



TOWN OF WARNER

Housing Committee

DRAFT Meeting Minutes, October 2, 2025

PO Box 265, Warner, NH 03278-0265

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WarnerNH.gov

CALL TO ORDER at 5:02 pm

PRESENT Committee Members: Ian Rogers, Connor Spenn, Bob Holmes, Laura Hallahan, Ruth Roudiez, Ellie Brown, and Dana Myskowski
Central NH Regional Planning Commission Representative: Matt Monahan

PUBLIC COMMENT None

APPROVAL OF MINUTES

Reviewed Sept. 18, 2025 minutes. Bob moved to accept with edits; Laura seconded.

ALL APPROVED

ADUs

Matt Monahan shared a handout: LOTS SPLIT BY 2 OR MORE ZONES, EXAMPLES, 10/2/2025 (photo of handout on page 5)

- Allenstown lets the larger lot control
- Pembroke can choose which lot controls
- Bradford: The portion in the lot is zoned according to the district – so if one half in commercial and one half in residential, then that’s what they are.

Bob: Warner proportions like Bradford. However, the Warner Zoning Board believes you can combine acreage from abutting zones of a single lot to get what you need.

Matt: Looked at ADU law, Intervale, and what we have, and thinking about the law re: multi-family in commercial districts. There are parts of the law that attorneys may need to hash out and decipher in the next few years.

Handout: WARNER ADU ORDINANCE, DRAFT 2

Used definitions from the legislation and call an ADU what legislation calls it: **Accessory** Dwelling Unit (as opposed to “Apartment” Dwelling Unit, which is how Warner’s current ADU ordinance defines it).

Edits to sections:

C = building permit is required – not variance or conditional, etc.

D = no more than 1000 sq ft, which is how Warner’s current ADU ordinance reads

E = setbacks; ADUs must adhere to setback requirements in the district in which the lot is located

F = ADU to an existing nonconforming structure section b = predates the ordinance

G = change the term Apartment to Accessory again

H = clarity in identifying lots with single-family homes

I = can’t be leased land

J = terminology, changing Apartment to Accessory again

TABLE 1, Use Regulations = Item #5 – permitted where single family homes are permitted, which means ADUs are also permitted in the C-1 and INT areas since single-family homes exist in these areas

Bob: Suggests crossing out last sentence of first paragraph defining Accessory Dwelling Unit

Matt: Tweaks it so it is detached or attached, but strike “within”

Bob: B = strike within again

Bob: D = 300 square foot ADU minimum does not agree with current Building Code Ordinance language, which defines minimum as 500 square foot; therefore, we need to make sure to edit **BUILDING CODE ORDINANCE – ARTICLE II, B. 4** to 300 square feet

Bob: E = add “subject to F”

Bob: Fb = prior zoning approval – add “or planning” so it reads, “prior zoning or planning approval”

Bob: H = make ADU singular

Bob: I = make ADU singular. Also, can we rent both out, even if only temporary? Because the ADU can’t be more restrictive - cross out the black text – the RSA does not allow us to be too restrictive.

Laura: The municipality “may” require owner occupied but not dictate which unit the owner must occupy.

Further Committee Discussion: Because the law offers this opportunity for communities to require an owner occupancy, we should leave that part of I as is. Bob agrees.

Bob: In the Table, section #2 = Why isn’t two-family dwelling allowed in the OC-1, INT, or OR section?

Matt: Three tends to be the start for site plan review

Ellie: Duplex – can be two owners, but an ADU is owned by the homeowner

Ian: First step for the committee is to change the ordinance to adhere to the new ADU laws. Maybe the ADU changes starts the conversation that will eventually lead to changes to duplex requirements.

Laura: Will this Warner ADU Ordinance document be presented to Planning Board?

Ian: Yes, the planning board.

Connor: Our established 2026 goal is to fix for compliance with the laws first.

Ian: Technical question—in our previous ordinance, the ADU could be no more than the 50% heating and finished floor size of the home.

Laura: The total square feet can only be controlled by 750 minimum to 950 max, though the numbers can be adjusted.

Bob: Keeping to a percentage of the original home is a restriction that can no longer be levied due to the legislation.

Matt: The entire discussion of finished floor size can be murky and lead to an even longer discussion than we need now.

Matt referred to the handout from last meeting: **WARNER MULTI-FAMILY INTERVALE ORDINANCE, DRAFT ONE**

Matt: Table 1, Use Regulations = #3 and #5 and #6 are all permitted by law in the Intervale District.

Matt: C-1 now also permits #3 and #5.

Matt: Now splitting hairs will be the job of the attorneys.

Matt: Multi-family is a threshold – single, ADU, and duplex are not multifamily so anything else is.

- RSA that 5 units in a building is multi-family.
- There’s another that states 4 units.
- But just for defining it, I’ve used a building with three or more residences; the key for that is because that what the site plan review is.

Bob: Article 4 Zoning Ordinance in K – multi-family development: the minimum building area up to a maximum of 4 multi units in one building. Ben Frost is saying that we are defining multifamily as 3 & 4 residences.

Ian: What I like here is that it’s clean.

Bob: Other than workforce housing, can’t have more than 4.

Matt: But this definition is only a definition, otherwise, there is clarification of one family, two family, and then it jumps to four family and up in – so what is a three family? Three and up: for **DEFINITION**, but then zoning can still stand.

Matt: The increased to decreased lot size discussion = If the planning board is hesitant to decrease, if that is too much, we can leave it same size.

Ian: Would requiring one and a half more land conflicting with the new legal language?

Matt: Not sure it conflicts with the RSA, but it is more restrictive, so the effect of having an increase of half more buildable acre, that will narrow down the opportunity of multi-family structures to be built.

Bob: Article IV – Can you explain the way you wrote it?

Matt: Instead of adding a half-acre, you'd get an incentive; at the very least it should be neutral. ***Matt will rewrite it in the spirit of the law and make it neutral.***

Ian: Up to the max five – is five in keeping with the state?

Matt: Yes, with the workforce RSA; if it has three or four units, you cannot count it as multi-family workforce housing unit.

Laura: Some towns are changing commercial districts to industrial and manufacturing zones to get around the law offering multifamily structures to be built.

Matt: A. I haven't heard of it yet. And B., I don't think it's going to cut it.

Matt handed out the DRAFT SURVEY and three corresponding MAPS for us to discuss after he leaves.

5:58 Matt left

Ian: Anything with the Intervale is going to be controversial, is my prediction, though it doesn't have to be. There is going to be opportunity.

Bob: Building code article II B 1. Re: Egress. Two are required in each house and ADU. RSA 155-A:2. But one stairway is not going to have two egress points.

Ian: The building code can be changed at any time.

Bob: I think we need to recommend to the Select Board – to comply with the RSAs – single stairway and the revision mentioned earlier to minimum of 300 square feet. It could be a one-page memo to the Select Board. Bob offered to write it.

Ian: How many changes?

Bob: Just two.

It was agreed that ***Bob will write a DRAFT memo to the Select Board and bring it to our next meeting.***

SURVEY

Mostly about the Intervale with some ADU

Connor: Define what the Intervale is, and in each map, define what we're looking at.

Ian: Exit seven and exit nine are commercial.

Bob: Definitions – business district might be village district or downtown instead.

Connor: Should keep the zoning definitions in there too.

Laura: We could add something like, "which you may know as downtown village district."

Ruth: List the districts and define them, including with maps for each.

Ian: Worked with Stephanie at Central, who made the first survey great. She could provide the zoning terms along with other verbiage to make it clearer where the areas are located.

Bob: The maps show the Intervale District but define it as C-1.

Connor: The survey is asking questions regarding potential residences to the various areas.

Ian: Most people won't look closely at the map, unless perhaps some who live on the edge of a zone.

Dana: The maps included in the survey feel like there is too much scrolling and almost too much information being presented; we may turn people off to finishing what is supposed to be a short survey.

Ruth: We could offer a "click on a link for clarity" option.

Laura: Yes, agree!

The Committee also agrees.

Ian: Looking at the first paragraph—

Laura: These are already changed in state law, not legislation, why are we asking "Are you aware...?"

Ian: Trying to gauge people's realization of the laws; guessing that 95% won't know this.

Committee: We could link to the NHMA handouts - summaries of all the changes for people who want to know more.

Laura: Are you aware of recent "changes in NH state law" so people don't get the mistaken idea that these are still up for debate.

Committee: Trying to define multi-family that resembles a traditional NE farm homestead. The question is how to describe it succinctly. Also, more succinct wording for types of housing: Mixed use of retail on bottom and residence above; Defining Townhomes; Listing multi-family of up to 5 units; in between, and 20 or more?

Ellie: Not too many choices, so not too much scrolling.

Ian: Yes, offer like five choices.

Ian: Warner's Exit 9 in 2004. Worked with Plan New Hampshire. Hundreds of people participated in community engagement to develop ideas, sketches, maps, what people envisioned such as double lanes, trees planted, etc. Answered the questions: What do you want to see? What kind of smart growth would be good? Primary start to let's make exit 9 part of the town.

Ruth: the question on #5 - seems like a diversion. (What is your vision for the Intervale District?)

Ellie: Maybe ask something like, "Anything you want to add?" after each.

Laura: Add "regarding housing" to that.

Ian: So, anything you want to add regarding housing?

Laura: ADUs biggest change to state law - detached and attached ADUs by right. Largest change: An ADU is no longer anything you have to ask for - as long as you get a build permit and keep within setbacks.

Ellie: A second question might be why or why not? What would incentivize you to build an ADU or what are the roadblocks?

Bob: What steps can the town take to incentivize you to build an ADU?

Ian: Quickest easiest way to write it. If no, is there anything that would incentivize you?

Committee: #7 leave for general comments.

Dana will type up changes to the survey and send to Ian to make any additional edits and then share with Mike and Matt.

FUTURE MEETINGS:

- October 14th - on the Town Hall stage
- November 19, 5 - 7 pm, hopefully at the library; *Dana will request.*

WORKSHOPS AND PRESENTATIONS:

- Ian went to the housing webinar - highlight was first Q&A - what would you like see more of? More towns addressing more types of housing.
- Connor & Laura attending NH Housing & Economy 2025 Conference, Oct. 16, Concord, 8 am-12:30 pm, tickets \$75, include breakfast
 - https://lp.constantcontactpages.com/ev/reg/6v95673/lp/da58e695-a269-4f50-9889-e17932e900c5?source_id=563b866d-90aa-46bc-971e-d33ea009d4bc&source_type=em&c=2KF_dNkCFaSHytD5JWYMMvbmRpdmA6s8zEvzFIIwk7OAwZ6l1SiU1w==
- Hilton Oct 23 - housing affordability crisis
- Laura is attending a luncheon at St Anselm - a thank you to Kelly Ayotte for getting housing on the state legislature agendas.

Bob: Would like hear more on modular vs manufacturing - would like to have someone who can explain it: the price differential and differences.

Ian: Micha Thompson on one of the boards describes modular building as Legos for grownups.

Laura: think modular is more expensive.

ADJOURN Motion to adjourn, Ian; Laura seconded.

NONE OBJECTED

Meeting adjourned 7:10 pm.

Next meeting: Tuesday, October 14 at 5:00 pm, at Town Hall Stage.

2025.10.02 Housing_Minutes_FINAL

Noted by Dana Myskowski

LOTS SPLIT BY 2 OR MORE ZONES EXAMPLES 10/2/25

Allenstown (larger lot controls):

The zone in which the majority of buildable square footage is located [shall control].

Pembroke (Owner choses if they want the larger to govern the smaller):

When a lot is transected by a Zoning District Boundary, the regulations of the chapter applicable to the larger area of such lot may also, at the option of the owner, be deemed to govern in the smaller area of the lot, but only to an extent not more than 100 linear feet in depth beyond such Zoning District Boundary.

Bradford (district governs the portion of the lot in the district):

The regulations of a particular zoning district shall govern any portion of a lot falling within that district.