult w/ further growth.	Jul 29, 2008 8:28 PM
35	Slow traffic down on Main st. and at Exit 9	Jul 30, 2008 4:28 PM
36	We need a red light down at the 4 way of Market Baster/Evans/Rt 103/and the turn off of the highway. It is crazy driving in that area.	Jul 30, 2008 5:22 PM
37	We need safer pedestrian access to exit 9/at exit 9 area	Jul 30, 2008 7:35 PM
38	Paint pedestrian crosswalks like Contoocook's	Jul 30, 2008 8:43 PM
39	4. We have a Park and Ride 5. Not without growth. With growth: yes, definitely	Jul 30, 2008 8:57 PM
40	Failure to abide by speed limits	Jul 30, 2008 9:06 PM

5. In general, do you feel traffic/vehicular safety is a problem or likely to become

Anything you would like to share about traffic problems in Warner?

41	Need a light at Market Basket intersection and, perhaps, off Exit 9.	Jul 31, 2008 2:57 PM
42	What happened to our masterplan?	Jul 31, 2008 3:11 PM
43	Speeding	Jul 31, 2008 3:32 PM
44	Not enough patrols on Main St. No one drives 30 mph on Main St.	Jul 31, 2008 3:41 PM
45	It could become a problem, but certainly not an insurmountable one (see #6)	Jul 31, 2008 4:10 PM
46	How about a stop/yield coming out of Blue Canoe!!!	Aug 1, 2008 7:45 PM
47	It already is, we have called the road for the state people about problems.	Aug 1, 2008 8:26 PM
48	Warner Intervale area is extremely dangerous, needs traffic light(s) urgently.	Aug 6, 2008 7:15 PM
49	Poor visibility & fast moving traffic.	Aug 6, 2008 7:58 PM
50	Traffic controlled lights and accommodations should be made for pedestrians & bicyclists. Maybe sidewalks/crossings/bike lane from downtown to Market Basket.	Aug 6, 2008 8:14 PM
51	Exit 9 is an accident waiting to happen. It effectively cuts off the Waterloo district and others from the village. You have to go by car if you want to get there safely, even though it's walkable.	Aug 6, 2008 8:43 PM
52	Where's the light?	Aug 6, 2008 9:28 PM
53	Too fast down Main St. Too much development at Exit 9.	Aug 11, 2008 2:29 PM
54	Immediate action on rotary at Exit 9	Aug 11, 2008 2:47 PM
55	Need bike/ped connection to Market Basket & a roundabout at Exit 9	Aug 11, 2008 3:10 PM
56	Wouldn't have problems if the police did their jobs.	Aug 11, 2008 3:20 PM
57	Need a light. No yield @ Exit 9 south heading west, should be a stop!	Aug 11, 2008 5:53 PM
58	Police should enforce stop sign laws!	Aug 11, 2008 6:18 PM
59	Need traffic light at Exit 9, more enforcement of speed in the village	Aug 25, 2008 1:10 PM
60	Traffic light on 103 at McDonald's	Aug 25, 2008 1:17 PM
61	Need slower speed limit on School St. Need bus stop for travel to Concord.	Aug 25, 2008 1:37 PM
62	Exit 9 is an area where pedestrians and bikers go at their peril-that is inexcusable.	Aug 25, 2008 2:10 PM
63	We need traffic cones & signs "stop for pedestrians" on Main St. & Kearsarge & North Rd.--in front of Town Hall is the only sign just now. Police should patrol Kear. Mt. Rd. in the Dingle area & Main St. by library & Wingdoodle--speeders don't stop for crosswalks.	Aug 25, 2008 3:03 PM
64	Improvement in traffic flow around Exit 9.	Aug 25, 2008 3:26 PM
65	Speeding, crosswalks are not clear (see Contoocook for real crosswalks)	Aug 25, 2008 8:19 PM
66	When it's busy, it's nerve-wracking to turn left out of the shopping center, need a traffic light.	Aug 25, 2008 8:38 PM
67	A light is needed @ exit 9 and/or the gas stations, mainly during peak traffic/nights/weekend.	Aug 28, 2008 6:06 PM
68	Traffic light @ Market Basket	Aug 28, 2008 6:22 PM
69	Need side road for access & egress.	Aug 28, 2008 7:09 PM
70	Traffic/vehicular safety is also problematic in Warner's downtown area. Traffic is too heavy, too fast, particularly at times when school is dismissed & there is increased pedestrian traffic.	Aug 28, 2008 7:42 PM
71	Needs a traffic light or roundabout at Market Basket driveway & 103.	Sep 8, 2008 4:37 PM
72	Sidewalks are needed from downtown to Market Basket for safety sake. Need a traffic light.	Sep 8, 2008 7:53 PM
73	Too much development	Sep 8, 2008 8:07 PM
74	Putting a light at the intersection would solve the problem.	Sep 8, 2008 8:18 PM

6. What measures, if any, should be considered to improve traffic on Route 103

Other (please specify)		
1	And at Kearsarge Mt. Rd and Main St.	Jul 23, 2008 7:43 PM
2	Evans needs to decrease exit/entrances	Jul 24, 2008 7:07 PM
3	No roundabout!	Jul 24, 2008 7:39 PM
4	No roundabout or traffic light!	Jul 24, 2008 8:48 PM
5	No roundabout! Need lanes.	Jul 25, 2008 6:47 PM
6	Consolidate entrances into a side-road. No roundabout! They confuse people.	Jul 25, 2008 7:03 PM
7	New access roads to Market Basket &/or future development?	Jul 25, 2008 8:17 PM
8	reduce number of driveways in exit 9 area	Jul 27, 2008 4:15 PM
9	roundabout may be a future solution	Jul 27, 2008 6:22 PM
10	use recommendations from charrette and traffic study	Jul 28, 2008 12:43 AM
11	with financial contributions from developers and landowners	Jul 28, 2008 1:03 AM
12	Not now, but plan for future.	Jul 28, 2008 5:47 PM
13	Make one way in & one way out into shopping areas/offset driveways.	Jul 28, 2008 6:08 PM
14	Traffic light w/ no turn on red. Additional police presence to control speeding on secondary roads in Village District would be helpful.	Jul 28, 2008 6:25 PM
15	We need something at Kearsarge Mt. Rd. & Main St. as well during the school year.	Jul 28, 2008 8:06 PM
16	bike lanes	Jul 29, 2008 8:16 PM
17	Let engineers decide.	Jul 29, 2008 8:28 PM
18	Stop adding more entryways to businesses - share entrances	Jul 30, 2008 4:52 PM
19	Note: See design charette - there are great design ideas there!	Jul 30, 2008 7:35 PM
20	Traffic Lights	Jul 30, 2008 8:15 PM
21	Roundabout: NEVER	Jul 30, 2008 9:06 PM
22	Signage	Aug 1, 2008 7:55 PM
23	Build a parking building	Aug 6, 2008 4:02 PM
24	Marked lanes, sidewalks into Market Basket, bike lane	Aug 6, 2008 8:14 PM
25	Cameras to catch people who cut people off, don't yield, right of way, etc (instead of paying for increased law enforcement).	Aug 6, 2008 8:43 PM
26	Yellow blinking light & reduced speed signs.	Aug 11, 2008 2:29 PM
27	Better design would yield less need for police enforcement. Bring in known experts to analyze the problem. We should be willing to pay for this.	Aug 11, 2008 4:06 PM
28	Align MB & Citgo driveways. All new development should be encouraged to have back lot interconnection to adjoining lots.	Aug 11, 2008 5:53 PM
29	Police station is w/in sight of intersection, should be easy.	Aug 11, 2008 6:18 PM
30	Currently, it's not safe or possible to cross from one side to the other on foot or bike or even a car many times.	Aug 25, 2008 3:03 PM
31	Pedestrian crossing between left & right gas station areas	Aug 25, 2008 8:19 PM
32	More restrictions &/or corrective measures needed regarding # & location of driveways (egress & ingress).	Aug 28, 2008 7:42 PM
33	Roundabout is best choice.	Sep 8, 2008 4:37 PM
34	NO roundabout	Sep 8, 2008 7:06 PM

13. If interested in public transportation, what type of service would you like to

Other (please specify)		
1	Would be very helpful for certain citizens/residents and deserves consideration.	Jul 23, 2008 6:54 PM
2	Service for the elderly 3x week.	Jul 23, 2008 7:22 PM
3	Great idea!	Jul 24, 2008 4:23 PM
4	Taxi service?	Jul 25, 2008 6:47 PM
5	Don't need service to Concord if there were retail stores in Warner.	Jul 28, 2008 6:01 PM
6	Service to Lebanon	Jul 29, 2008 6:49 PM
7	Train service to Concord or Claremont	Jul 30, 2008 5:30 PM
8	Train!!	Jul 30, 2008 7:35 PM
9	This would be beneficial for our seniors.	Jul 30, 2008 8:57 PM
10	Bus to Boston	Jul 30, 2008 9:48 PM
11	Timed route, maybe repeated during day & then return to Warner	Aug 1, 2008 7:55 PM
12	Manchester	Aug 11, 2008 1:14 PM
13	Trains, buses	Aug 11, 2008 6:18 PM
14	Manchester & Boston airports (via Concord bus stop would be ok)	Aug 25, 2008 3:03 PM
15	If public transit not possible, current park & ride should be relocated & expanded.	Aug 28, 2008 7:42 PM
16	Service to Concord shopping & Concord Trailways	Sep 8, 2008 4:37 PM
17	Love to see the train again, but it's only a dream	Sep 8, 2008 7:53 PM
18	Lebanon	Sep 15, 2008 6:38 PM

6. Are you satisfied with the current public access to the Warner River?

If No, what type of access would you most like to see?		
1	boat launch, swim access	Jul 23, 2008 1:27 PM
2	For canoes and kayaks.	Jul 23, 2008 4:10 PM
3	River park; canoe access areas designated with signs.	Jul 23, 2008 7:45 PM
4	River side parke, boat/canoe launches	Jul 24, 2008 1:10 PM
5	We have a river access?	Jul 24, 2008 4:25 PM
6	Permanent riverside walkway, benches, picnic tables, etc.	Jul 25, 2008 6:51 PM
7	A park near downtown with a bridge and walking paths.	Jul 25, 2008 7:05 PM
8	There is no public access I know of. A decent boat ramp would be good.	Jul 25, 2008 8:33 PM
9	a safe and simple, well-marked gravel ramp opposite Mill Street	Jul 27, 2008 6:25 PM
10	should be decreased to lessen impact on aquatic habitats	Jul 28, 2008 12:51 AM
11	some place that'swalkable from the center and well-marked.	Jul 28, 2008 3:06 AM
12	ability to walk along the river	Jul 28, 2008 3:20 AM
13	An actual beach	Jul 28, 2008 6:53 PM
14	A good place to fish	Jul 29, 2008 6:28 PM
15	canoe launch	Jul 29, 2008 8:29 PM

6. Are you satisfied with the current public access to the Warner River?

If No, what type of access would you most like to see?

16	I would like a map sent to me so we know their locations. 32 Route #127 Warner, NH 03278 Thank you!	Jul 30, 2008 8:59 PM
17	Picnic areas; well maintained walking trails.	Jul 31, 2008 2:58 PM
18	View sites, picnic areas, bike path	Aug 1, 2008 7:56 PM
19	increase access for public interest and canoeing	Aug 6, 2008 4:08 PM
20	It's just by the covered bridge right? I'm not sure if that's all it is but there isn't any parking there so what access is there?	Aug 6, 2008 8:17 PM
21	Where is public access?	Aug 6, 2008 8:53 PM
22	Access for canoes, kayaks, swimming. Poison ivy control.	Aug 6, 2008 9:07 PM
23	Kayak/canoe access	Aug 6, 2008 9:29 PM
24	Swimming, canoe/kayak launch	Aug 11, 2008 3:11 PM
25	Public swimming area	Aug 11, 2008 4:11 PM
26	Leave as is. It's not a boating river.	Aug 11, 2008 5:56 PM
27	Boating, fishing, swimming	Aug 25, 2008 1:39 PM
28	Access needs to be better graded & maintained.	Aug 25, 2008 3:06 PM
29	canoe & kayak	Aug 25, 2008 9:17 PM
30	Riverside park for boat/fishing/swimming	Sep 8, 2008 4:01 PM
31	Hike/bike trail along the river	Sep 8, 2008 7:56 PM
32	Public boat access w/ parking	Sep 8, 2008 8:19 PM

13. Please share any other comments or concerns you have about planning

Response Text

1	Concerned that sloped driveways are not being built properly. Insufficient grading/culverts/material used promotes disintegration or wash-out which then impacts the roads the driveways connect to.	Jul 23, 2008 4:10 PM
2	Resident awareness should be a priority. I know it costs but residents need to know what is going on. Perhaps a newsletter every 3-6 months.	Jul 23, 2008 5:05 PM
3	In response to the questions 1-5 regarding "Environmental Concerns"... these are "loaded" questions! If Warner takes this implied route, it will become a rich man's haven who can afford the prices produced by this short sighted approach. High property values produce higher taxes. If you get the state to abandon the property tax, the above questions would be moot!	Jul 23, 2008 6:09 PM
4	Wind & solar power should depend on the scale of the project/location/appropriate siting/noise/habitat disruption/view shed, etc. Enforce existing regulations! Limit variances and special exceptions to clear cases of public good, not private or corporate gain. Enough cell towers in town.	Jul 23, 2008 6:38 PM
5	Warner is a beautiful scenic town. I think it is important that when allowing commercial building they need to have SMALL TOWN AESTHETICS. They are a necessity but need to look like they "belong" here.	Jul 23, 2008 7:24 PM

13. Please share any other comments or concerns you have about planning

Response Text		
6	18% of conservation is wonderful but continuing to expand or restrict this will prohibit future new growth. Enough tax money has been focused on this, it is time to concentrate on other concerns.	Jul 24, 2008 6:05 PM
7	Spending personal money to protect natural resources would depend on where, how much, and the reason to protect it. Not just to make someone rich and take the land off the tax base. For ridge line protection, I feel that the property owner should have the right to do what they want with their land within reason.	Jul 24, 2008 7:01 PM
8	Businesses near Exit 9 are necessary for town convenience but overall are an eyesore. We hope that the area across from the park & ride doesn't become part of the eyesore. aka-chain businesses.	Jul 24, 2008 7:08 PM
9	Water power?	Jul 24, 2008 8:04 PM
10	Produce our electricity from the river!	Jul 24, 2008 8:32 PM
11	1. How will this questionnaire be used? 2. How will results be published? 3. When will results be known? Hopefully filling this out was NOT a waste of time... yes?	Jul 25, 2008 3:37 PM
12	I know you've already asked, but we really need a drugstore! Maybe in the plaza at Exit 9? Also, if you don't have children and aren't involved in politics, it's hard to know your fellow residents.	Jul 25, 2008 5:18 PM
13	Windmills are needed and aesthetically pleasing. Preservation of open space most important in town center, not beyond town. Could permit building in floodplains if properly designed, business-commercial buildings. NO dwellings on floodplains.	Jul 25, 2008 6:51 PM
14	There is a lot of wind in Warner. Comes blowing down the mt all year. And oil is unaffordable.	Jul 25, 2008 7:05 PM
15	Please stop stonewalling development efforts in the ugly overgrown vacant lot at Exit 9. This location would be ideal for more business/services, none of which could possibly be as ugly as what is currently there. We need the tax base, we can use some jobs and services and it is good to keep that type of thing all at Exit 9. Put up a sign that says "Warner Village" with an arrow to inform drivers that there is more to our town though. Thanks.	Jul 25, 2008 7:36 PM
16	Better enforcement of zoning ordinances "As written and approved by voters"-less variances granted such as building height exclusions. More planning board involvement in Z.B.A. decisions.	Jul 25, 2008 8:09 PM
17	Hydro-the Warner River has great hydro potential power, consider all of the mill sites from the past. Commercial buildings should be subject to an energy audit like residential buildings are.	Jul 25, 2008 8:19 PM
18	I would like solar but no wind if it means putting wind farms on our highlands, ridges, or worse, Kearsarge. I think the planning board and selectmen are doing an excellent job! It appears they are in favor of limited growth and conserving open and forested areas. The town needs to continue on this path. I would not like to see Warner over developed. New developments with family housing costs more in the long run than conservation! Let's keep our rural character and small town feel!	Jul 25, 2008 8:33 PM
19	I love the town but property taxes are becoming outrageous!	Jul 27, 2008 2:41 PM
20	Thoughtful, managed growth is the key	Jul 27, 2008 2:52 PM
21	downtown parking okay for now, additional development may require more	Jul 27, 2008 6:25 PM

13. Please share any other comments or concerns you have about planning

	Response Text	
22	Add charette results to Master Plan Stronger controls of visual design for commercial proposals more emphasis on small-scale development in commercial zone rather than out-of-scale new structures planning needs to incorporate awareness of the impact of scale town needs to put proposed developers statements on a more factual basis by employing at developers cost the needed expertise from engineers, planners, and professionals for commercial development siting, design quality, landscaping design and installation and long-term maintenance all should be a greater part of the town planning process growth undertaken to boost the tax base usually increases town costs enough to negate the tax revenue so development should be based on what we want and need rather than hoping for a reduction in taxes	Jul 28, 2008 12:51 AM
23	Every new planning idea must increase the provision of no new taxes	Jul 28, 2008 2:42 AM
24	Traffic--North Rd. needs a posted speed limit and enforcement, as well as other gravel roads in town. Leash laws--we are NOT dog owners, but have MANY on our property at ALL times. Need enforcement.	Jul 28, 2008 6:02 PM
25	I don't think Warner is an appropriate place for wind power generation except on a personal level. However, solar power on a commerical level is appropriate. I don't think anyone wants to look at wind towers on our ridges.	Jul 28, 2008 6:26 PM
26	Please no big commercial businesses. We love our small town!	Jul 28, 2008 6:53 PM
27	We need more employment opportunities in Warner. We need entertainment for both kids & adults. We have to travel for everything because Warner residents are picking every commercial business that wants to go into business at Exit 9 apart so they give up and leave.	Jul 28, 2008 8:08 PM
28	Wind generators would ruin the integrity of ridges & hill tops. Solar is better alternative.	Jul 29, 2008 4:15 PM
29	Bulldoze the Martin Building	Jul 29, 2008 7:02 PM
30	IMPORTANT! The Town has owned the Odd Fellows building for 7 years. 2 committees, in spite of their best intentions and hard work have not been able to come up with a common sense, economically feasible rehabilitation plan for the building! It is LONG OVERDUE the person (which has been severely flooded) be called to half and a financial plan for its demolition be adopted and that important space be used for something to uplift the school and the village. Parking should neither be assured or casually accepted-neither should it be entirely excluded.	Jul 29, 2008 7:26 PM
31	Include hydro and other alternative power as well.	Jul 29, 2008 8:17 PM
32	More zoning	Jul 30, 2008 4:14 PM
33	We should also pay attention to what other towns do that impact us, like the Biomass power plant in Henniker - what is our town doing to stay informed?	Jul 30, 2008 4:54 PM
34	I feel many people support no commercial growth in Warner. I feel we need some commercial growth to help support our tax base and also provide jobs in the town. It is a shame we make it so difficult for businesses looking to locate here.	Jul 30, 2008 5:02 PM
35	Maintaining a livable, walkable village district, conserving open space, farmlands and wildlife habitat are critical.	Jul 30, 2008 5:09 PM
36	Commercial wind & solar if done correctly without harming environment. We must continue to fund local conservation efforts.	Jul 30, 2008 5:09 PM
37	Do away with Planning and Zoning Boards.	Jul 30, 2008 5:22 PM
38	Too much zoning and land use laws, can't use your land the way you want to anymore.	Jul 30, 2008 5:32 PM

13. Please share any other comments or concerns you have about planning

Response Text		
39	I would like to see zoning ordinances rigidly enforced. The Madgetech issue is a good example of the failure of the zoning board to enforce regulations.	Jul 30, 2008 6:14 PM
40	At Exit 9 they have been trying to put in a hotel for a long time and the liquor commission wants to build a store. Why aren't you asking about those things. This is very bias and not fair! At least you could ask the people about those things. They do all the living and dying in Warner and pay your salary!	Jul 30, 2008 6:18 PM
41	-We need to allow/encourage/make exceptions for small local businesses (zoning, taxing, etc) -We need to charge fees for big development to pay their overhead/impact on the town.	Jul 30, 2008 7:37 PM
42	Property tax relief for alternative energy installations, especially "grid tied".	Jul 30, 2008 8:31 PM
43	Limit towers on hilltops Do not allow artificial trees hiding towers. Remove tower on Rearsarge	Jul 30, 2008 9:07 PM
44	Wind power in the intervale and on conservation floodplains could be very effective.	Jul 31, 2008 3:13 PM
45	We need a wide, smooth side walk/bike path going to Exit 9. If wide enough, one side of the road will be good enough.	Jul 31, 2008 3:42 PM
46	There are too many "smart growth" folks in office or serving on boards. There needs to be a better balance. What that group sees as "smart" isn't necessarily true. We need a HOTEL - stop wasting time and money fighting over 18" and build it!!	Jul 31, 2008 4:12 PM
47	Just because a building is old doesn't mean it's worth saving. You should have spent the \$50,000 to take down the Martin Building, black top the area and park the school buses there. It is a blind corner and traffic hazard for the school children. That building outlived its usefulness forty years ago. Get rid of it!	Aug 1, 2008 8:06 PM
48	Warner has changed a lot in 20 years, none for the better, but there is still a lot of things worth protecting. The traffic, light pollution, lack of zoning enforcement, & noise make Warner less liveable for residents than it used to be.	Aug 1, 2008 8:28 PM
49	Get the people involved and try to represent them all. Planning & zoning personnel should have limit in serving, and be ... by another ... beside the selectman (see comment on 000163, illegible).	Aug 6, 2008 4:08 PM
50	Please include a chapter in the Master Plan about Historic Preservation. Contact Nadine Peterson at the NH Division of Historical Resources for help: 271-6628.	Aug 6, 2008 8:00 PM
51	We can't stay stagnant when everything is changing around us. You have to change with the times. Improve in a clean way. Let more people & businesses come in to lower taxes. Find ways to get away from oil & gas consumption. We need a better way. Why not lead us that way and more people will follow.	Aug 6, 2008 8:17 PM
52	We need to keep an eye on the big picture. Anyone elected to the Planning/Zoning Boards needs to READ the MASTER PLAN-and then STICK TO IT. No "exceptions" on a case by case basis! No "retro-grants" for people who've been violating zoning rules for years. Just because they add to the tax base doesn't give people or businesses the right to disregard the laws that thoughtful people have spent a long time planning. We need creative thinking with an eye to the future as well. We also need to listen to people who are directly impacted by new development.	Aug 6, 2008 8:53 PM

We need regulations to protect important "wildlife corridors" linking the minks to the Warner River & Kearsarge Mt. We should collaborate with surrounding towns and consult with naturalists to protect habitats.

The school in the village does not have enough parking.

13. Please share any other comments or concerns you have about planning

Response Text		
53	We need a balance between maintaining open space, protecting Warner's small town character, etc. AND keeping taxes from continually rising. In the 6 yrs that I've lived in my current home my taxes have nearly doubled. Ultimately, any relief from the burdens imposed by the current tax structure will have to occur at the state level. Pressure from the selectmen and other constituents might make our state legislators aware that the current system is not working.	Aug 6, 2008 9:07 PM
54	No bio. mass	Aug 11, 2008 1:15 PM
55	We have way too much conservation land. Why make people rich by paying them not to develop? We have enough conservation land.	Aug 11, 2008 3:21 PM
56	I would love to see: more sidewalks & bike corridors, a bus service to/from Concord, creation/promotion of development of green walkable neighborhoods, big concern with low income housing-which we need-is that it not "look like" low income housing. Could we contract with existing large businesses-Warner Power, Market Basket-to use designated areas of their parking for town needs? have bussing to/from business areas...provide INCENTIVES for employees to walk or carpool (there are models for this all over the U.S.).	Aug 11, 2008 4:11 PM
57	Planning Board needs a sub-committee for architectural design review, like many other communities have. The overall building aesthetic is the most important factor in retaining the character of town. Every commercial project should be required to meet the same standards. Any commercial renovation as well. Planning Board chair should only be one term. Support the parking solution that the Odd Fellows developed.	Aug 11, 2008 5:56 PM
58	Use what you have before you go looking for more. Enforce laws & wetland laws.	Aug 11, 2008 6:19 PM
59	Let's produce some of our power through wind, water, solar	Aug 25, 2008 1:11 PM
60	Zoning has made it hard to find affordable ways to build or to have extended family on some property (mother-in-law apartments are not really allowed). Water power and non-commercial wind/solar should be actively promoted. Also farming to feed the area.	Aug 25, 2008 1:39 PM
61	Why is there nothing here about the library?	Aug 25, 2008 2:10 PM
62	There should not be parking in the Charley Mac's driveway. The driveway should be ONE WAY only to circle around the back & out the other driveway. Cars & trucks backing into Main St. are a hazard to pedestrians, esp. kids on sidewalks.	Aug 25, 2008 3:06 PM
63	Development of housing should include housing that has the LEAST impact on our schools and taxes.	Aug 25, 2008 7:24 PM
64	Start enforcing & maintaining the 75 ft buffer. Some of these questions can't be answered without knowing more specifics. No mention was made of the library. Start enforcing the unregistered vehicles/junk yard rule.	Aug 25, 2008 7:32 PM
65	Allow wind and solar as long as it is not obtrusive.	Aug 25, 2008 8:12 PM
66	Don't allow commercial trucks (18 wheelers, etc.) to park on any streets or state highways in Warner. Allow them only on land designated for commercial use & behind a screen of vegetation or fence so that they are totally invisible from any residence or residential land.	Aug 25, 2008 9:17 PM
67	Would like to see residential & commercial areas remain distinct (other than Warner Village)- I don't want a business on my little historic street in the outskirts. Commercial development should be limited to the Intervale & village areas.	Aug 28, 2008 5:43 PM
68	Keep small town feel- no big box or retail stores.	Aug 28, 2008 5:57 PM

13. Please share any other comments or concerns you have about planning

Response Text		
69	I would like to see our zoning & planning boards consistently & accurately uphold the zoning & planning regulations AS VOTED BY WARNER RESIDENTS, as they currently exist! It seems to make little sense to "update" a Master Plan when the original 1999 Master Plan has not yet been fully realized. Also, significant feedback data has already been collected regarding the Intervale but, to date, residents have seen little, if any, results in connection with that place!	Aug 28, 2008 7:46 PM
70	Exit 9 Intervale area is underutilized. Needs restaurant/businesses & traffic control.	Sep 8, 2008 4:38 PM
71	Warner needs to address class VI roads & illegal use (and abuse) by ATVs. Warner should map roads with collapsed culverts or missing bridges & post closed or fix in order to protect water quality.	Sep 8, 2008 5:13 PM
72	More density balanced by open space. More businesses & workforce housing. More alternative energy.	Sep 8, 2008 6:25 PM
73	Warner needs growth. Families are not going to come here if their children have no jobs, no activities (socially) to go to (i.e.-rollerskating, ice rink, movie theater, strip mall, coffee shops, etc.)-fun places for everyone!	Sep 8, 2008 7:56 PM
74	Wind and solar power should be evaluated extensively/officially.	Sep 15, 2008 6:40 PM

3. What type of household do you live in?

Other (please specify)		
1	Grandparents with grandchild.	Jul 23, 2008 5:39 PM
2	parents, grandparent, children	Jul 28, 2008 3:22 AM
3	Children are grown and live away	Jul 30, 2008 4:55 PM
4	W/Adult child	Jul 30, 2008 8:19 PM
5	With son, his wife and my wife (4 people)	Jul 30, 2008 9:40 PM
6	alone w/ occasional child	Aug 1, 2008 7:47 PM
7	children were here, now gone	Aug 6, 2008 8:54 PM

8. In what town(s) do members of your household work?

Response Text		
1	New London, Henniker, Bedford	Jul 23, 2008 1:28 PM
2	Concord	Jul 23, 2008 3:56 PM
3	Manchester, Warner	Jul 23, 2008 4:12 PM
4	Warner	Jul 23, 2008 4:27 PM
5	Concord	Jul 23, 2008 4:29 PM
6	Concord, Warner	Jul 23, 2008 4:30 PM
7	Webster, Bow	Jul 23, 2008 4:30 PM
8	All over the area.	Jul 23, 2008 4:55 PM

8. In what town(s) do members of your household work?

	Response Text	
9	Henderson/Tyler Texas	Jul 23, 2008 5:06 PM
10	Warner, New London	Jul 23, 2008 5:21 PM
11	Epsom, New London	Jul 23, 2008 5:47 PM
12	Warner, Concord	Jul 23, 2008 6:39 PM
13	Warner, Concord	Jul 23, 2008 6:47 PM
14	Concord, Warner, Merrimack	Jul 23, 2008 7:26 PM
15	Hooksett	Jul 23, 2008 7:58 PM
16	Concord	Jul 24, 2008 1:11 PM
17	Hanover, New London	Jul 24, 2008 1:32 PM
18	Warner	Jul 24, 2008 1:48 PM
19	Warner, Contoocook	Jul 24, 2008 3:43 PM
20	Bedford	Jul 24, 2008 4:26 PM
21	Dunbarton, New London	Jul 24, 2008 6:28 PM
22	New London, Hudson, Shrewsbury, MA	Jul 24, 2008 6:50 PM
23	Hopkinton, New London	Jul 24, 2008 7:09 PM
24	Concord	Jul 24, 2008 7:16 PM
25	Manchester, International	Jul 24, 2008 7:24 PM
26	Manchester, Concord	Jul 24, 2008 8:05 PM
27	Warner, Concord- 2 part time jobs	Jul 24, 2008 8:13 PM
28	Everywhere	Jul 24, 2008 8:33 PM
29	Concord, Manchester	Jul 24, 2008 8:41 PM
30	Warner	Jul 24, 2008 8:49 PM
31	Lebanon, Concord	Jul 25, 2008 3:28 PM
32	Concord	Jul 25, 2008 4:04 PM
33	Concord	Jul 25, 2008 5:11 PM
34	Concord	Jul 25, 2008 5:19 PM
35	Concord, Warner	Jul 25, 2008 7:06 PM
36	Warner	Jul 25, 2008 7:21 PM
37	Concord	Jul 25, 2008 7:37 PM
38	Warner	Jul 25, 2008 7:46 PM
39	Concord	Jul 25, 2008 7:54 PM
40	Concord, Manchester	Jul 25, 2008 8:10 PM
41	Warner, Contoocook, Webster, Bradford	Jul 25, 2008 8:20 PM
42	Warner, Bedford	Jul 25, 2008 8:34 PM
43	Nashua	Jul 27, 2008 2:25 PM
44	Warner	Jul 27, 2008 2:34 PM
45	Concord	Jul 27, 2008 2:53 PM
46	Manchester and at home in Warner	Jul 27, 2008 3:02 PM
47	Warner	Jul 27, 2008 4:17 PM
48	Concord, Tilton, statewide sales (but mostly central NH)	Jul 27, 2008 6:26 PM
49	Warner and Massachusetts	Jul 28, 2008 12:53 AM
50	Warner (at home) and Concord	Jul 28, 2008 1:05 AM
51	Warner	Jul 28, 2008 1:34 AM

8. In what town(s) do members of your household work?

Response Text		
52	Concord, Laconia	Jul 28, 2008 1:46 AM
53	Concord, Warner, Hopkinton, New London	Jul 28, 2008 2:24 AM
54	Concord and Warner	Jul 28, 2008 3:08 AM
55	Warner, Concord	Jul 28, 2008 3:22 AM
56	Lebanon, Concord	Jul 28, 2008 3:33 AM
57	Concord	Jul 28, 2008 3:42 AM
58	Concord, Henniker	Jul 28, 2008 3:53 AM
59	Bow, Manchester	Jul 28, 2008 5:49 PM
60	Concord, Manchester	Jul 28, 2008 6:03 PM
61	New London	Jul 28, 2008 6:10 PM
62	Concord	Jul 28, 2008 6:27 PM
63	Boston	Jul 28, 2008 6:45 PM
64	Manchester, Massachusetts	Jul 28, 2008 6:54 PM
65	Warner	Jul 28, 2008 7:53 PM
66	Waner	Jul 28, 2008 8:09 PM
67	Concord, Manchester	Jul 29, 2008 4:15 PM
68	New England, based in Henniker	Jul 29, 2008 6:30 PM
69	Hooksett	Jul 29, 2008 6:39 PM
70	Hooksett	Jul 29, 2008 6:51 PM
71	Lebanon	Jul 29, 2008 7:50 PM
72	Concord, Sutton	Jul 29, 2008 7:58 PM
73	Concord	Jul 29, 2008 8:17 PM
74	Manchester	Jul 29, 2008 8:30 PM
75	1 in Concord, 1 in Warner area.	Jul 30, 2008 4:55 PM
76	Concord	Jul 30, 2008 5:10 PM
77	Concord	Jul 30, 2008 5:10 PM
78	Concord	Jul 30, 2008 5:23 PM
79	Warner and Concord	Jul 30, 2008 5:24 PM
80	Concord, Londonderry	Jul 30, 2008 5:33 PM
81	Hanover	Jul 30, 2008 6:14 PM
82	Warner, Sunapee	Jul 30, 2008 6:18 PM
83	Northwood, Concord, Manchester (home health)	Jul 30, 2008 6:33 PM
84	Warner, Contoocook, Concord	Jul 30, 2008 6:40 PM
85	Concord, Newbury	Jul 30, 2008 6:55 PM
86	Lake Sunapee area - Sunapee, Newbury, NL etc	Jul 30, 2008 7:37 PM
87	Warner	Jul 30, 2008 7:57 PM
88	Warner/All over in construction	Jul 30, 2008 8:19 PM
89	Concord/Hartford CT	Jul 30, 2008 9:00 PM
90	Concord NH; Rutland VT	Jul 30, 2008 9:17 PM
91	Manchester	Jul 30, 2008 9:26 PM
92	Warner	Jul 30, 2008 9:40 PM
93	Merrimack, NH	Jul 31, 2008 2:59 PM
94	Concord, Manchester	Jul 31, 2008 3:43 PM

8. In what town(s) do members of your household work?

Response Text		
95	Warner	Jul 31, 2008 3:51 PM
96	Warner	Jul 31, 2008 4:13 PM
97	Warner	Jul 31, 2008 4:19 PM
98	Concord, Warner, Milford	Aug 1, 2008 7:38 PM
99	Henniker, Bradford, Hopkinton, Warner	Aug 1, 2008 7:47 PM
100	Hillsborough	Aug 1, 2008 7:57 PM
101	Warner, Pembroke	Aug 1, 2008 8:17 PM
102	Massachusetts	Aug 1, 2008 8:29 PM
103	Concord, out of state	Aug 6, 2008 4:09 PM
104	Concord, Hopkinton	Aug 6, 2008 7:26 PM
105	Bow, Concord	Aug 6, 2008 8:01 PM
106	Warner, Sutton, New London, Bradford, out of state	Aug 6, 2008 8:18 PM
107	Concord	Aug 6, 2008 8:54 PM
108	Warner, Concord	Aug 6, 2008 9:08 PM
109	Warner	Aug 6, 2008 9:29 PM
110	Contoocook	Aug 11, 2008 1:17 PM
111	Concord, Lempster	Aug 11, 2008 2:31 PM
112	Bradford, Concord, all over the state	Aug 11, 2008 2:39 PM
113	Bradford, Concord	Aug 11, 2008 2:48 PM
114	Concord	Aug 11, 2008 3:22 PM
115	Warner	Aug 11, 2008 4:11 PM
116	New London, Concord	Aug 11, 2008 5:56 PM
117	Boston	Aug 11, 2008 6:19 PM
118	Towns in the area	Aug 25, 2008 1:12 PM
119	Warner	Aug 25, 2008 1:40 PM
120	Concord	Aug 25, 2008 2:11 PM
121	Contoocook, Warner	Aug 25, 2008 2:24 PM
122	Warner	Aug 25, 2008 3:06 PM
123	All of Merrimack County	Aug 25, 2008 3:19 PM
124	Concord, Londonderry	Aug 25, 2008 7:38 PM
125	All over, New London	Aug 25, 2008 8:13 PM
126	Warner (at home); employer in Hopkinton	Aug 25, 2008 8:20 PM
127	New London	Aug 25, 2008 8:39 PM
128	Concord	Aug 25, 2008 9:18 PM
129	Concord	Aug 25, 2008 9:54 PM
130	Weare, Manchester	Aug 28, 2008 5:43 PM
131	Warner	Aug 28, 2008 5:57 PM
132	Lebanon, Warner (home business)	Aug 28, 2008 6:08 PM
133	Manchester, Andover	Aug 28, 2008 7:10 PM
134	Warner	Aug 28, 2008 7:28 PM
135	Concord, New London	Aug 28, 2008 7:48 PM
136	Concord, Warner	Aug 28, 2008 7:57 PM
137	Plymouth	Sep 8, 2008 2:36 PM

8. In what town(s) do members of your household work?

Response Text		
138	Concord, Warner	Sep 8, 2008 3:07 PM
139	Warner, Concord, Henniker	Sep 8, 2008 3:44 PM
140	New London	Sep 8, 2008 3:54 PM
141	Surrounding towns, New London	Sep 8, 2008 4:02 PM
142	Manchester	Sep 8, 2008 4:39 PM
143	Concord, Warner	Sep 8, 2008 5:13 PM
144	Concord	Sep 8, 2008 5:22 PM
145	Concord	Sep 8, 2008 6:26 PM
146	Concord, Warner	Sep 8, 2008 7:08 PM
147	Concord, Warner	Sep 8, 2008 7:36 PM
148	Manchester	Sep 8, 2008 7:57 PM
149	Tilton & Lexington, MA	Sep 8, 2008 8:19 PM
150	Lebanon	Sep 15, 2008 6:40 PM

1. comments:

Response Text		
1	I'd like to see Warner become a model for controlled growth. I like the "newsletter" that Laura Buono has started. It's much better than Senor's Warner paper.	Jul 23, 2008 4:12 PM
2	Thank you! :-)	Jul 23, 2008 7:26 PM
3	Would like to see tax exemption for disabled residents.	Jul 23, 2008 7:58 PM
4	Take down "Odd Fellows Block" and use space for parking for the Village.	Jul 23, 2008 8:22 PM
5	The Planning Board should let the people of Warner see the results or outcome of this survey.	Jul 24, 2008 1:02 PM
6	My house is for sale-I'm out of here! One person in household is unemployed, looking for work for 7 months, depressing.	Jul 24, 2008 4:27 PM
7	So when does the public find out about the results?	Jul 25, 2008 3:37 PM
8	I think there needs to be some incentive to get/keep local businesses-home-based, farm, or Main St. Most Warner people do NOT shop locally. This is really tough for stores here. I don't know if any of the small shops are actually making money. We provide jobs for locals too, but we have to constantly dip into our own savings and get loans to keep the businesses open. Most of us do it out of love for the town-and we want to "give back" to the community-but it's killing us. I would really like to see an art center with low-rent studio spaces, a black-box theatre, and an "Art Walk" (a long indoor walking path w/murals on walls & sculptures that can be climbed on) in the old Mesa Warehouse. The Senior Center could be moved there too-it's all one-level, no stairs! Warner is unbearable for many winter months because there is no where to go! Moms could take their babies in strollers (to the Art Walk), seniors could use walkers or wheelchairs or just walk (safely!), joggers, etc. Park benches for resting and chatting. The warehouse is in the perfect location. Walkable from town, state road, other attractions up the st. It's near the road, LOTS of parking. The building is ENORMOUS and EMPTY. Warner has the highest per capita of artists of any NH town-we should capitalize on it! Warner could be an Art Town like Peterboro.	Jul 25, 2008 7:11 PM

8. In what town(s) do members of your household work?

Response Text		
95	Warner	Jul 31, 2008 3:51 PM
96	Warner	Jul 31, 2008 4:13 PM
97	Warner	Jul 31, 2008 4:19 PM
98	Concord, Warner, Milford	Aug 1, 2008 7:38 PM
99	Henniker, Bradford, Hopkinton, Warner	Aug 1, 2008 7:47 PM
100	Hillsborough	Aug 1, 2008 7:57 PM
101	Warner, Pembroke	Aug 1, 2008 8:17 PM
102	Massachusetts	Aug 1, 2008 8:29 PM
103	Concord, out of state	Aug 6, 2008 4:09 PM
104	Concord, Hopkinton	Aug 6, 2008 7:26 PM
105	Bow, Concord	Aug 6, 2008 8:01 PM
106	Warner, Sutton, New London, Bradford, out of state	Aug 6, 2008 8:18 PM
107	Concord	Aug 6, 2008 8:54 PM
108	Warner, Concord	Aug 6, 2008 9:08 PM
109	Warner	Aug 6, 2008 9:29 PM
110	Contoocook	Aug 11, 2008 1:17 PM
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122	Warner	Aug 25, 2008 3:06 PM
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124	Concord, Londonderry	Aug 25, 2008 7:38 PM
125	All over, New London	Aug 25, 2008 8:13 PM
126	Warner (at home); employer in Hopkinton	Aug 25, 2008 8:20 PM
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135	Concord, New London	Aug 28, 2008 7:48 PM
136	Concord, Warner	Aug 28, 2008 7:57 PM
137	Plymouth	Sep 8, 2008 2:36 PM

1. comments:

	Response Text	
20	We need to keep property taxes down. We need to not spend money on projects that can wait or save for each one. We need to bank the money that is not used. Like the town maintenance. If you do not use all the money for snow, put it away for the next year. If too much money accumulates, set an amount then turn what is over back to the town. Do this and you will have enough money to run this town without burning the property owners.	Aug 25, 2008 1:20 PM
21	Warner should be the kind of town where everyone thinks of it as rural & colonial, but it actually has an oil refinery that no one knows about because of its low visibility & environmental impact.	Aug 25, 2008 9:19 PM
22	A few thoughts: We like the community spirit of Warner. We support light commercial development, but not unrestricted and not too widespread. Our current zoning regs for the outskirts seem to be effective. We DO NOT WANT "corner" businesses being allowed in rural residential areas. We would like to see smart & targeted development that would help Warner benefit from tourism-related revenue as a destination or stopover place, not as a generic pit stop. Warner is a charming town and we should be able to create something to interest travelers and benefit the community. Finally, we are proud that Warner recycles-we recycle about 70% of our trash. I know of one family who chose Warner specifically for its recycling. We should support, properly and without rancor or political ugliness on both sides, our transfer station & its workers. The transfer station should be a true gem, a gathering place where townspeople can obtain info & feel like a community. Thank you for the survey.	Aug 28, 2008 5:48 PM
23	PROTECT THIS SPECIAL PLACE! Don't acquiesce to the development junkies.	Aug 28, 2008 7:10 PM
24	It would actually be nice if the Town of Warner acted on the NEEDS OF THE PEOPLE OF TOWN not the needs of the City Hall and the Town for once. Allow people in Warner to see for a change that our voice DOES make a significant difference. Change will come sooner or later, why can't we embrace it and become the BEST alternative town in NH. We can keep our heritage and promote growth!	Sep 8, 2008 7:59 PM

**Warner Master Plan Survey
Comparison 2008 to 1998**

What qualities of Warner are most important to you?

2008	1998
1. Natural Environment	1. Natural Environment
2. Rural character of town	2. Location
3. Community spirit	3. Character of town
4. Location	4. Family ties
5. Family ties	5. Community spirit

Are you interested in protecting historic districts and structures?

2008	1998
Yes 82% (91% without “unsures”)	Yes 86%
No 8% (9% without “unsures”)	No 14%
Unsure 10%	

Would you support enacting local tax benefits or zoning changes to improve the town’s fiscal structure by encouraging local businesses along Main Street?

2008	1998
Yes 57% (74% without “unsures”)	Yes 52%
No 22% (26% without “unsures”)	No 48%
Unsure 21%	

Should Warner encourage commercial/industrial growth?

2008	1998
Yes 54% (66% without “unsures”)	Yes 68%
No 28% (34% without “unsures”)	No 32%
Unsure 18%	

Which of the following types of growth/development would you like to see in Warner?

	2008		1998
small restaurants	185	medical/dental offices	183
Small retail shops	181	professional offices	174
drug stores/pharmacy	155	home business	142
medical/dental offices	140	inns, B&Bs, Motels	140
agriculture/tree farms	127	restaurants	134
home business	121	health/fitness facilities	133
light industry	106	light industry	131
professional offices	102	retail sales	126
senior care	96	child care	105
professional services	93	professional services	97
recreational facilities	91	car wash	82
health/fitness facilities	89	movie theatre	80
child care	87	auto services/gas	71
chain restaurants	59		
large retail shops	43		
supermarkets	42		
less in general	37		
fast food restaurants	28		
auto sales	13		

Which of the following criteria are most important when considering new development?

	<u>Very</u>	<u>important</u>	<u>Somewhat</u>	<u>important</u>	<u>Not</u>	<u>important</u>
	2008	1998	2008	1998	2008	1998
Jobs	63.5%	55%	29.3%	29%	7.2%	15%
Tax base	66.7%	71%	31.1%	22%	2.3%	8%
Noise	64.9%	64%	30.6%	24%	4.5%	12%
Traffic	64.0%	66%	33.8%	25%	2.3%	9%
Location	69.5%	68%	27.4%	26%	3.1%	6%
					11.0	
Business size	50.9%	46%	38.1%	38%	%	17%
Safety	67.0%	68%	28.4%	25%	4.6%	7%
Aesthetics	62.7%	68%	33.6%	22%	3.7%	10%
Environmental impact	74.0%	77%	22.4%	18%	3.6%	5%
Impact on town						
services	68.6%	66%	29.1%	25%	2.2%	10%
Property values	57.5%	70%	37.0%	21%	5.5%	9%
Light pollution	63.6%	37%	29.1%	31%	7.3%	32%

Would you like to see industry developed in a specific, concentrated area (industrial park)?

2008		1998	
Yes	52% (64% without “unsures”)	Yes	68%
No	30% (36% without “unsures”)	No	32%
Unsure	18%		

Are you in favor of encouraging residential development in and around the village where water and sewer services are already available?

2008		1998	
Yes	55% (68% without “unsures”)	Yes	56%
No	21% (32% without “unsures”)	No	44%
Unsure	24%		

Would you support regulations to maintain the natural integrity of ridge lines and hill tops?

2008		1998	
Yes	63% (75% without “unsures”)	Yes	76%
No	21% (25% without “unsures”)	No	24%
Unsure	16%		

HOUSEHOLDS WITH CHILDREN (34% OF RESPONDENTS) VS. RESPONDENTS AS A WHOLE:

How would you rate the schools serving Warner?

With children	Total respondents
52% excellent, 29% good – Simonds	36% excellent, 31% good
24% excellent, 43% good -- Middle school	16% excellent, 39% good
16% excellent, 40% good -- Kearsarge HS	10% excellent, 41% good

Rating for youth recreational facilities?

With children – 10% excellent, 57% good	Total respondents – 9% excellent, 45% good
---	--

number of people in household w/ children	working	retired
0	2.6%	80.8%
1	12.8%	15.1%
2	52.6%	4.1%
3+	32.1%	0.0%

Of respondents with children,	
Lived in town 1-5 years	18.2%
Lived in town 6-10 years	14.3%
Lived in town 11-15 years	10.4%
Lived in town 16-20 years	18.2%
Lived in town 21-25 years	10.4%
Lived in town more than 25 years	28.6%

Household income, respondents w/ children	
under 25,000	0.0%
25,000-49,999	8.5%
50,000-74,999	23.9%
75,000-99,999	35.2%
100,000-149,999	25.4%
150,000-199,999	7.0%
200,000+	0.0%

Comparison - people living in town 25+ years (38.6% of responses) vs. total respondents

How would you rate the following amenities in Warner?	Over 25 years residency	All respondents
Medical health services	Good 37.2%	Good 31.9%
Youth recreational activities	Good 53.5%	Good 44.7%
Adult recreational activities	Fair 32.9%	Fair 31.7%
Senior recreational activities	Fair 29.4%	Poor 33.2%
Town beach	Good 39.0%	Poor 28.6%
Sports facilities	Good 39.3%	Good 37.1%
Town Forest	Good 46.3%	Good 47.5%

In economic questions,		
highest importance of a working village	47.7%	52.9%
development safe for pedestrians, bicyclists	47.7%	54.0%
protect historical districts and structures	76.5%	81.8%
local tax benefits to encourage Main Street	47.1%	56.8%
commercial growth w/l town character	60.0%	61.3%
encourage commercial/industrial growth	59.3%	54.0%
fees on incoming development	68.2%	66.4%
20,000 sq.ft. footprint	< than 20K	keep 20K

In housing

	25+ years	All
somewhat need single family homes	42.7%	42.0%
somewhat need two family homes	47.3%	43.8%
don't need mobile homes on single lots	73.2%	76.3%
don't need mobile homes in parks	75.7%	80.3%
don't need condominiums	65.3%	57.6%
don't need apartment buildings	49.3%	51.0%
don't need cluster development	39.0%	47.1%
somewhat need elderly housing	55.0%	49.3%

Do you feel there is a need for affordable housing and workforce housing in Warner?

	25+ years	All
yes, senior housing	21.8%	18.2%
yes, subsidized housing	4.6%	8.9%
yes, both	41.4%	38.2%
no	16.1%	19.6%
unsure	16.1%	15.1%

On some environmental and traffic issues:

	25+ years	all
favor paths between Intervale and the village	72.9%	77.2%
support traffic calming on Main Street	18.4%	29.1%
enough parking in Warner Village	no 50.6%	Yes 44.7%
support public transportation	no 53.0%	Yes 54.1%
favor spending to protect natural resource & open space	66.3%	69.2%
spend your own money to protect resources & open space	yes 37.6%	Yes 43.6%

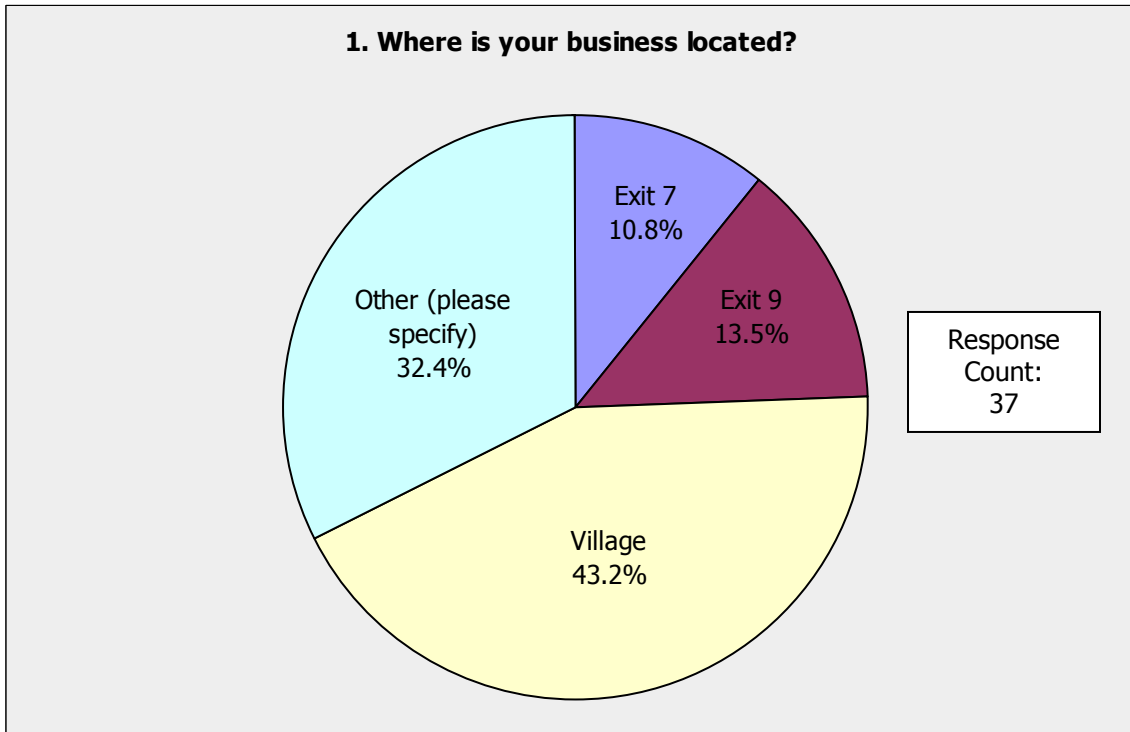
Of people who lived in town more than 25 years

live alone	17.9%
live with partner, no children	51.2%
live with partner and children	26.2%
single parent household with children	2.4%

live with non-family member		2.4%	
live in group quarters		0.0%	
own their home		92.0%	
number of people in household		working	retired
	0	26.7%	44.0%
	1	23.0%	33.3%
	2	34.5%	21.4%
	3+	14.9%	1.2%

Appendix C

Warner Economic Development Survey Results March-April 2010



Other Responses:

Home	Beginning of North Road near 103
Kearsarge Mt Rd	in the town of Warner
No. Village Road	Home business
Home	Up Kearsarge Mountain Road
Exit 8	Pumpkin Hill Road
pumpkin hill	Melvin Mills

2. How long has your business been located in Warner?

	Response Average
Years:	25.69

3. How many people are engaged in your business?

Owners/Managers: # Full Time:	Owners/Managers: # Part Time:	Employees: # Full Time:	Employees: # Part Time:
MEAN: 2	1	12	3
MEDIAN: 1	1	2	2

4. What type of business do you have?		
Answer Options	Response Percent	Response Count
Retail shop	5.6%	2
Manufacturing	5.6%	2
Industrial	0%	0
Restaurant	5.6%	2
Automotive goods/services	0%	0
Construction/landscaping	13.9%	5
Agriculture related	2.8%	1
Lodging	2.8%	1
Health services	0%	0
Other service provider	36%	13
Home business	5.6%	2
Artisan/Craftsperson	5.6%	2
Non-profit	5.6%	2
Other (please specify)	11%	4

Other Responses:

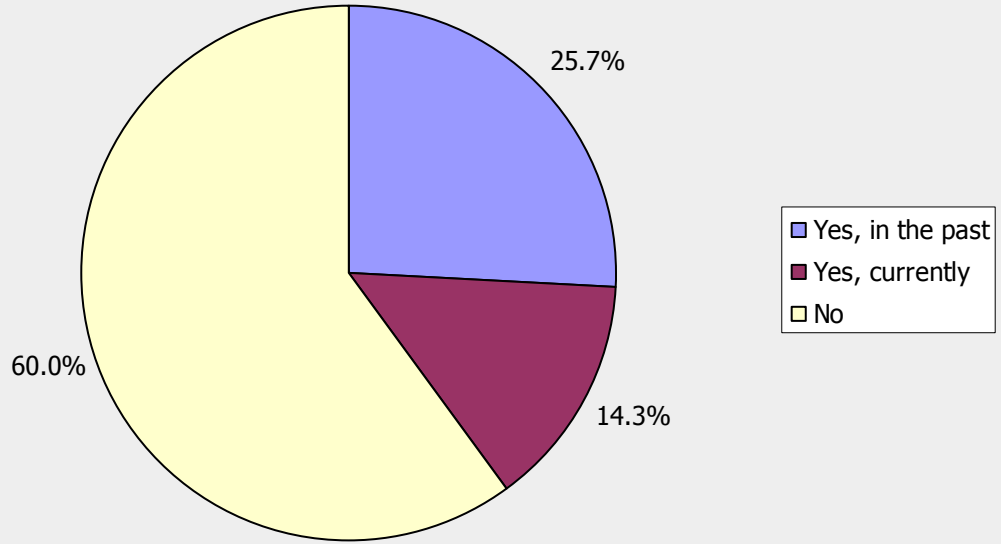
Lumber and Hardware
Land Only
Conservatory of the Performing Arts
retail shop/Craftsperson/agriculture

5. Why did you decide to locate your business in Warner? Please mark all that apply.		
Answer Options	Response Percent	Response Count
Affordable commercial property/development	14.3%	5
Friendly zoning and land use regulations	8.6%	3
Affordable local taxes	0.0%	0
Good customer base	22.9%	8
Convenient location	45.7%	16
Other (please specify)	62.9%	22

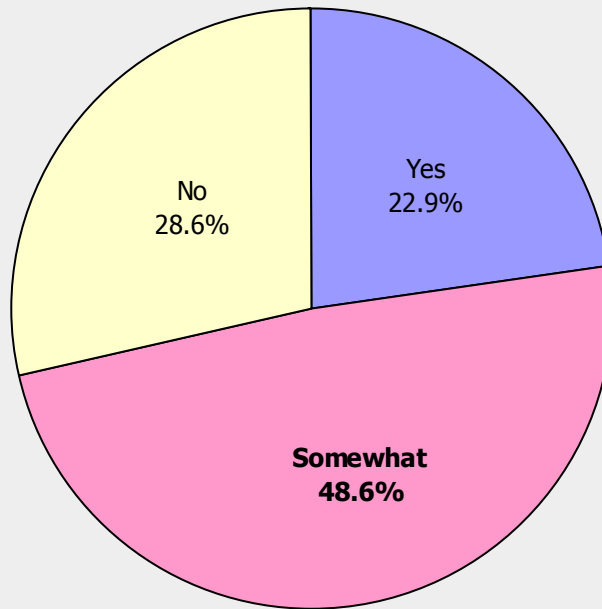
Other Responses:

Where owner lives	11
Acquired existing business	3
Quality of life	5
Other	3

6. Have you in the past or are you currently considering expansion?



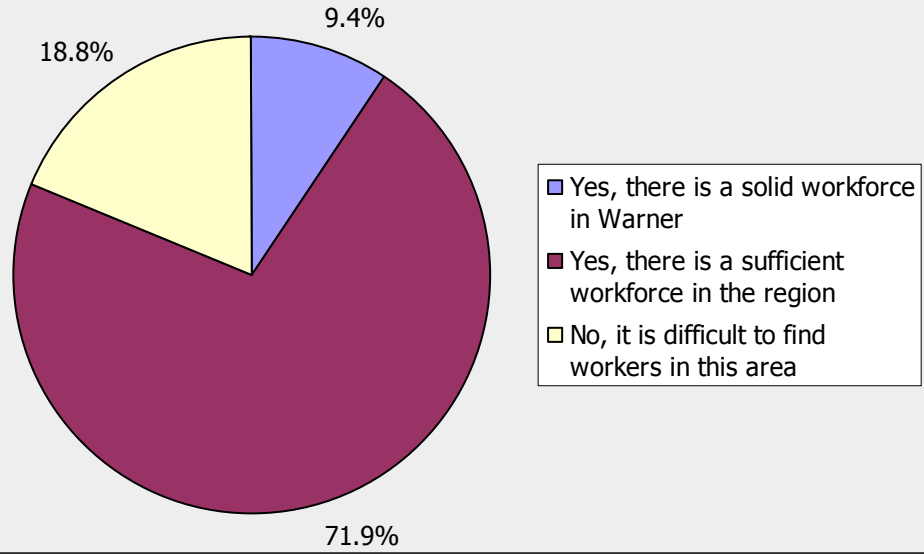
7. Do existing town ordinances and regulations support businesses in Warner?



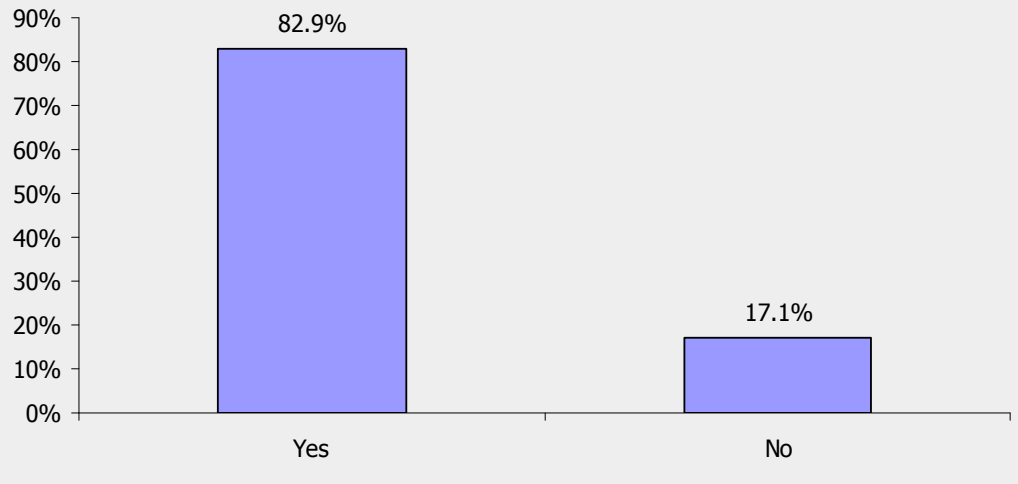
Comments:

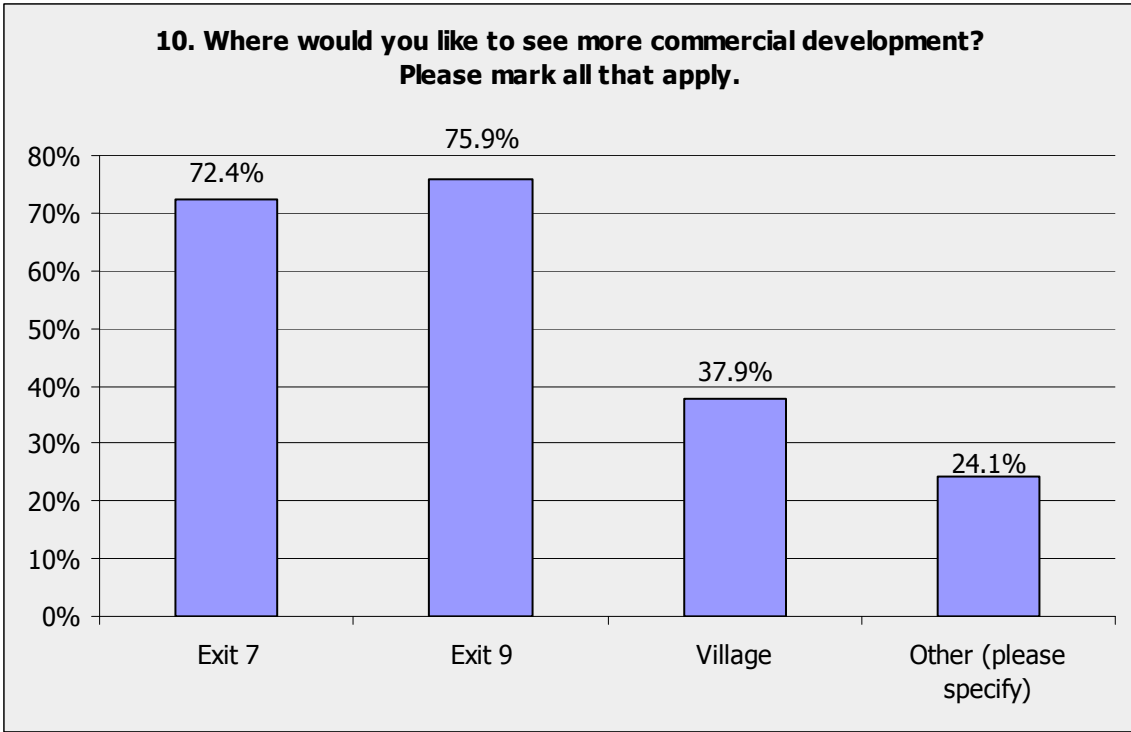
Too restrictive.
Regs are in place but residents need to support additional businesses instead of challenging change all the time.
In general business is supported. Home businesses should be encouraged and tasteful design at the interval area (exit 9 for those that don't know its name) should be encouraged to complement the businesses that are downtown, and to support the rural NE character/Architecture that was primarily in this area before 189 came through Warner.
There are unfortunate size and height limitations for buildings. And more space needs to be provided for business and commercial growth.
Since we are "near" the central district, there is a reluctance to consider our growth as positive
home business support could be better
Good signage tends to be a problem
Sign ordinances are a hassle when trying to put up temporary event signs
Taxes exorbitant....need for an agricultural tax rate or working family farms will disappear

8. Is there a suitable and sufficient workforce in Warner and/or surrounding communities?



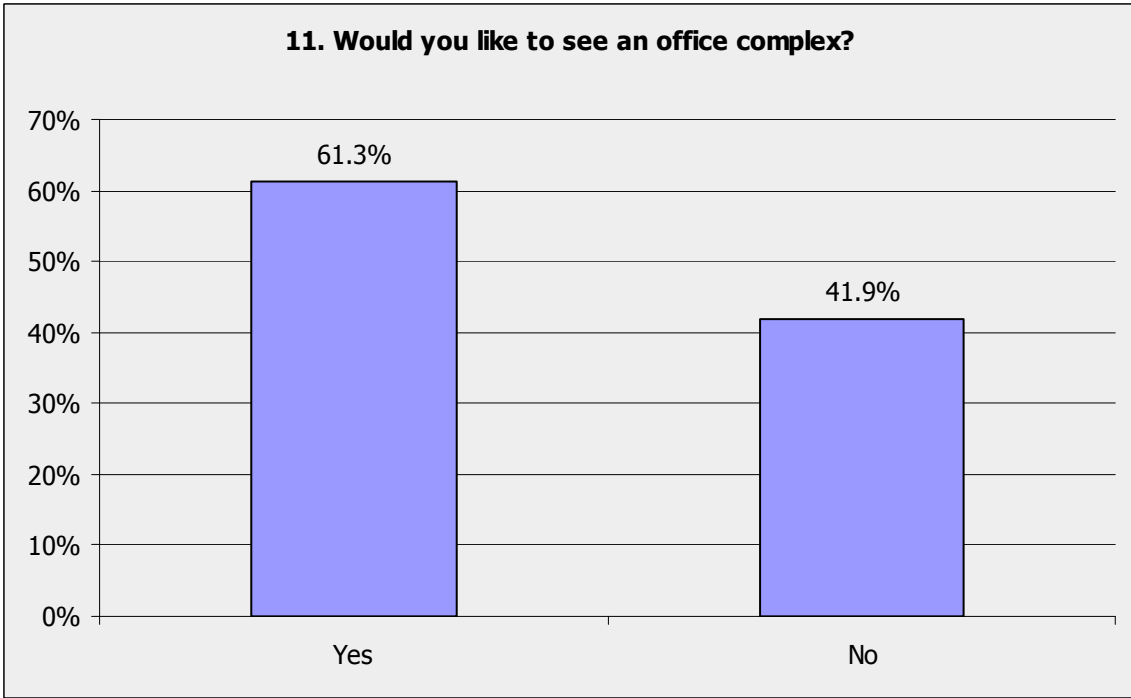
9. Would you like to see additional commercial development in Warner?





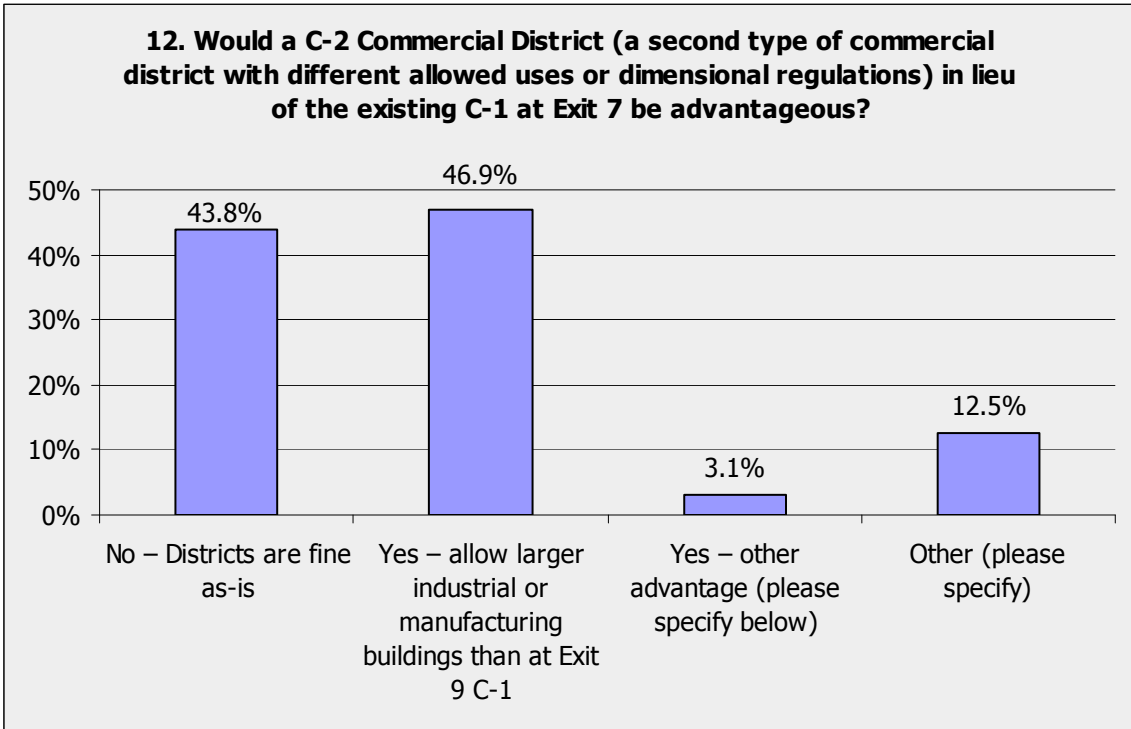
Other Responses:

Exit 8
Pro business- but regulations are needed where new and even existing businesses will be liable to pay use fees for the town to cover the overhead of current and future infrastructure implementation and maintenance. If we do not do this the commercial development could in the long term be a net drain on the town's funds.
Chemical Road Area
Bring the Hampton Inn in there
(small businesses - not strip mall stuff)
Wherever appropriate and feasible.
Hotel/ Lodging/ Restaurants/ Anchor Businesses



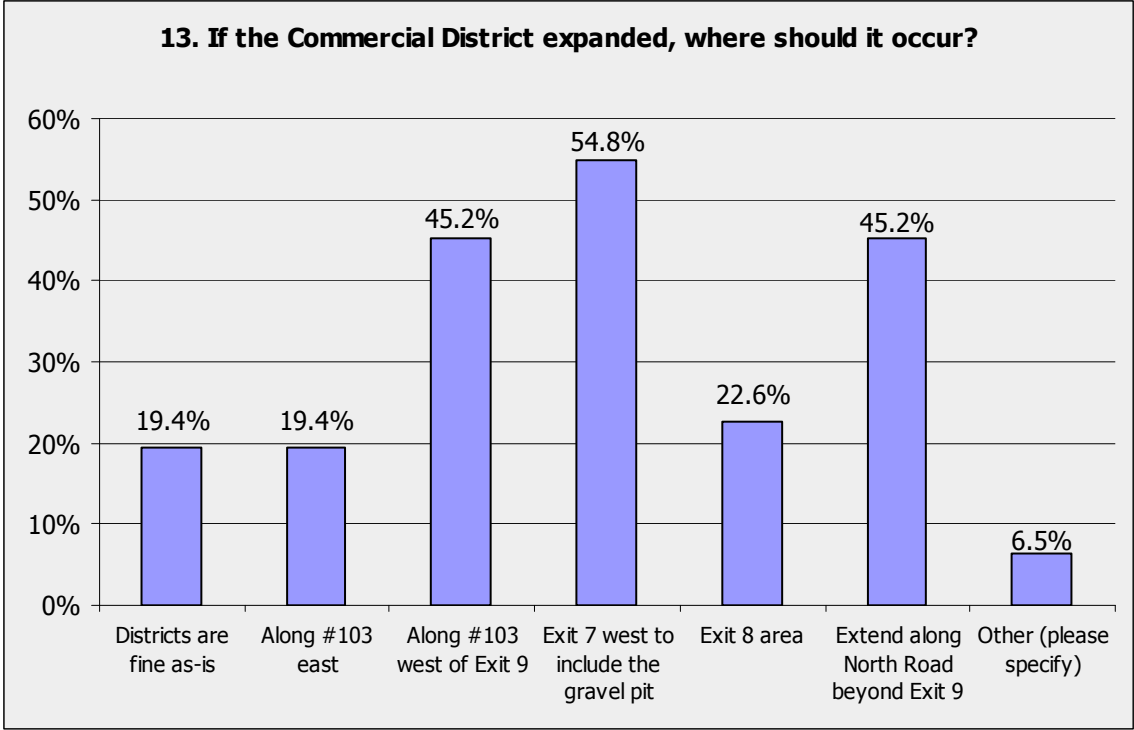
If yes, where?

Anywhere	6
Exit 7	8
Exit 9	5
Village	3



Other Responses:

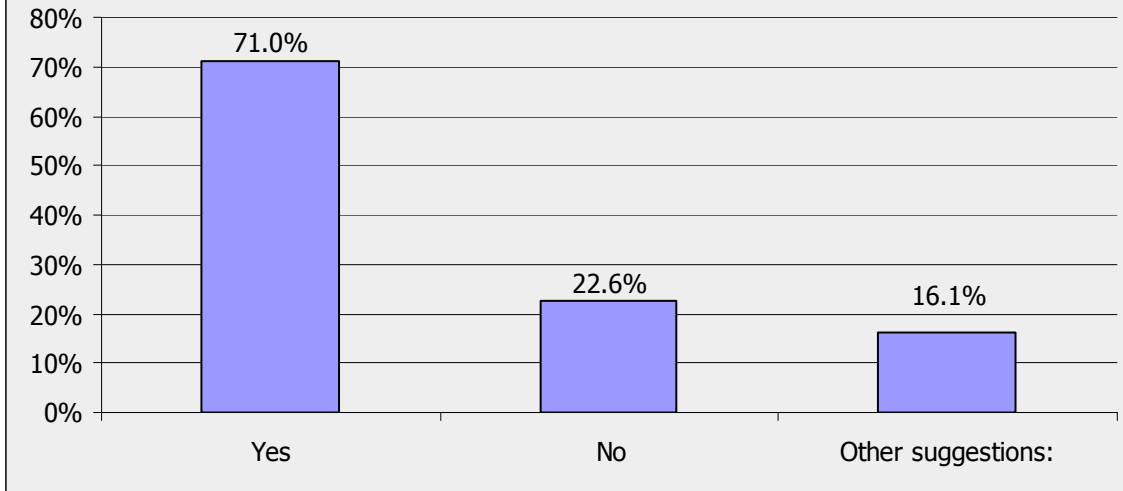
Would allow presence of commercial-use without infringing upon the 'small village' atmosphere of the town center.
Allow Hotel development
Don't Know



Other Responses:

- Chemical Road area
- Don't know

14. If larger building floor areas are allowed in Commercial Districts, would design guidelines to lessen the apparent size of the building (for example, requiring a staggered face or varied rooflines) be acceptable?



Other Responses:

Group smaller buildings to look like village - no large buildings. does not fit with Warner
Yes, so long as the total square footage was kept down to a very reasonable amount...aka a small percentage over the current regulations (not 300% or greater)
Larger floor areas are not needed or desired
Buildings should be required to look like houses and barns
The sizes are fine. Work with developers to get a reasonable look that can work for both.

15. What can the Town do to support local businesses?

Better signage in town for businesses. Tax benefits or lower taxes. Provide additional parking areas.
Allowing businesses that want to come into the area feel more welcome. Not having it take as long as it does for the process to be completed.
Vote for proposed changes on 2010 ballot. Work with local Chamber to create opportunities
Be involved in activities such as: "Spring into Warner", Hiliday Shopping Tour.
Create sidewalks to exit 9 from village. MORE Flowers in Town. Expand Beautification of village
Encourage clean commercial growth via short-term tax credits; reduce zoning requirements (ie. staggered parking lots); eliminate repressive zoning (ie. 2500-foot distance between fast-food operations); encouragement of commercial "cluster development" sites.
Short of offering TIF Districts, Town needs to promote land/workforce availabilities and perhaps work with DRED to solicit companies who wish to expand or relocate.
allowing to put more signs down at exit 9.for when travelers get off the highway that they know a downtown exists.and also at exit 8.I also feel that if a restr.is allowed to come in at exit 9,it will be devastating to the buisness in the village.
create signage to funnel traffic from exit 8 & 9 into retail area of village
Create an architectural review committee or engage an outside independent architectural review committee of committed professionals that can review projects and ensure that they fit the character of a small rural NE town, in addition to the planning boards and zoning boards.

Lessen some of the zoning restrictions that have occurred in recent years, such as but not limited to: allowable building floor areas and footprint size; Height limitations; types of businesses allowed in B & C Zones.
Realize that manufacturing companies provide significant employment and also provide significant tax revenues
possible tax breaks
hold info. sessions yearly
Take care of North Road better! Pave the road because many clients drive down from the High School area to get to the studio.
Keep the businesses "local". Encourage small businesses and help sort out problems among business neighbors. Don't bring in huge stores and restaurants that compete.
They need to decide between a "Walden Pond" and supporting reasonable business expansion. Obviously, "reasonable" is rhetorical.
Replace the Martin Bldg with a parking lot. Re-stripe the parking downtown and put back the spaces that were taken out during the last striping (in front of Wingdoodle for example)
Keep the roads maintained to help keep traffic flowing.
Maintain an active Chamber of Commerce. Support small business owners, encouraging them not to be squashed by bigger commercial enterprises.
Do something to help the water and sewer department.
Lower the taxes before we all go out of business
Continue with a monthly newsletter with stories and ads.
Work with developers instead of fighting them. Too many good projects have been squelched and investors have been run off. We need to fix our black eye and get the type of development we want that is still profitable for the investor. Otherwise bye, bye investor \$'s and town opportunities and hello higher taxes and infrastructure costs ie:water/sewer.

Appendix D

Notes: Warner Master Plan Visioning Session #1 Monday, December 8, 2008

Comments from participants

- Investigate availability of high speed internet service in different areas of town
- Brainstorm ideas for more protection of 2 aquifers
- Reduce speed limit to 20 MPH on Main St/ 103
- Increase light restrictions on incoming development, see if light restrictions for existing development can be addressed
- What was the focus of the town audit: zoning ordinance, site plan rules and regs, subdivision regs, other bylaws—looking for consistency. Only noticeable issue was discrepancy between definitions of words in different documents.
- How is Warner using cluster housing?
- Workforce housing
 - What is it?
 - What will the town do about it?
- Property taxes
 - Recommendation that residents attend Municipal Budget Committee monthly meetings to express their opinions about school funding/tax issue
 - Figure out a way to make living in Warner more affordable, increasing taxes will not be sustainable for the future

What do you want the town to be in 10 years?

- Keep community character
- Add community design section to Master Plan? (design review)
- New development should be green (like Epping)
- Value-added businesses, small businesses serving the community
- Exit 9 Charrette
- More affordable tax structure, address legislative process
- Workforce housing, need workers in the community to support the town
- Senior recreation opportunities as the population ages
- Community center—intergenerational
- More trails made, Exit 9 trails marked

Comment Card Responses

- Lower lighting on Main St.
- Old fashioned lamp posts along Main St.
- Community Center for art, music, sports, pool!
- Worried about rock blasting affecting existing wells and salt/highway runoff
- Pay attention to conservation plan
- I'd like to second the suggestion that the town have architectural review of commercial development. Also that planning and zoning boards be able to have outside expertise brought in at the expense of commercial developers for evaluation of technical and economic issues.
- Can we get input from large property owners at Exit 9—Market Basket, Irving, etc—to see what they might be willing to support by way of changes at Intervale?
- Need bus to Concord
- More bus transportation (Dartmouth Coach)
- Walking areas needed from Waterloo area to Village area
- Master Plan to address Legislature regarding statewide tax structure which will drive us all out of town as we get older and poorer
- We must discuss more how to help increase business in downtown! Our WBA/Retailers' group is very proactive, and we try to get local people to visit our local stores & businesses but still most Warner citizens get in their cars or the Elderbus and go to big box stores in the malls or shop on the internet (and pay more in long run!) while they could buy it in town. We have been here over 7 years (Wingdoodle) and people still come in and are surprised at what we have. We hire local people, we pay local taxes. Every dollar stays in Warner that we earn in our stores. We need the town of Warner to support our established businesses (not just Wingdoodle, but BookEnds & others). In 10 years I want to see a blossoming Main St., with decent crosswalks painted.

Sharon's Notes

- ? Re district number and expansions
- ? Increase district
- Forest & Farm Resources
- Water resources
- Wildlife habitat
- Scenic resources
- Drinking water protection
- Exemplary natural communities
- Future drinking water area

Appendix E

Notes: Land Use Visioning Session Warner Master Plan Update April 20, 2009

Comments from Participants:

- Balance tax concerns and development control with owners' rights and interests
- Current use is a tool to reduce taxes and keep land undeveloped as owners and the town wishes; but also constrains people from developing their land due to penalties and forbearances – town has about \$30 million of property value in current use
- Need more commercial/industrial development to increase tax base
- Need more jobs to support local population
- Look at zoning and historical development patterns – now there is far less land zoned for business uses compared to the past; look at how dimensions of buildings built before zoning compare to existing zoning dimensional requirements
- 35 ft. building height restriction is no longer necessary; was based on historical fire-fighting capacity
- 75% lot coverage limit for impermeable surfaces (building footprint + parking area) means there is already a built-in restriction on size
- Need to consider overall road infrastructure in town: Class VI roads and covered bridges limit equipment that can access certain roads/parts of town
- Need to be aware that expanding the tax base may mean expanding services

Question #1: Exit 7 Area - What should future commercial and industrial development look like?

- Consider enlarging commercial zone near Exit 7, esp. land near the river or I-89
- Concerns of nearby residents – what would impacts be if the zoning district were enlarged? Would they no longer have a comfortable buffer?
- State forest areas may limit development, and forest already reduced/split by I-89
- Encourage light industrial/commercial uses at Exit 7 that benefit from interstate access but don't generate a lot of traffic (like Milton CAT)
- Consider environmental sensitivity of the area, like aquifers, soils, floodplains – what is the capacity?
- What are the possibilities for water and sewer for future development? Link to treatment facility using pumping station? Have new businesses share facilities?
- When zoning lines were drawn, Planning Board drew around businesses; went 400 feet back from roads
- Is there a more appropriate lot depth?
- Milton CAT (which appears to be well accepted by the community) couldn't be built today under 20,000sf floor area limit
- Support reusing gravel pit at Exit 7

Question #2: Exit 9 Area: Do we have the right permitted uses and floor area limit (20,000sf)?

- Keep in mind that there is no formula for continued development on parcels with existing buildings – owners could keep developing their lots if there is space
- 20,000sf limit is too low to encourage development – not attractive to developers
- Exit 9 Charrette, which received a lot of support, showed square footage larger than current zoning allows
- Need to modify wording about rooflines, cupolas, etc. with regard to square footage limits
- Many lots are available for development in the Exit 9 area, even with existing regulations
- Need to educate residents about taxes (how is each dollar distributed) and the need for additional development to raise the tax base
- Warner has available land for development, at Exit 9 and Exit 7 – should we focus on encouraging development there before expanding other commercial areas?
- Think about incentivizing green development with tax breaks
- Consider performance zoning: allow buildings >20,000sf if they use green building techniques, use traditional architecture, share a driveway, or stagger facades to seem like multiple buildings (see Epping's point system for green building)
- Need to make Exit 9 a destination area to attract developers
- Must encourage development that brings local jobs (hotel may have been a good business to have in town)
- Look at use tables for floor area requirements of various types of businesses to find out a suitable floor area limit
- Look at revising 20,000sf limit to allow multiple floors (maybe 20,000sf per floor?) – keep in mind ADA and access considerations for multi-story buildings
- Look at floodplain restrictions in Exit 7 and 9 areas – should we allow future development in floodplains? Some towns have barred future development in floodplains altogether
- Support for professional building development – maybe 2-3 floors – workers commute to Warner during the day, go out for lunch, then go home at night

Question #3: How can we guide residential development in desired areas? How address workforce and senior housing needs?

- North Rd. has a +/- 90 acre lot that is zoned commercial and residential
- Not a lot of parcels left that are available for development in Village Water District
- Can certain areas accept denser zoning, such as Waterloo?
- Many undevelopable areas exist near Class VI roads – if future development is allowed there, make owners pay for road and service improvements (but does this open up areas that the town wants to stay undeveloped?)

- Need to maintain Class VI road policy – major deterrent to building in the middle of nowhere

Question #4: Downtown Area: What tools should we use to encourage desired growth? Is the 2,000sf floor area limit practical? How deal with pedestrian and parking issues?

- 2,000sf limit hampers growth
- Downtown lots are small, existing buildings are small; unless the downtown is expanded, 2,000sf limit may be okay
- Mixed use is most sustainable development type; 2,000sf limit works well downtown
- Unless parking is addressed, debates over the sq. ft. limits don't matter
- Need more commercial/industrial development
- Village is attractive because “you know when you get there” – not a long strip development
- Town parking study found a need for a centralized parking facility; plans were drawn up for a location behind Town Hall, but would be expensive to build – no funds to date
- Consider parking incentives in zoning: if a person agrees to provide additional public off-street parking, allow them to build a larger building
- Need to consider drainage limitations in downtown area when thinking about putting in more parking; make sure to get Allan Brown's observations about drainage issues

Question #5: Historic Sites and Districts: Should Warner use preservation tools such as tax credits, demolition delay, or historic district designations?

- Look at Mystic Seaport and Plymouth, MA as good examples of historic districts
- Need to know how restrictive historic designations/regulations would be for building owners – there may be strong support if owners still feel that they can make improvements to livability without having to jump through hoops
- Town has already adopted RSA 79-E to allow tax credits for community revitalization
- Town adopted agricultural building preservation regulations – have had two applications come in so far

Next Steps

- Investigate performance zoning
- Look at development possibilities and constraints in Exit 7 area, esp. environmental constraints and water/sewer options
- Look at use tables to investigate square footage needs for different business types and uses
- Look at floodplains and impacts of future development in Exit 7 and Exit 9 areas

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Appendix F

Notes: Economic Development Forum Warner Master Plan Update April 19, 2010

In March 2010, the Town of Warner conducted a survey of the local business community on economic development issues (see attached survey results). At a public forum on April 19, 2010, the Planning Board, business owners and interested citizens gathered to discuss the results of the survey and to hold a visioning session specifically concerning economic development issues. Approximately 20 people were in attendance. Michael Tardiff (Executive Director) and Vanessa Bittermann (Regional Planner) from the Central New Hampshire Regional Planning Commission facilitated the discussion.

The group addressed two major questions: 1) What is Warner's economy like now? and 2) What do we want Warner's economy to look like in the future?

1) What is Warner's economy like now?

General comments

- Like a cake, you must balance the ingredients (residential vs. commercial) – now weighted toward residential
- Low crime, good community to live in
- Traffic comes and goes quickly; fewer people stay for a length of time (no place to stay)
 - Even though there are many things to do in Warner
 - Many authentic experiences to be had
- Visitors *and* residents don't know everything there is here
- DSL is readily available due to MCT, a benefit of having a small local telecom company, so access to high-speed internet is generally not a problem for businesses in Warner

Warner Village

- Main St. is very busy during the day; hard to find parking
- Doctor's office traffic has increased in the Village
- Unsure what people's activities in the Village are
- A variety of shops/businesses for holiday shopping in the Village, surprised at all the options
- There is an active Chamber of Commerce that organizes seasonal downtown events

Zoning and Regulations

- Signage is difficult to put up

- Need signs for seasonal town events and downtown opportunities
- Potentially consider architectural design review which could eventually bring up property values as in New Canaan, CT (required new development to be attractive and fit in with character of the town)
- Currently, zoning does not allow “village” commercial development
 - e.g., in Intervale on the Market Basket property – gross floor area ratio already maxed out for the parcel
 - But there is available land in the vicinity at Exit 9, where land is currently for sale

Agricultural Economy

- Local agriculture has huge opportunities – doors are open, farmers can’t produce enough
 - But concerns for farmers: housing, zoning: limits farmstands to 3 mos./year
- Ability to merchandise agricultural products is very important
- More farms in town today than there were 30 years ago
- Good farmland in Warner
- Farming is about 60% more productive per acre than 30 years ago, so expansion requires laborers who need seasonal housing
 - Regulations on housing construction (water/sewer) may make costs prohibitive
- Farm businesses not only bring in but also recirculate money in town

Exit 7

- Concern about gravel pit near Exit 7, literally losing land that could provide area for additional commercial development
- Steady stream of traffic along Rt. 127, a big increase since the early 1980s that will likely keep increasing

2) What do we want Warner’s Economy to be like in the future?

General comments

- Ten years from now, still want it to be a *community* where you know your neighbors
- What will the town’s population growth be like?

Marketing

- Need more/better marketing of the town and its opportunities
- Take advantage of what Warner has – a business opportunity corridor

Exit 9

- Road safety improvements at Exit 9 – how to finance?
 - DOT now willing to provide 2/3 of funding, town would need to provide 1/3

- This is the first time that DOT is willing to put up funding for a project on a state route where driveway access is the issue, not a road intersection
- Exactions can't be retroactive and future contributions likely won't be enough to meet town match requirements
- Hotel/lodging at Exit 9
 - But not increasing through-traffic in Village
- Maybe reconceptualize Exit 9 – right now, the “Welcome to Warner” sign is *after* Market Basket plaza; how do visitors perceive where Warner begins?
- Need trees to shade intersection and improve visibility for drivers during sunny periods
- Reduce speed limit on Rt. 103? Or provide more enforcement

Village

- Improved sidewalks
- Use sidewalks to signal commercial development type desired – any incentives to offer businesses?
- Important to keep the Village discrete, not one long continuous strip

Regulations and Aesthetic Goals

- Look at every proposed site plan while thinking about how we want things to be to keep consistency
 - e.g. allowing a neon sign at Exit 9 doesn't fit with the town's character
- Look at ordinances and regulations for ways to balance aesthetic requirements without discouraging development
- Have local artisans prepare a portfolio of possible architectural styles and designs
- Develop guidelines with photos or drawings for desired architectural designs (like Meredith)
 - Maybe establish subcommittee of the Planning Board to get artists/architects to help

Overarching Themes from the Discussion:

- Need more marketing
- Confidence to require aesthetic standards without discouraging developers
- Balance
- Tension
- Farming (produce, livestock, horses) and forestry are important elements of the Warner economy
- Exit 9 needs a compelling story to catalyze action

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Appendix G

STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION BUREAU OF TRAFFIC

Bureau of Planning, Traffic Section, Traffic Reports											<i>18-Feb-10</i>
STAT.	TYPE	LOCATION	FC	2002	2003	2004	2005	2006	2007	2008	2009
Town: WARNER											
463001	62	I-89 SB-NB AT HOPKINTON TL EXIT 6-7(61463001-463002)	01	20000	*	21000	*	*	19700	*	*
463003	62	I-89 SB-NB NORTH OF NH 103 EXIT 7-8(61463003-463004)	01	19000	*	21000	*	*	19400	*	*
463005	62	I-89 SB-NB SOUTH OF NH 103 EXIT 8-9(61463005-463006)	01	18000	*	20000	*	*	18000	*	*
463049	62	NH 103 WEST AT SUTTON TL (EB/WB)(61463077-61463078)	07	*	*	4000	*	3900	*	*	3600
463050	62	NH 114 (BRADFORD RD) EAST OF MINK HILL RD (SB-NB) (61463007-61463008)	07	2935	2920	3134	3200	3166	3179	2953	3242
463051	82	NH 103 SOUTH OF I-89 EXIT 8	08	*	*	1700	*	*	1700	*	*
463053	62	NH 103 EAST & 127 AT HOPKINTON TL	07	*	1900	*	*	2000	*	*	1800
463054	82	NH 127 AT WEBSTER TL	07	1300	*	*	*	1600	*	*	1500
463055	82	NH 103 AT BRADFORD TL	07	*	*	*	*	3500	*	*	3100
463057	82	NH 103 (EAST MAIN ST) AT WILLOW BROOK (EAST OF FIRE STATION)	08	*	*	3800	*	*	3700	*	*
463058	82	NEWMARKET RD OVER WARNER RIVER	09	*	*	420	*	*	400	*	*
463059	82	WATERLOO ST OVER COLBY BROOK	09	*	*	90	*	*	80	*	*
463060	82	BIBLE HILL LN OVER WARNER RIVER	09	*	*	*	*	320	*	*	420
463061	82	NH 103 (WEST MAIN ST) OVER STEVENS BROOK	08	*	*	*	*	7800	*	*	7300
463062	82	CHEMICAL LN OVER WARNER RIVER	09	*	*	120	*	*	160	*	*
463063	82	NORTH VILLAGE RD OVER WARNER RIVER	09	*	*	720	*	*	750	*	*

STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
BUREAU OF TRAFFIC

Bureau of Planning, Traffic Section, Traffic Reports

18-Feb-10

STAT.	TYPE	LOCATION	FC	2002	2003	2004	2005	2006	2007	2008	2009
Town: WARNER											
463064	82	SCHOOL ST OVER WILLOW BROOK	09	*	*	820	*	*	840	*	*
463066	82	WEST JOPPA RD WEST OVER WARNER RIVER	09	*	*	140	*	*	160	*	*

Appendix H

Town of Warner Hazard Mitigation Plan

Adopted November 25, 2008

Reviewed Annually

Copies available at Town Hall