



TOWN OF WARNER

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Select Board
Sam Bower, Chair
Christine Frost
Lois Shea
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Diane Ricciardelli,
Town Administrator
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Select Board Meeting DRAFT Minutes

Tuesday, 6:00 pm, August 16, 2022, Lower Meeting Room, Warner Town Hall, 5 East Main St

I. 6:00 pm Open the Meeting/Roll Call

Christine Frost opened the Select Board Meeting at 6:07 pm and roll call.

Present: Select Board Members Christine Frost and Lois Shea, Admin Asst to the Select Board Judy Newman-Rogers

6:15 pm Select Board Chair Sam Bower arrived

Absent: Town Administrator Diane Ricciardelli

II. Appointments:

a. Short Term Rentals, Ben Frost Chair of The Warner Planning Board

Select Person Christine Frost stated the correct topic for the first appointment tonight is to hear the context on where the Planning Board is on a Housing Committee.

Planning Board Chair Ben Frost presented. He said:

Select Person Lois Shea is the Select Board Representative on the Planning Board. At the recent Planning Board meeting there was a discussion of forming a Housing Committee, in response to the current regulatory need, that would serve as an “advisory board”. A citizen’s zoning petition submitted for vote on 2022 March Town Ballot caused very “spirited” discussion among Planning Board members. The petition by law could not be withdrawn. Then Select Board Representative to the Planning Board Clyde Carson, suggested forming a Housing Committee under the Select Board instead of the Planning Board voting to support or not-support the petition: allow more research to be done. Ben Frost said he “did not disagree”.

Ben continued:

Since Clyde was no longer a member of the Select Board, Ben felt the Housing Committee had lost its champion. He spoke to Zoning Board of Adjustment Chair Barb Marty who suggested the Planning Board take up the cause since it is the Planning Board who make zoning amendment recommendations.

When the idea to form a separate housing committee was suggested at a Planning Board Meeting, for a variety of reasons, a majority of the board disagreed. A straw vote resulted in 4 against and 2 in favor. Adding this task adds to the Planning Boards work but based on the member’s decision, they will do it.

Ben said he did not want to speculate on the timeline or product results because the Planning Board has not formally decided. He said there is the potential to get grant funding, InvestNH can provide a person to do a needs assessment, updates to the Master Plan, possible revisions, or new regulations to housing in the Sub-Division Regulations. He said with a flexible schedule the work could be done over 2 years with proposals to vote on in 2025.

Select Person Lois Shea said she has a concern that the public was told that by not supporting the citizen zoning petition this past March, housing would be addressed under town government. She said it appears that the Planning Board wants to keep the task to itself which does not represent what voters were told.

Ben said he agreed and that is why he is bringing the proposal to the Select Board.

Resident Rebecca Courser spoke up saying she was under the impression a committee would be formed. She said the Planning Board discussion was “disturbing” to her; not on their agenda, at the end of the meeting when the audience was gone and the untrue statement that there would be no one volunteering for the committee when actually, there are already people waiting to join.

Resident Janice Loz asked when the Planning Board would have time to do the work necessary to be able to report on housing concerns; they are busy with many other issues this time of year in addition to the regular case load which is not decreasing. Janice expressed concern with the board taking on a task that 4 members were against. She said the vote was “telling” of the members opinions which may influence their work and cause results to be questioned. She asked if the Select Board should create a committee.

Resident Alice Chamberlain said she was at the Planning Board meeting for the housing committee discussion and was also concerned about the outcome. She repeated that it was represented prior to the March 2022 Town Meeting that a housing committee would be formed that included a broad representation of people and issues. The perception, she said, is that the Planning Board is “not that”. Rebecca agreed saying some Planning Board members comments were very negative.

Charlie Albano, Economic Development Advisory Committee (EDAC) Chair, said it is important that housing is available. He said when addressing issues for the Town, EDAC has used questionnaires, worked with professionals, researched the need.....there are a variety of things to look at. Charlie said bringing in an “outside” group will take away friction.

Christine Frost stated there is the potential to have the Select Board take the task back and create a housing committee or an advisory board.

Select Board Chair Sam Bower said the Planning Board has voted to not go forward with a housing committee and handle housing issues through their board. He said the tricky part is identifying what the mission is, the direction to go in, is the committee advisory, and what would be helpful to the Planning Board, Select Board and the public. Sam said that it was stated that the Select Board would create a housing committee in lieu of support for the petitioned zoning therefore he wants to have follow through. He said the Select Board pursued the housing committee with the Planning Board, they said no – they’d handle it themselves. Sam asked if that sounded like “help or hinderance”.

Ben Frost said he was not sure the reaction of the Planning Board after saying they would take care of it themselves.

Sam said perhaps an independent committee could research if there is a need to address housing issues in Warner. Lois said a committee could work on “tasks” like a needs assessment to determine answers.

Christine said the purpose of a joint meeting with the Planning Board is to have the conversation, significant outreach to focus on things and figure out how to get a conclusion. She said she is not feeling comfortable, feels there are enough people to draw from to form a committee and the Planning Board may not have had that information therefore we should have the joint board meeting.

Sam said if the Planning Board said they have time to look into housing issues then perhaps the Select Board can provide assistance with a group to answer questions or gather information for the board. He said the goal is to explore housing.

Amelia Gardner, resident, said the problem she feels is the 4-6 Planning Board members do not represent a balance of the cross section of people in Warner. She said it is not good to have a bias when there are available people who can provide other opinions.

Rebecca said she supported an advisory board working with the Planning Board.

Dan Emanuelle said he is a new Warner resident and is still learning about the town but believes when a committee or board is diverse, from various areas and includes a variety of opinions then the voting citizen has confidence in the committee or board decisions.

Lois said she did not disagree with a joint meeting but what happens if they go to the Planning Board with the same question and get the same answer? She said she would rather have the Select Board establish a housing committee.

Christine said she was concerned they were undermining a town board and no matter what a housing committee comes up with, it won't be well received.

Sam said he was in favor of forming a housing committee to include more diversity for a better outcome. He suggested they meet with the Planning Board and find out what they believe would be helpful for them to continue their efforts on housing issues, continue working in a joint effort on this complicated issue. He asked members what they thought the mission should be.

Lois promoted being positive and framing the conversation to state that the Select Board agrees.

Ben said he agreed to forming the committee whether by the Select Board or Planning Board.

Charlie suggested focusing on the potential outcomes, have goals, objectives, and outcomes. He said there are a variety of age groups, needs and opportunities to move to or stay in Warner to consider.

Dan suggested that non-profit groups are a resource for information.

Sam asked if the grant was unavailable because of the Planning Board decision to not go forward with the housing committee. He said the Select Board should go forward and schedule a joint meeting. Following brief discussion, Tuesday August 23, 2022 was agreed as the date for a Select Board meeting with the Planning Board.

III. Old Business

- a. **Short Term Rentals:** Ben Frost, Planning Board Chair, informed the Select Board that the Planning Board would be meeting with the Zoning Board of Adjustment to discuss Short Term Rentals.

- b. **Highway Safety Committee Meeting:** Select Board Chair Sam Bower stated the Highway Safety Committee will meet on this up coming Wednesday morning at the Food Pantry, Warner Community Center, to discuss parking for that groups upcoming Gear Swap event.

IV. New Business

a. Motion on:

i. Releasing Abatement Funds

Motion by Sam, seconded by Christine, to release funds for a previously approved abatement for property located at 57 Kearsarge Mountain Rd. Total due: \$721.05

Voice Vote. All in Favor. Motion Passed

ii. Approve/Deny Interest Abatement Request from the Tax Collector

Judy explained that to abate an amount of interest greater than \$5.00 it must first be approved and a motion by the Select Board at a public meeting. The Tax Collector has requested interest of \$17.57 be abated for Map 12, Lot 017-2-3, 155 Melvin Road.

Motion by Sam, seconded by Christine, to abate interest in the amount of \$17.57 for Map 12, Lot 017-2-3, 155 Melvin Road.

Voice Vote. All in Favor. Motion Passed

iii. Approve/Deny the 6th of 6 Approved Abatements for Eversource

Judy explained that Eversource accepted the town's offer to abate 6 tax payments of \$25,579.00 each in place of a lump sum abatement amount as a result of a Board of Tax and Land Appeal (BTLA) decision.

Motion by Sam, seconded by Christine, to abate the 6th and final of installment of a 6 part abatement agreement with Eversource in the amount of \$25,579.00.

Voice Vote. All in Favor. Motion Passed

V. Select Board Other Business – None

VI. Public Comment – None

VII. Consent Agenda

Motion as read by Sam, seconded by Christine, to Approve as signed by the Warner Select Board:

1. 2 Cemetery lots in Waterloo Cemetery, G32 and H-10
2. A request from the Tax Collector for a refund on an account with a credit balance, Map 10, Lot 054-2 for \$517.24.

Voice Vote. All in Favor. Motion Passed

VIII. Manifest

Motion as read by Sam, seconded by Christine to authorize the Select Board to approve manifests and order the Treasurer to sign:

- Accounts Payable check numbers 6220 through 6255, dated 8/1/2022, in the amount of \$135,753.15.
- Accounts Payable check numbers 6256 through 6257, dated 8/3/2022 in the amount of \$2,247.89
- Deposit check number 6258, dated 8/9/22 into the payroll account in the amount of \$43,646.21
- Payroll check numbers 3000 through 3013 and E00299 through E00322, dated 8/11/2022, with a net check and direct deposits totaling \$43,646.21.

Voice Vote. All in Favor. Motion Passed

IX. Meeting Minutes: June 25, July 5, July 19, August 2 – Moved to the next meeting agenda.

X. Non-Public Session - Under RSA 91-A:3 II--- (If needed) - No

XI. Adjourn – 6:55 pm, Meeting Adjourned

Respectfully submitted,

Judith Newman-Rogers
Admin Asst to the Select Board