



# TOWN OF WARNER

## Housing Committee

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Meeting Minutes, February 18, 2026

### CALL TO ORDER at 5:05 pm

**PRESENT** Committee Members: Ruth Roudiez, Bob Holmes, Laura Hallahan, Ellie Brown, Ian Rogers, and Connor Spern  
Central NH Regional Planning Commission Representative Matt Monahan  
Planning Commission Representative Mike Tardiff

**ABSENT** Dana Myskowski, UNH Cooperative Extension Representative John Christ

**PUBLIC COMMENT** None

### APPROVAL OF MINUTES

Reviewed Jan. 21, 2026, minutes. Motion to approve: Laura, Bob seconded. Passed (Connor abstained)

### Review of Housing Needs Assessment (Matt)

Zoning, county affordability (how Warner fits into)

Confirms what we already know about a lot of housing trends

Costs continually increasing

Conclusions - older demographic with increasing incomes

Needs - increase in smaller, more affordable homes

11 affordable units per year between 2025 and 2040

Possible zoning changes - increase density, relax larger lot sizes, allow duplexes where single family homes are permitted, permit multi family by conditional use permit instead of special exception

Ian - digestible format, good readability, good overview of conclusions

Mike - ability to describe types of jobs that make up workforce in "workforce housing"

Laura - NH Realtors Assoc. - their data shows 78% increase in home prices from 2020 to 2025

Only 19% of NH residents can afford current median home price

Connor - NH Fiscal Policy Institute - data comparison for household costs from 2005 through 2025

Rental costs - seem to be increasing at a greater rate than house purchase prices

Age of housing stock - another consideration

Add in language that the data represents a snapshot in time and that numbers are constantly changing (trending upwards currently)

Difference between family income (related members living under one roof) and household income (all residents in a household, not necessarily related)

Costs for aging in place (maintenance, ADU and other renovations, etc.)

Check minimum lot size requirements for different zones and how open space cluster/conservation development fits in

Chart on p.10 - wait to finalize until after Town Mtg.

Conclusion - Laura suggests stronger language rather than "should", "could", "would"

Another version will be shared from Central for review

Housing revaluation - add in sentence addressing this?

percentages in increase for residential vs. commercial?

46 Assessments for lower cost housing increased at a greater rate than higher cost housing  
47 Add language about elementary school enrollment and changes in child population? - refer  
48 to master plan  
49 How to share this document to the town once it's finished - library newsletter, present at a  
50 Selectboard meeting, present at another community engagement event  
51 Hold off on presenting to Planning Board until we prepare more  
52 Laura - could present the needs assessment to get a grant from national realtors association  
53 for community engagement events  
54

### 55 **Housing Survey Results**

56 220 total responses  
57 Relatively wide support for multi family up to 5 units  
58 Overwhelmingly positive tone (compared to what it could have been)  
59 Open ended questions - good to read through  
60 Intervale and North Rd. - areas to focus on  
61 Survey is closed, Central will finalize findings so they can be shared  
62 Costs of services studies - question related to increasing housing units  
63 Different properties - amount bringing in taxes vs. how much they cost for services  
64 Impact of language/words on how people interact with information  
65 "Multi family" vs. "multi unit" as an example  
66 Share results of survey publicly soon (can reference survey in the needs assessment  
67 document - paragraph summarizing high level points)  
68

69 How can we disseminate factual information to counter false narratives that are spreading  
70 around town?  
71

### 72 **Plans/Goals/Future Ideas for 2026**

73 Draft of Zoning Ordinance to review at next meeting  
74 Intervale Overlay  
75 Conversation about workforce housing  
76 Combining Site Plan and Subdivision Regs into single document  
77 Bob - doesn't seem to be strong support for this currently  
78 Mike - provides streamlining to process  
79 Community Engagement event around Housing Needs Assessment  
80 Work towards some solid changes to present for 2027 Town Meeting  
81 Visioning for what Warner will look like in 30 years  
82 What changes could we propose from this to bring to Planning Board and/or Town meeting  
83 Help people visualize what 80 housing units actually looks like  
84 Visuals for what new housing units could look like (ADUs, multifamily, etc)  
85 Building on Class 6 roads - discussion at most recent Selectboard Mtg. - Planning Board will  
86 be discussing - more info coming. Possibly getting feedback from Central on how to move  
87 forward  
88

89 Scheduling future meetings

90 March - 3/25 5-630pm

91 April (Ian in Japan) - Wednesday 4/22 5-7pm