

To: The Warner Planning Board
From: Alice Chamberlin
Re: Amendment D and E ,introduced by petition
January 31, 2021

Amendment D , by petition, allowing Detached Accessory Apartments:

The primary intent of this amendment is to provide affordable alternatives for older and younger residents to live independently from the main dwelling unit, on the same property.

I urge the Planning board to look at other towns where unattached accessory dwellings are allowed, to study the restrictions, results and impacts, before recommending this amendment.

- No information is available that details how many properties in town could add an unattached accessory dwelling, so it is very hard to determine what impact the change will have.
- The proponents have not sited any example of towns that allow this type of development to illustrate that it adds affordable housing to the community.
- The zoning change adds potential density in rural areas which is contrary to the goals of the masterplan which recommends increased density in the Village District.
- Amendment B, discussed on January 20, would have provided some additional standards for Accessory Apartments, was rejected by the Planning Board.
- Without clarification, it is unclear if the existing requirements for Accessory Apartments in section XIV B would apply to Detached Accessory Apartments.
- While the intent is to assist families, the amendment may in fact, invite a short-term rental market. While the town may want to develop this facet of its rental market, it should be considered before recommending the ordinance.
- According to the comments at the hearing on January 15, passage would increase oversight work for the building inspector.
- According to comments at the January hearing , the amendment does not address the “tiny house” issue which has been the subject of previous housing controversies in town.

Amendment E, allowing Multifamily Dwelling in the C1 and Intervale Districts by right.

- I urge the board to not recommend this amendment. Further study of this amendment should be wrapped into a more thorough analysis and public discussion of our workforce housing needs and solutions.

Much as the Planning Board withdrew the agritourism amendment for further consideration, I recommend that in the coming year, we carefully and thoroughly work to rezone our workforce and multifamily housing regulations, perhaps through the establishment of a Housing Commission, with more analyses and input from a variety of experts and a broader community of Warner residents.

Thank you very much for your time and consideration.

Alice Chamberlin