



Town of Warner NH
Housing Advisory Committee
Meeting Minutes April 11, 2024

Present: Ian Rogers, Bill Hanson, Dana Myskowski, Bob Holmes, Krista Chamberlain, Mark Allen, Matthew Taylor, Robert Bower, Laura Hallahan, Barbara Marty, Jackie Germain, Michael Polizzotti, Andy Bodnarik, David Bates (No Zoom available)

Minutes

Motion to approve minutes with edits submitted by Ian, approved unanimously

Survey progress

There have been 393 surveys submitted to date. Confirmed that all paper surveys are keyed. Stephanie will update surveys 4pm on Friday in Survey Monkey and pick up the last entries on the 18th. Barbara will check with Janice to be sure all paper submittals have been passed along for keying. Matt said they will compile the large raw file and had a 'to-date' sample which he passed around. It was suggested the participants who submitted their email addresses will get the results early. About 70 emails have been collected to date and could be used as an invitation list to the forum. Comments will be reviewed before published to eliminate any possible offensive language.

Housing Chapter next steps

Matt said first step is to get a draft for the PB to review after the Housing Forum. Bill said it is a huge lift to digest all the results and make recommendations, won't the PB ultimately write the chapter? Concerns about getting everything done by July. Andy said the chapter will come from the Planning Board and asked if edits should be held until there is a next draft? Suggestion to have one person write the draft and the HAC comment on it. Get as close to a final draft as possible. There will be a Public Hearing process via the PB, after the HAC is disbanded. Mark was concerned about the documents' reception by the PB. PB members present said they will give their comments throughout the process so the transition from Committee to PB should be smooth. Andy emphasized the importance that the document is correct as it related to the Ordinances and RSAs. Public Hearing is the place for comments from general public. Further discussion on the process can happen at a Planning Board meeting.

ADU Brochure

Suggested to take out the bullet list reference to Tiny Homes and STRs, it opens a can of worms. Discussion about the terms used on the cover page. Andy & Bob gave edits to Dana. Motion to approve brochure with edits passed unanimously. Brochure will be reviewed by the PB at meeting on 4/15/24. Copies ready for Housing Forum on 4/30/24.

Pre-Housing Forum

Space at the school is reserved starting at 6pm on the 30th. Zoom on the 14th via Zoom via CNHRPC. Methods to advertise: Library newsletter, Weaver Bros. electric sign, email from Dan Watts, Post on Town Notices web page, Warner Facebook page (with comments turned off), via a flyer to post strategically around Town, and word of mouth. Mailer may not be financially possible. Dana will help with flyer design. Mark, Jackie, and Barbara will help distribute flyers. Volunteers will be at the school at 6pm to set up tables and chairs.

Forum Sequence of Events

Opening activity suggestions: Results of the survey (decided to save until the end), What is the Master Plan, 2011 Master Plan overview, Make Tardiff to speak about State housing trends.

Ian & Bill will do introductions: Explain the purpose of the event & how participant information will be used, set the ground rules. Mike said he can provide 2 volunteers to help

Bill, Ian, Krista & Bob will lead small group activities. Small groups will facilitate conversation.

Activity suggestions:

1. Poster activity to engage group, map with pins to indicate where housing should be.
 2. Sticky note questions as people come into the building. Mike will bring variety of stickies.
 3. Possibly use the large map created for the groundwater survey with sticky dots (no pins)
 4. Poster with different styles of housing to see what people like and what would work in Warner.
 5. Flash cards like Hopkinton used. (cards were passed around)
- Questions used for card activity: Would this building work in Warner? Pick top 5.

Volunteer assignments

Bring refreshments (David, Dana, Jackie, Barbara, Laura will bring drinks)

Photographer (Krista)

Name tags with colored dots to separate family members (Laura)

Score sheet for the housing card sorting game (Barbara, Krista)

Sign in sheet. Email addresses will get early survey results (Mark)

Small group discussion question: (keep the same between groups for comparison)

Why did you come here tonight?

Does your current housing fulfill your needs?

Will the same house suffice in 10 years?

Why did you choose to live in Warner?

What do you like about being here?

What is your most important housing concern?

What do you think are Warner's housing challenges? (Answers will be record on the flip charts).

Outro: - Share results from each group activity with the whole group

Reminder to sign up to get email copy of survey. Ian will prepare a report after the forums with help from Laura.

Other Communications Report on committee responses to housing questions.

Parks and Rec (Mark Allen)

Additional housing will mean additional use of parks & rec.

Ray Martin assured Mark that the Town has an abundance of water for additional building

Ag Commission (Robert Bower)

Farming has unique requirements. What housing could enhance additional agriculture. Will eventually formalize the ongoing conversation with a written statement. No changes to the OC-1 zone designation.

New member Laura Hallahan (RE Agent) reported that the median house price in NH hit \$500,000 for the first time in history. Discussion around affordability

Meeting adjourned at 9:35

Respectfully submitted: Barbara Marty