

# WARNER MASTER PLAN UPDATE

## REGULATORY AUDIT

As part of the 2008 Warner Master Plan update, a “regulatory audit” of the Town’s planning documents was done to provide a “starting point” for the process. The source for the documents was the Town of Warner website, Town Hall, and the CNHRPC library. The audit is not a static analysis of the regulations. It will be used to identify issues along with the survey and other means. The audit was done to accomplish the following:

1. Catalogue all existing local land use requirements, including plans, policies, regulations, and programs;
2. Create a comprehensive listing of inconsistencies or problems found in and between the current land use requirements, design regulations, and permitting requirements; and,
3. Evaluate alternative remedies for identified problems.

The first step was to determine what planning documents the Town of Warner has on hand and to look at the dates of the documents. The purpose was to 1) identify what documents had to be catalogued, and 2) determine what other documents needed to be updated. The following chart depicts these findings:

<b>Document</b>	<b>Current Year</b>	<b>Out of Date</b>
Building Code	2007	No
Capital Improvements Program	2007	No
Earth Excavation	2006	No
Floodplain Development Ordinance	2008	No
Hazardous Waste	2007	No
Master Plan	1999	YES
Mink Hills Conservation Plan	2004	No
Site Plan Regulations	2006	No
Solid Waste Ordinance	2005	No
Street Numbering Ordinance	1995	No
Subdivision Regulation	2006	No
Wireless Communications Ordinance	2004	No
Wireless Facility Site Plan	1998	No
Zoning Ordinance	2007	No

*Source: Town of Warner Website; Town Hall*

With the exception of the Master Plan, it appears that the other documents are generally current. Some documents, such as the Mink Hills Conservation Plan, the Street Numbering Ordinance, the Wireless Communications Ordinance, and the Wireless Facility Site Plan documents may need to be updated in the next few years. As the Master Plan should serve as the basis for all future regulatory or planning changes, it is crucial that the Master Plan is updated and any deficiencies are addressed. In addition, by knowing what other documents in town may need updating, Warner has the opportunity to incorporate such perspectives in the current Master Plan update.

Once the documents were catalogued and dated, the next step was to conduct the audit. Again, the purpose of this audit was, at the most basic level, to identify conflicts among the documents, in particular, with the current master plan. Conflicts with the Master Plan indicate a situation where a particular document has “gotten ahead of” the Master Plan. Updates to the Master Plan should take these differences into account and with the appropriate changes in the new Plan, there will be a sound legal basis upon which Warner’s regulatory framework can rest for the future.

In addition to comparing various documents to the current Master Plan, comparisons among the other various documents were done as well. This was done to assure that there is synergy and no conflict among the other documents. Any proposed changes to the various documents could be indicated in the new Plan which will ensure that all of Warner’s planning and regulatory documents are consistent with one another.

During the process there were many items found and recommendations generated. In all there were 76 inconsistencies found and 41 recommendations to address these issues. Below, a sample of the findings is depicted. Note that the full audit is attached as an appendix at the end of this document.

**SUMMARY FINDINGS:**

<b>Documents in Compared/In Conflict</b>	<b>Problem(s)</b>	<b>Recommendation</b>
<ul style="list-style-type: none"> <li>- Master Plan; Building Code; Zoning Ordinance; Site Plan Regulations</li> </ul>	<ul style="list-style-type: none"> <li>- Architectural design standards do not appear in MP</li>   <li>- Building safety design recommendations do not appear to be in the MP</li> </ul>	<ul style="list-style-type: none"> <li>- Because Architectural Guidelines have been established through regulations, the MP should place emphasis on expanding upon existing Arch Standards regs.</li>   <li>- The updated Master Plan should recommend that Architectural Guidelines should apply to all existing dwellings and buildings within the Village Residential District in order to provide for consistency among architectural types. A list that clearly identifies appropriate materials and details should be created</li> <li>- Ensure that Public Safety, Health &amp; Welfare are part of the Master Plan</li> </ul>
<ul style="list-style-type: none"> <li>- Mink Hills Conservation Plan &amp; Master Plan</li> </ul>	<ul style="list-style-type: none"> <li>- Develop a conservation plan based on this resource information which identifies acquisition priorities and other resources management actions</li> <li>- Maps in the master plan do not seem to be 1) as extensive or 2) as detailed as the Mink Hills Conservation Plan; a lot of information missing in MP</li> </ul>	<ul style="list-style-type: none"> <li>- Develop a town-wide conservation plan based on this resource information which identifies acquisition priorities and other resources management actions</li> <li>- Create updated maps that are consistent with the items and level of detail in the maps from the Mink Hills Conservation plan</li> </ul>
<ul style="list-style-type: none"> <li>- Capital Improvements Program &amp; the Master Plan</li> </ul>	<ul style="list-style-type: none"> <li>- There are several items in the CIP that do not appear to have a strong basis in the Master Plan</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that all requested items have some basis in the master plan</li> <li>- Ensure that Library items are part of the CIP</li> <li>- Ensure that Cemetery items are part of the CIP</li> </ul>
<ul style="list-style-type: none"> <li>- Excavation Regulations &amp; Master Plan</li> </ul>	<ul style="list-style-type: none"> <li>- Current land use does not discuss excavation activities</li> <li>- Future land use chapter does not discuss excavation activities</li> </ul>	<ul style="list-style-type: none"> <li>- Include excavation/gravel pit land uses in the existing land use chapter</li> <li>- Include excavation/gravel pit land uses in the future land use chapter</li> </ul>

Documents in Compared/In Conflict	Problem(s)	Recommendation
<p>- <b>Site Plan Regulations</b>; Master Plan; Zoning Ordinance &amp; Subdivision Regulations</p>	<ul style="list-style-type: none"> <li>- Transportation chapter makes no reference of site design impacts on traffic/transportation such as access management</li> <li>- Some definitions are misplaced alphabetically</li> <li>- "Building" is defined differently in the Site Plan Regulations, Subdivision Regulations, and in the Zoning Ordinance</li> <li>- Site Plan Regulations definitions, Subdivision Regulations definitions, and Zoning Ordinance Definitions seem to create confusion for: "Frontage", "Frontage Road", "Frontage Yard", "Frontage Lot", and "Reverse Frontage"</li> <li>- Some conflicts with the UPDATED Comprehensive Shoreland Protection Act</li> </ul>	<ul style="list-style-type: none"> <li>- Incorporate site design suggestions (architectural design standards for example; as well as signs &amp; lighting) in the housing chapter</li> <li>- Incorporate site design suggestions for cluster developments (architectural design standards for example; as well as signs &amp; lighting) in the natural resources chapter</li> <li>- Ensure that there are no conflicts between site plan and zoning definitions; include a provision in both documents that refers to the other for any undefined terms; ensure that all definitions are in alphabetical order</li> <li>- Master Plan should reflect Comprehensive Shoreland Protection Act standards. The Natural Resources Chapter states that the Town should help DES enforce the CSPA - The Master Plan should identify and map areas that are to be affected through the regs.</li> </ul>

Documents in Compared/In Conflict	Problem(s)	Recommendation
<p>- <b>Subdivision Regulations;</b> Master Plan; Zoning Ordinance; Site Plan Regulations</p>	<ul style="list-style-type: none"> <li>- No reference in the Natural resources chapter about proper site drainage for subdivisions</li> <li>- No subdivision regulation reference about grading and drainage in the natural resources chapter</li> <li>- No subdivision regulation reference about transportation planning in the transportation chapter</li> <li>- No subdivision regulation reference about open space planning in the natural resources chapter</li> <li>- No subdivision regulation reference about coordinating streets in the transportation chapter</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that there are no conflicts between subdivision and zoning definitions; include a provision in both documents that refers to the other for any undefined terms; ensure that all terms are in alphabetical order</li> <li>- MP should mention (in each appropriate section) that studies for water supply, public facilities, waste/sewer, and grading/drainage studies should be submitted to the planning board during the subdivision process</li> <li>- MP transportation chapter should indicate that the subdivision regulations require the coordination of streets &amp; sound transportation planning</li> </ul>
<p>- Street Numbering Ordinance</p>	<p>- No apparent base for creating such an ordinance</p>	<p>- Link the "Purpose" section of the ordinance to the community facilities section in the master plan</p>
<p>- Wireless Telecommunications Facilities Ordinance</p>	<p>- No apparent base for creating such an ordinance</p>	<p>- Link section 1000.00 of the ordinance to the community facilities section in the master plan</p>

Documents in Compared/In Conflict	Problem(s)	Recommendation
<ul style="list-style-type: none"> <li>- Wireless Telecommunications Facilities Ordinance Site Plan Review Regulations</li> </ul>	<ul style="list-style-type: none"> <li>- With no apparent base for creating the ordinance Wireless facilities ordinance, this document has no link to the plan</li> <li>- The Site plan regulations contain a wireless facility section governing such sites. This section is, for the most part, the same as the site plan ordinance, although the last 2 sections of the wireless site plan document contains a waivers and procedures section that the wireless portion of the site plan regulations does not</li> </ul>	<ul style="list-style-type: none"> <li>- When linking the ordinance to the master plan, include provisions about creating a site plan review document to accompany the ordinance</li> <li>- Eliminate either the Wireless site plan ordinance or the similar section in the master plan (once the 2 different sections between the documents are reconciled)</li> </ul>
<ul style="list-style-type: none"> <li>- Zoning Ordinance</li> </ul>	<ul style="list-style-type: none"> <li>- Several new districts are not cited in the Master Plan</li> </ul>	<ul style="list-style-type: none"> <li>- Add a section about establishing a Recreation District in the future land use in the master plan</li> <li>- Add a section about establishing an Interval overlay district</li> <li>- Master Plan could address possible Innovative Land-Use techniques such as Lot-Size averaging and other techniques that prevent standard 2 acre zoning</li> </ul>

**APPENDIX  
COMPLETE REGULATORY AUDIT**

Master Plan with:	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<p><b>- Building Code (BCO)</b></p>	<p>- NA</p>	<p>- Architectural design standards do not appear in MP</p> <p>- Building safety design recommendations do not appear to be in the MP</p>	<p>- NA</p>	<p>- Zoning Ordinance: Definition of façade so as to provide consistency with other documents and regs. Façade treatments are discussed in BCO and Site Plan.</p> <p>- Site Plan Regulations: Section XI.C. states that surface materials shall not include cinderblocks and concrete. BCO permits these two materials for chimneys.</p> <p>- Building Code Ordinances: Clarity in Article II-A as to what a normal repair is. Normal repairs, which include exterior renovations, which don't alter the principle use, don't require building permits.</p> <p>- Master Plan: Section 10.2. states that Architectural Guidelines should be established. These guidelines are already established in regs.</p>	<p>- Because Architectural Guidelines have been established through regulations, the MP should place emphasis on expanding upon existing Arch Standards regs. The updated Master Plan should recommend that Architectural Guidelines should apply to all existing dwellings and buildings within the Village Residential District in order to provide for consistency among architectural types. A list that clearly identifies appropriate materials and details should be created</p> <p>- Ensure that Public Safety, Health &amp; Welfare are part of the Master Plan</p>

Master Plan with:	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<p align="center"><b>- Mink Hills Conservation Plan</b></p>	<ul style="list-style-type: none"> <li>- Increase the amount of sensitive/priority areas within town that are protected through easements, covenants, or Town Ownership</li> </ul>	<ul style="list-style-type: none"> <li>- Develop a comprehensive, GIS-based database of the natural and historic resources in the Mink Hills area of Warner, including digital map of all ownership parcel boundaries</li> </ul>	<ul style="list-style-type: none"> <li>- The Conservation Commission should continue to carry out watershed studies, such as the Willow Brook Watershed Study, to help the Town establish specific areas to be protected</li> </ul>	<ul style="list-style-type: none"> <li>- NA</li> </ul>	<ul style="list-style-type: none"> <li>- Develop a comprehensive, GIS-based database of the natural and historic resources in town, including digital map of all ownership parcel boundaries</li> </ul>
	<ul style="list-style-type: none"> <li>- Encourage the use of sound land management practices for developed, forested and agricultural lands to promote diverse wildlife habitat</li> </ul>	<ul style="list-style-type: none"> <li>- Develop a conservation plan based on this resource information which identifies acquisition priorities and other resources management actions</li> </ul>	<ul style="list-style-type: none"> <li>- Use the proceeds for the Current Use Tax for conservation purposes</li> </ul>		<ul style="list-style-type: none"> <li>- Develop a town-wide conservation plan based on this resource information which identifies acquisition priorities and other resources management actions</li> </ul>
	<ul style="list-style-type: none"> <li>- Protect scenic ridgelines and hilltops, and encourage the responsible use of Mt. Kersarge</li> </ul>	<ul style="list-style-type: none"> <li>- Gain public acceptance through involvement of various partners and residents as the plan is developed</li> </ul>	<ul style="list-style-type: none"> <li>- Continue to promote the agricultural use of lands through the Current Use tax</li> </ul>		<ul style="list-style-type: none"> <li>- Gain public acceptance through involvement of various partners and residents as the plan is developed</li> </ul>

	<b>Shared Portions</b>	<b>Lacking in MP</b>	<b>Lacking in this Document</b>	<b>Inconsistencies with other documents</b>	<b>Recommendations</b>
<b>- Mink Hills Conservation Plan (Continued)</b>	<ul style="list-style-type: none"> <li>- Investigate alternative zoning regulations to protect forestry and agricultural activities</li> </ul>	<ul style="list-style-type: none"> <li>- Maps in the master plan do not seem to be 1) as extensive or 2) as detailed as the Mink Hills Conservation Plan; a lot of information missing in MP</li> </ul>	<ul style="list-style-type: none"> <li>- Investigate and enforce the use of stronger controls and protection for streams</li> <li>- Protect important aquifers</li> </ul>		<ul style="list-style-type: none"> <li>- Create updated maps that are consistent with the items and level of detail in the maps from the Mink Hills Conservation plan</li> <li>- Incorporate the previous '99 Master Plan's recommendations with the exception of Objective 4 (not needed)</li> <li>- Update the Mink Hill Conservation Plan after the Town's Master Plan is updated</li> </ul>

Master Plan with:	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
	<b>Shared Portions</b>	<b>Lacking in MP</b>	<b>Lacking in this Document</b>	<b>Inconsistencies with other documents</b>	<b>Recommendations</b>
	- Town Hall Roof Repair	- Town Hall front steps	- No Library requests	- NA	- Ensure that all requested items have some basis in the master plan
	- Old Grade School Roof Repair	- 2010 Full Evaluation	- No Cemetery requests		- Ensure that Library items are part of the CIP
<b>- Capital Improvements Program</b>	- PD cruiser Fleet Management	- Addition to Town Hall			- Ensure that Cemetery items are part of the CIP
	- Repair shims and overlay for highway	- Bridge Repair Capital Reserve			
	- Road Construction fund	- Some road construction projects			
	- Some road construction projects	- Halfway Brush chipper			
	- Highway F-350	- Expansion of transfer station onto town property			
	- Highway Snow Blower	- Transfer station scale			
	- Highway Excavator	- pave transfer station additional parking			

	<b>Shared Portions</b>	<b>Lacking in MP</b>	<b>Lacking in this Document</b>	<b>Inconsistencies with other documents</b>	<b>Recommendations</b>
<b>- Capital Improvements Program (Continued)</b>	<ul style="list-style-type: none"> <li>- Highway Tractor</li> <li>- Conservation Commission Easement purchase fund</li> <li>- Purchase new FD property</li> <li>- replace FD pumper truck</li> <li>- 2 New FD personnel</li> <li>- New FD station</li> <li>- Water &amp; sewer line replacements</li> </ul>	<ul style="list-style-type: none"> <li>- FD ambulance</li> <li>- FD alternative route capital reserve fund</li> <li>- All Planning Board requests</li> <li>- Paving parking at Riverside Park</li> <li>- replacement of water/sewer meters</li> <li>- replacement of water pickup</li> <li>- second clarifier @ sewer treatment plant</li> </ul>			

Master Plan with:	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<b>- Excavation Regulations</b>	<ul style="list-style-type: none"> <li>- Enforcement of regulations to protect streams, ponds, floodplains, an wetlands in natural resource chapter</li> <li>- Protect important aquifers in natural resource chapter</li> </ul>	<ul style="list-style-type: none"> <li>- Current land use does not discuss excavation activities</li> <li>- Future land use chapter does not discuss excavation activities</li> <li>- Future land use chapter does not link excavation issues to watersheds, wetlands, slopes, soils, or river management</li> </ul>	- NA	- NA	<ul style="list-style-type: none"> <li>- Include excavation/gravel pit land uses in the existing land use chapter</li> <li>- Include excavation/gravel pit land uses in the future land use chapter</li> <li>-Future land use chapter should link excavation impacts to watersheds, wetlands, slopes, soils, and rivers</li> </ul>

<b>Master Plan with:</b>	<b>Shared Portions</b>	<b>Lacking in MP</b>	<b>Lacking in this Document</b>	<b>Inconsistencies with other documents</b>	<b>Recommendations</b>
<b>- Flood Plain Ordinance</b>	- NA	- NA	- NA	- NA	- Flood plain ordinances are amended and updated in accordance with FEMA requirements, and Warner should continue to make shure that such updates are always part of Town Meeting every year. Failure to do so could result in no flood insurance for Warner property owners
<b>- Household Hazardous Waste Policies &amp; Procedures</b>					
	- NA	- NA	- NA	- NA	- NA

Master Plan with:	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<b>- Site Plan Regulations</b>	<p>- General overall goals to ensure protection of natural resources</p>	<p>- Housing Chapter makes no reference to site design criteria that could be located in the Site Plan Regulations</p> <p>- Transportation chapter makes no reference of site design impacts on traffic/transportation such as access management</p> <p>- No suggestions that the site plan regulations outline site design standards for cluster developments</p> <p>- No suggestions that the site plan regulations outline landscaping standards</p> <p>- No suggestions to ensure sound site design standards for multifamily/commercial development to ensure proper and adequate site drainage</p>	<p>- Some definitions are misplaced alphabetically</p>	<p>- "Building" is defined differently in the Site Plan Regulations, Subdivision Regulations, and in the Zoning Ordinance</p> <p>- Site Plan Regulations definitions, Subdivision Regulations definitions, and Zoning Ordinance Definitions seem to create confusion for: "Frontage", "Frontage Road", "Frontage Yard", "Frontage Lot", and "Reverse Frontage"</p> <p>- "Abutter" is defined differently in the Site Plan Regulations and in the Subdivision regulations</p> <p>- "Floodprone" and "Floodplain" may present a conflict between the definitions of the Site Plan and Subdivision regulations</p>	<p>- Incorporate site design suggestions (architectural design standards for example; as well as signs &amp; lighting) in the housing chapter</p> <p>- Incorporate traffic circulation and traffic impact components at the individual site level in the Transportation chapter (such as access management planning)</p> <p>- Incorporate landscape design suggestions in the natural resources chapter</p> <p>- Incorporate site design suggestions for cluster developments (architectural design standards for example; as well as signs &amp; lighting) in the natural resources chapter</p> <p>- In the natural resources chapter, incorporate sound drainage design standard recommendations</p>

	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<p><b>- Site Plan Regulations (Continued)</b></p>		<ul style="list-style-type: none"> <li>-No reference to buffers during site design between potential conflicting uses</li>   <li>- No reference to protecting groundwater in site plan regulations</li>   <li>- No reference to site design that protects against pollution</li>   <li>- No reference to site plan regulations guiding the open space standards in cluster developments</li> </ul>			<ul style="list-style-type: none"> <li>- In the land use chapter, incorporate a recommendation that suggest buffers between uses are governed by site plan regulations</li>   <li>- Natural resources chapter should suggest that site plan regulations protect groundwater</li>   <li>-Ensure that there are no conflicts between site plan and zoning definitions; include a provision in both documents that refers to the other for any undefined terms; ensure that all definitions are in alphabetical order</li>   <li>-natural resources chapter should suggest that site plan regulations protect against pollution</li> </ul>

Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<p>- Site Plan Regulations (Continued)</p>				<p>-The current Master Plan doesn't address parking or establishing pedestrian infrastructure connecting residential to the town center. The idea of a public parking facility in the town center should possibly be addressed in the Community Facilities chapter and pedestrian infrastructure included in the transportation chapter.</p>
				<p>-natural resources chapter should suggest that site plan regulations provide guidelines for open space in cluster developments</p>
				<p>- Master Plan should reflect Comprehensive Shoreland Act standards. The Natural Resources Chapter states that the Town should help DES enforce the CSPA - The Master Plan should identify and map areas that are to be affected through the regs.</p>

	<b>Shared Portions</b>	<b>Lacking in MP</b>	<b>Lacking in this Document</b>	<b>Inconsistencies with other documents</b>	<b>Recommendations</b>
<b>- Subdivision Regulations</b>	<ul style="list-style-type: none"> <li>- General overall goals to ensure protection of natural resources</li> </ul>	<ul style="list-style-type: none"> <li>- Housing Chapter makes no reference to subdivision design criteria that could be located in the Subdivision Regulations</li> <li>- No reference in the Natural resources chapter about proper site drainage for subdivisions</li> <li>- No reference in the Natural resources chapter about proper subdivision design to protect public water supplies</li> <li>- No reference in the Natural resources chapter about proper subdivision design to maximize open space</li> </ul>	<ul style="list-style-type: none"> <li>- Some definitions are misplaced alphabetically</li> </ul>	<ul style="list-style-type: none"> <li>- "Building" is defined differently in the Site Plan Regulations, Subdivision Regulations, and in the Zoning Ordinance</li> <li>- "Abutter" is defined differently in the Site Plan Regulations and in the Subdivision regulations</li> <li>- Site Plan Regulations definitions, Subdivision Regulations definitions, and Zoning Ordinance Definitions seem to create confusion for: "Frontage", "Frontage Road", "Frontage Yard", "Frontage Lot", and "Reverse Frontage"</li> </ul>	<ul style="list-style-type: none"> <li>- Ensure that there are no conflicts between subdivision and zoning definitions; include a provision in both documents that refers to the other for any undefined terms; ensure that all terms are in alphabetical order</li> <li>- MP should mention (in each appropriate section) that studies for water supply, public facilities, waste/sewer, and grading/drainage studies should be submitted to the planning board during the subdivision process</li> <li>- MP transportation chapter should indicate that the subdivision regulations require the coordination of streets &amp; sound transportation planning</li> </ul>

Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<p><b>- Subdivision Regulations</b></p>	<p>- No reference in the Natural resources chapter about proper subdivision design to ensure proper waste (sewage) treatment</p>		<p>- "Floodprone" and "Floodplain" may present a conflict between the definitions of the Site Plan and Subdivision regulations</p>	<p>- The natural resources chapter in the master plan should indicate that open space is planned for in the subdivision regulations</p>
	<p>- No subdivision regulation reference to water supply in the natural resources chapter</p>			<p>-Master plan should indicate in the land use chapter that all subdivisions (as required per the subdivision regulations) are to be in compliance with the master plan</p>
	<p>- No subdivision regulation reference about grading and drainage in the natural resources chapter</p>			
	<p>- No subdivision regulation reference about transportation planning in the transportation chapter</p>			
	<p>- No subdivision regulation reference about public facilities planning in the community facilities chapter</p>			

	Shared Portions	Lacking in MP	Lacking in this Document	Inconsistencies with other documents	Recommendations
<p><b>- Subdivision Regulations</b></p>		<ul style="list-style-type: none"> <li>- No subdivision regulation reference about open space planning in the natural resources chapter</li> <li>- No subdivision regulation reference about coordinating streets in the transportation chapter</li> <li>- No subdivision regulation/master plan compliance reference in the Land use chapter</li> <li>- No subdivision regulation reference about water/sewer planning in the community facilities chapter</li> </ul>			

	<b>Shared Portions</b>	<b>Lacking in MP</b>	<b>Lacking in this Document</b>	<b>Inconsistencies with other documents</b>	<b>Recommendations</b>
<b>- Solid Waste Ordinance</b>	- Mandatory Recycling	- NA	- NA	- NA	- Maintain current representation of recycling operations in the master plan
	<b>Shared Portions</b>	<b>Lacking in MP</b>	<b>Lacking in this Document</b>	<b>Inconsistencies with other documents</b>	<b>Recommendations</b>
<b>- Street Numbering Ordinance</b>	- None	- No apparent base for creating such an ordinance	- NA	- NA	- Link the "Purpose" section of the ordinance to the community facilities section in the master plan
	<b>Shared Portions</b>	<b>Lacking in MP</b>	<b>Lacking in this Document</b>	<b>Inconsistencies with other documents</b>	<b>Recommendations</b>
<b>- Wireless Telecommunication Facilities Ordinance</b>	- None	- No apparent base for creating such an ordinance	- NA	- NA	- Link section 1000.00 of the ordinance to the community facilities section in the master plan

	<b>Shared Portions</b>	<b>Lacking in MP</b>	<b>Lacking in this Document</b>	<b>Inconsistencies with other documents</b>	<b>Recommendations</b>
<b>- Wireless Telecommunication Facilities Ordinance Site Plan Review Regulations</b>	- None	- With no apparent base for creating the ordinance Wireless facilities ordinance, this document has no link to the plan	- NA	- The Site plan regulations contain a wireless facility section governing such sites. This section is, for the most part, the same as the site plan ordinance, although the last 2 sections of the wireless site plan document contains a waivers and procedures section that the wireless portion of the site plan regulations does not	- When linking the ordinance to the master plan, include provisions about creating a site plan review document to accompany the ordinance  - Eliminate either the Wireless site plan ordinance or the similar section in the master plan (once the 2 different sections between the documents are reconciled

	<b>Shared Portions</b>	<b>Lacking in MP</b>	<b>Lacking in this Document</b>	<b>Inconsistencies with other documents</b>	<b>Recommendations</b>
<b>- Zoning Ordinance</b>	- Medium Density Residential District	- Village District	-NA	- Zoning ordinance contains some conflicts with the NEW Comprehensive Shoreland Protection Act	- Maintain format for future land use recommendations in the master plan
	- Low Density residential District	- Recreation District			- Add a section about establishing a Recreation District in the future land use in the master plan
	- Conservation District	- Warner Intervale Overlay District			- Add a section about establishing an Intervale overlay district
	- Business District				- Master Plan could address possible Innovative Land-Use techniques such as Lot-Size averaging and other techniques that prevent standard 2 acre zoning
	- Commercial District				

Source: Warner Planning Documents

### Location of New Development:

The map on the reverse shows the distribution of new development between 1999 (when the last Master Plan was adopted) and the end of 2007.

You should only use this map as a diagrammatic representation of the distribution of development. The actual land consumed by the land upon which the building (usually a house) was constructed may be a portion of the colored parcel; each colored parcel may represent residential or non-residential development. If it is residential development, there may be more than one dwelling indicated on a parcel.

Think, then, of the clusters of colored lots as “hot spots” of construction activity. A more detailed analysis (and potentially a complete build-out) will be included in subsequent phases of the Master Plan.

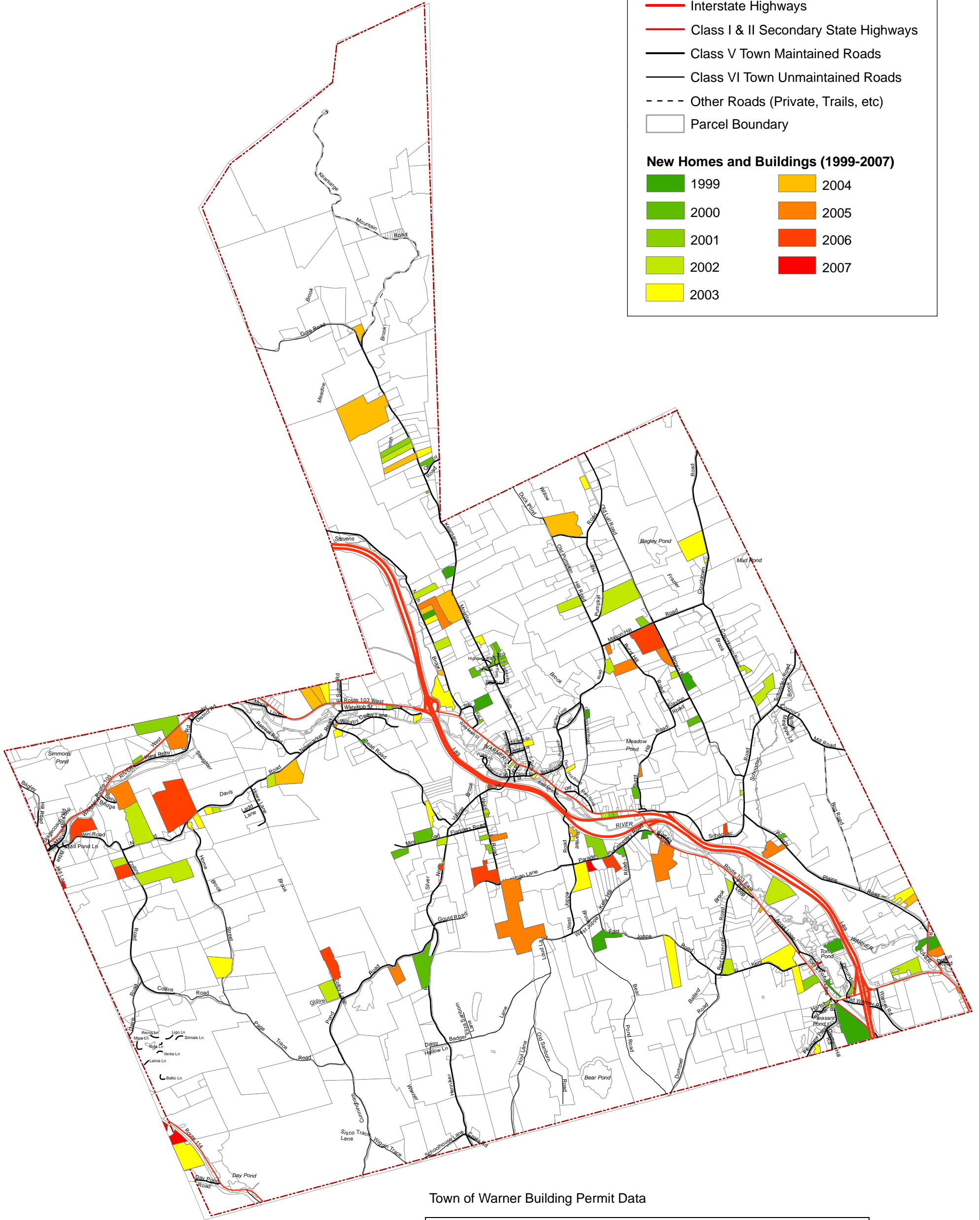
# Town of Warner

## Legend

- Political Boundary
- Interstate Highways
- Class I & II Secondary State Highways
- Class V Town Maintained Roads
- Class VI Town Unmaintained Roads
- Other Roads (Private, Trails, etc)
- Parcel Boundary

## New Homes and Buildings (1999-2007)

- |  |      |  |      |
|--|------|--|------|
|  | 1999 |  | 2004 |
|  | 2000 |  | 2005 |
|  | 2001 |  | 2006 |
|  | 2002 |  | 2007 |
|  | 2003 |  |      |



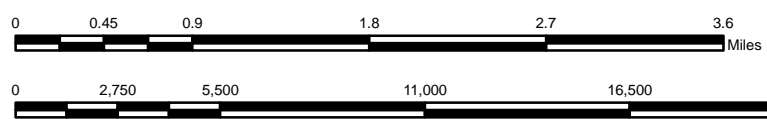
Town of Warner Building Permit Data

Housing Type	1999	2000	2001	2002	2003	2004	2005	2006	2007	Total
Single Family	12	15	23	24	24	20	16	12	4	150
Multi Family	0		0	0	0	1	1	0	0	2
Manufactured	3		0	1	0	0	1	2	1	8
Commercial	1		1	2	3	0	1	0	1	9
<b>Total</b>	<b>16</b>	<b>15</b>	<b>24</b>	<b>27</b>	<b>27</b>	<b>21</b>	<b>19</b>	<b>14</b>	<b>6</b>	<b>169</b>

Data Sources:

Source scale data from NH GRANIT, NH Department of Transportation, and CNHRPC

Map Prepared By  
Central New Hampshire Regional Planning Commission  
For the Town of Warner, NH May 2008



# Warner Community Survey

1. Survey #		Response Count
		229
<i>answered question</i>		<b>229</b>
<i>skipped question</i>		<b>0</b>

2. What qualities of Warner are most important to you? (With 5 being the most important and 1 the least, please check the number that corresponds with your opinion.)							
	5 (most important)	4	3	2	1 (least important)	Rating Average	Response Count
Location/Proximity to cultural amenities	17.4% (39)	20.5% (46)	<b>29.9% (67)</b>	16.1% (36)	16.1% (36)	1.00	224
Natural Environment	<b>56.6% (128)</b>	23.0% (52)	13.7% (31)	5.3% (12)	1.3% (3)	1.00	226
Community Spirit	<b>41.5% (93)</b>	35.7% (80)	17.9% (40)	4.5% (10)	0.4% (1)	1.00	224
Family Ties	25.3% (56)	15.4% (34)	13.1% (29)	12.7% (28)	<b>33.5% (74)</b>	1.00	221
Rural character of Town	<b>54.9% (124)</b>	28.8% (65)	11.5% (26)	4.4% (10)	0.4% (1)	1.00	226
<i>answered question</i>							<b>229</b>
<i>skipped question</i>							<b>0</b>

3. How would you rate the following amenities in Warner? Please check the appropriate box.

	Excellent	Good	Fair	Poor	Undecided or NA	Rating Average	Response Count
Medical/Health Services	12.4% (28)	<b>32.0% (72)</b>	29.8% (67)	11.6% (26)	14.2% (32)	1.00	225
Youth Recreational Opportunities	8.4% (19)	<b>44.9% (101)</b>	18.2% (41)	6.2% (14)	22.2% (50)	1.00	225
Adult Recreational Opportunities	4.0% (9)	24.7% (55)	<b>31.8% (71)</b>	24.2% (54)	15.2% (34)	1.00	223
Senior Recreational Opportunities	3.2% (7)	20.1% (44)	22.4% (49)	21.5% (47)	<b>32.9% (72)</b>	1.00	219
Town Beach	5.9% (13)	22.4% (49)	25.6% (56)	<b>28.3% (62)</b>	17.8% (39)	1.00	219
Sport Facilities	4.9% (11)	<b>37.2% (83)</b>	27.4% (61)	13.5% (30)	17.0% (38)	1.00	223
Town Forest Management	12.5% (27)	<b>47.7% (103)</b>	10.2% (22)	2.3% (5)	27.3% (59)	1.00	216
	<b>answered question</b>						<b>226</b>
	<b>skipped question</b>						<b>3</b>

**4. How would you rate the following municipal services? Please check the appropriate box.**

	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>Undecided or N.A</b>	<b>Needs Improvement</b>	<b>Response Count</b>
Police Protection	21.4% (48)	<b>48.2%</b> <b>(108)</b>	18.3% (41)	4.0% (9)	2.2% (5)	6.3% (14)	224
Fire Protection	44.2% (100)	<b>46.5%</b> <b>(105)</b>	4.0% (9)	0.0% (0)	5.3% (12)	0.0% (0)	226
Emergency Medical Services	37.4% (83)	<b>41.4%</b> <b>(92)</b>	8.6% (19)	1.8% (4)	9.9% (22)	2.3% (5)	222
Road Maintenance	25.7% (58)	<b>48.7%</b> <b>(110)</b>	15.9% (36)	7.1% (16)	0.4% (1)	4.0% (9)	226
Snow Removal	39.0% (87)	<b>46.6%</b> <b>(104)</b>	9.4% (21)	2.2% (5)	1.3% (3)	2.2% (5)	223
Transfer Station/Recycling Program	32.0% (72)	<b>46.2%</b> <b>(104)</b>	12.0% (27)	3.6% (8)	1.3% (3)	5.8% (13)	225
Building Code Enforcement	6.8% (15)	<b>35.6%</b> <b>(78)</b>	18.7% (41)	6.8% (15)	29.2% (64)	3.7% (8)	219
Town Water (precinct)	10.2% (21)	22.9% (47)	6.8% (14)	3.9% (8)	<b>53.2%</b> <b>(109)</b>	3.9% (8)	205
Sewer (precinct)	11.4% (23)	22.3% (45)	6.9% (14)	3.0% (6)	<b>54.0%</b> <b>(109)</b>	3.0% (6)	202
Town Administration	22.1% (49)	<b>41.4%</b> <b>(92)</b>	18.5% (41)	6.3% (14)	6.3% (14)	6.3% (14)	222
If you checked "Needs Improvement" please explain.							57
<b>answered question</b>							<b>227</b>
<b>skipped question</b>							<b>2</b>

**5. Please tell us about any other services or opportunities you would like to see in Warner.**

	<b>Response Count</b>
	78
<b>answered question</b>	<b>78</b>
<b>skipped question</b>	<b>151</b>


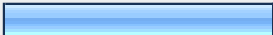
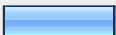


**6. How would you rate the schools serving Warner? Please check the appropriate box.**

	Excellent	Good	Fair	Poor	Undecided or N.A.	Needs Improvement	Response Count
Simonds Elementary School K-5	<b>36.4%</b> <b>(80)</b>	30.5% (67)	5.0% (11)	1.4% (3)	26.4% (58)	1.8% (4)	220
Kearsarge Regional Middle School 6-8	16.0% (35)	<b>39.3%</b> <b>(86)</b>	9.1% (20)	1.4% (3)	32.4% (71)	2.7% (6)	219
Kearsarge Regional High School 9- 12	10.5% (23)	<b>40.6%</b> <b>(89)</b>	10.0% (22)	2.3% (5)	34.7% (76)	2.7% (6)	219
	<i>answered question</i>						<b>221</b>
	<i>skipped question</i>						<b>8</b>

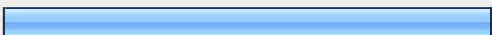
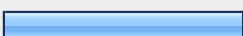

**7. Of the following concerns about the future of Warner, please rank them in descending order from 8 to 1, based on your own feelings. You should only use each number once, using the 8 for the greatest concern, 7 for the next greatest, etc.**

	1	2	3	4	5	6	7	8	Rating Average	Response Count
Loss of Warner's small town character	2.3% (5)	7.3% (16)	11.5% (25)	12.8% (28)	<b>21.6%</b> <b>(47)</b>	18.3% (40)	9.6% (21)	16.5% (36)	5.20	220
Future growth will be out of control	<b>20.3%</b> <b>(44)</b>	11.5% (25)	13.4% (29)	8.8% (19)	10.1% (22)	11.5% (25)	11.5% (25)	12.9% (28)	4.22	220
Property taxes will get too high	3.6% (8)	4.5% (10)	9.9% (22)	11.7% (26)	8.1% (18)	11.3% (25)	15.8% (35)	<b>35.1%</b> <b>(78)</b>	5.89	220
Loss of natural environment	5.5% (12)	<b>15.2%</b> <b>(33)</b>	13.8% (30)	13.8% (30)	10.6% (23)	12.0% (26)	14.7% (32)	14.3% (31)	4.75	220
The village will become over-commercialized	13.6% (29)	<b>18.3%</b> <b>(39)</b>	15.5% (33)	16.0% (34)	14.6% (31)	11.3% (24)	8.0% (17)	2.8% (6)	3.79	220
Not enough new growth to maintain an adequate tax base	12.5% (27)	<b>21.8%</b> <b>(47)</b>	12.0% (26)	11.6% (25)	6.0% (13)	13.0% (28)	12.0% (26)	11.1% (24)	4.19	220
Older and younger generations being unable to afford living in Warner	1.4% (3)	5.5% (12)	10.5% (23)	15.5% (34)	13.2% (29)	16.8% (37)	<b>25.9%</b> <b>(57)</b>	11.4% (25)	5.45	220
Too many land use restrictions	<b>40.7%</b> <b>(88)</b>	12.0% (26)	10.2% (22)	7.4% (16)	13.9% (30)	4.6% (10)	5.6% (12)	5.6% (12)	3.06	220
	<i>answered question</i>									<b>221</b>
	<i>skipped question</i>									<b>8</b>

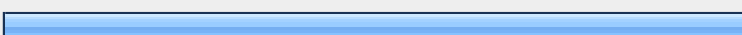


**8. Please rate how important maintaining a central, working village is to you. (5 being very important, 1 being not at all important)**

		Response Percent	Response Count
5 (most important)		52.7%	119
4		29.6%	67
3		11.9%	27
2		2.7%	6
1 (least important)		3.1%	7
		<b>answered question</b>	<b>226</b>
		<b>skipped question</b>	<b>3</b>

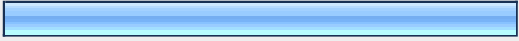
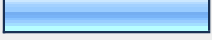
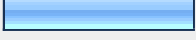
**9. Does the current development encourage safety and enjoyment of the village for pedestrians, bicyclists and others?**

		Response Percent	Response Count
Yes		53.8%	121
No		26.2%	59
Unsure		20.0%	45
		<b>answered question</b>	<b>225</b>
		<b>skipped question</b>	<b>4</b>


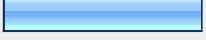
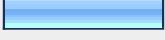
**10. Are you in favor of protecting historical districts and structures?**

		Response Percent	Response Count
Yes		81.7%	183
No		8.0%	18
Unsure		10.3%	23
		Other (please specify)	11
		<b>answered question</b>	<b>224</b>
		<b>skipped question</b>	<b>5</b>

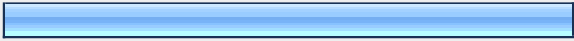
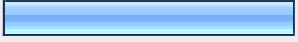

**11. Would you support enacting local tax benefits or zoning changes to improve the town's fiscal structure by encouraging local businesses on Main Street?**

		Response Percent	Response Count
Yes		56.6%	128
No		22.6%	51
Unsure		20.8%	47
		<b>answered question</b>	<b>226</b>
		<b>skipped question</b>	<b>3</b>

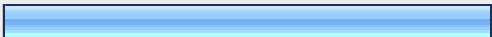


**12. Do you feel the current commercial growth in Warner is in keeping with the town's rural character?**



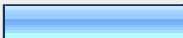
		Response Percent	Response Count
Yes		61.1%	135
No		21.7%	48
Unsure		17.2%	38
		<b>answered question</b>	<b>221</b>
		<b>skipped question</b>	<b>8</b>

**13. How important do you feel it is to promote walkability, decrease congestion and increase the quality of life with future development?**


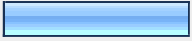


		Response Percent	Response Count
Very Important		62.7%	138
Somewhat Important		31.8%	70
Not at all Important		5.5%	12
		<b>answered question</b>	<b>220</b>
		<b>skipped question</b>	<b>9</b>

14. Does Warner currently have a sufficient number and diversity of local employment opportunities?			Response Percent	Response Count
Yes			13.6%	31
No			62.3%	142
Unsure			24.1%	55
			<b>answered question</b>	<b>228</b>
			<b>skipped question</b>	<b>1</b>



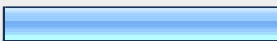
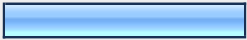
15. Should Warner encourage commercial/industrial growth?			Response Percent	Response Count
Yes			53.8%	121
No			28.0%	63
Unsure			18.2%	41
			<b>answered question</b>	<b>225</b>
			<b>skipped question</b>	<b>4</b>

16. Would you like to see Warner introduce fees on incoming development in order to lessen the town's fiscal burden in regards to new infrastructure?			Response Percent	Response Count
Yes			66.2%	151
No			14.0%	32
Unsure			19.7%	45
			<b>answered question</b>	<b>228</b>
			<b>skipped question</b>	<b>1</b>

**17. Would you support encouragement or requirement of incorporating green design (environmentally sound principles of building layout, materials, and energy use) features into new buildings in Warner?**

		Response Percent	Response Count
Yes, encouragement		68.4%	156
Yes, requirement		20.2%	46
No		7.9%	18
Unsure		3.5%	8
		<b>answered question</b>	<b>228</b>
		<b>skipped question</b>	<b>1</b>


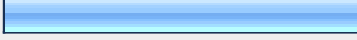
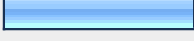
**18. Warner's current Zoning Ordinances states that in the Commercial District the maximum GROSS FLOOR AREA allowed for a building is 20,000 square feet regardless of the number of floors. Do you agree with these dimensions or would you consider allowing buildings to have a maximum FOOTPRINT (i.e. the area of the building covering the ground) of 20,000 square feet with height limits and architectural style appropriate for Warner's character? (As a comparison, the Market Basket and Aubuchon Hardware building is about 60,000 square feet and the Knoxland Equipment building at exit 7 is about 13,000 square feet.)**

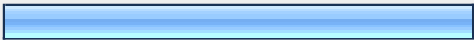
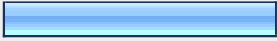
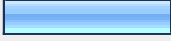
		Response Percent	Response Count
I support retaining the current ordinance which limits the total area of a building to 20,000 square feet.		34.3%	73
I would be interested in changing the 20,000 square feet gross floor area to footprint.		9.4%	20
I would be interested in changing the 20,000 square feet gross floor area to footprint if there is a height restriction included.		30.0%	64
I would be interested in changing the Zoning Ordinance to allow buildings with a larger than 20,000 square feet footprint to be constructed in the Commercial (C-1) District.		26.3%	56
		<b>answered question</b>	<b>213</b>
		<b>skipped question</b>	<b>16</b>

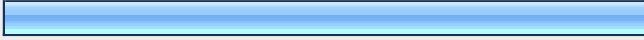
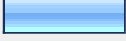

**19. Which of the following types of growth/development would you like to see in Warner? (check all that apply)**

	Yes	NO!	Response Count
Small Retail Shops(Wingdoodle, Bookends of Warner)	<b>100.0% (180)</b>	0.0% (0)	180
Large Retail Stores (Market Basket)	<b>97.7% (43)</b>	2.3% (1)	44
Medical/Dental offices	<b>100.0% (139)</b>	0.0% (0)	139
Drug store/Pharmacy	<b>100.0% (154)</b>	0.0% (0)	154
Small Restaurants(Foot Hills, Barley House, Daniel's, etc.)	<b>100.0% (184)</b>	0.0% (0)	184
Chain Restaurants(The Common Man, Chili's, The Olive Garden, etc.)	<b>95.2% (59)</b>	4.8% (3)	62
Fast Food Restaurants(Burger King, Wendy's, Taco Bell, etc.)	<b>82.4% (28)</b>	17.6% (6)	34
Professional Services(Bank, Legal, Financial)	<b>100.0% (92)</b>	0.0% (0)	92
Professional Office Building	<b>100.0% (101)</b>	0.0% (0)	101
Light Industry	<b>100.0% (106)</b>	0.0% (0)	106
Auto Sales	<b>92.9% (13)</b>	7.1% (1)	14
Supermarkets/Groceries	<b>97.7% (42)</b>	2.3% (1)	43
Agricultural/Tree Farms	<b>100.0% (126)</b>	0.0% (0)	126
Child Care	<b>100.0% (87)</b>	0.0% (0)	87
Senior Care	<b>100.0% (96)</b>	0.0% (0)	96
Indoor/outdoor recreational facility	<b>98.9% (91)</b>	1.1% (1)	92
Health/fitness facility	<b>98.9% (89)</b>	1.1% (1)	90
Home Business	<b>99.2% (120)</b>	0.8% (1)	121
I Would Prefer to See Less Development in General	<b>97.4% (37)</b>	2.6% (1)	38
		Other (please specify)	44
	<b>answered question</b>		<b>227</b>
	<b>skipped question</b>		<b>2</b>

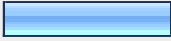

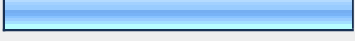
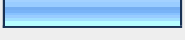
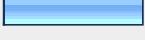
20. Which of the following criteria do you feel are most important in considering new development proposals?					
	Very Important	Somewhat Important	Not Important	Rating Average	Response Count
Jobs	63.3% (140)	29.4% (65)	7.2% (16)	1.00	221
Tax Base	66.5% (145)	31.2% (68)	2.3% (5)	1.00	218
Noise	64.7% (143)	30.8% (68)	4.5% (10)	1.00	221
Traffic	63.8% (141)	33.9% (75)	2.3% (5)	1.00	221
Location	69.4% (154)	27.5% (61)	3.2% (7)	1.00	222
Business Size	50.7% (110)	38.2% (83)	11.1% (24)	1.00	217
Safety of Employees and Customers	67.3% (146)	28.1% (61)	4.6% (10)	1.00	217
Aesthetics	62.5% (135)	33.8% (73)	3.7% (8)	1.00	216
Environmental Impact	73.9% (164)	22.5% (50)	3.6% (8)	1.00	222
Impact on Town Services	68.5% (152)	29.3% (65)	2.3% (5)	1.00	222
Change of Property Value for Abutters	57.3% (125)	37.2% (81)	5.5% (12)	1.00	218
Light Pollution	63.5% (139)	29.2% (64)	7.3% (16)	1.00	219
	<i>answered question</i>				<b>226</b>
	<i>skipped question</i>				<b>3</b>

21. Should Warner rezone to expand the current zones or create new zones for commercial and industrial development?			
		Response Percent	Response Count
Yes, expand the current zones		22.4%	50
Yes, create new zones		17.9%	40
<b>No, don't change</b>		<b>39.0%</b>	87
Unsure		20.6%	46
	If you checked "create new zones", where would you like to see new zones?		29
	<i>answered question</i>		<b>223</b>
	<i>skipped question</i>		<b>6</b>


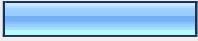
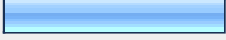
22. Would you like to see industry developed in a specific, concentrated area (industrial park)?				
			Response Percent	Response Count
Yes		51.8%	116	
No		29.9%	67	
Unsure		18.3%	41	
			If Yes, where?	96
			<b>answered question</b>	<b>224</b>
			<b>skipped question</b>	<b>5</b>

23. Do you feel the current residential growth is in keeping with Warner's rural character?				
			Response Percent	Response Count
Yes		70.9%	158	
No		13.0%	29	
Unsure		16.1%	36	
			If No, why not?	28
			<b>answered question</b>	<b>223</b>
			<b>skipped question</b>	<b>6</b>

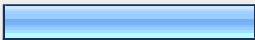
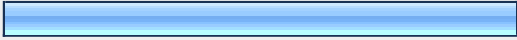

24. Of the following, which types of housing do you feel are most needed in Warner?					
	Most Needed	Somewhat Needed	Not Needed	Rating Average	Response Count
Single Family Homes	35.8% (73)	<b>41.7% (85)</b>	22.5% (46)	1.00	204
Two Family Homes	16.3% (33)	<b>44.1% (89)</b>	39.6% (80)	1.00	202
Mobile Homes on Single Lots	8.1% (16)	15.7% (31)	<b>76.1% (150)</b>	1.00	197
Mobile Homes in Parks	4.5% (9)	15.3% (31)	<b>80.2% (162)</b>	1.00	202
Condominiums	9.3% (19)	32.8% (67)	<b>57.8% (118)</b>	1.00	204
Apartment Buildings	12.9% (26)	36.3% (73)	<b>50.7% (102)</b>	1.00	201
Cluster Development	25.1% (51)	27.6% (56)	<b>47.3% (96)</b>	1.00	203
Elderly housing	34.6% (72)	<b>49.0% (102)</b>	16.3% (34)	1.00	208
Other (please specify)					3
<b>answered question</b>					<b>221</b>
<b>skipped question</b>					<b>8</b>

25. Do you feel there is a need for affordable (subsidized and senior units) and workforce housing in Warner?			
		Response Percent	Response Count
Yes, senior housing		18.3%	41
Yes, subsidized housing		8.9%	20
<b>Yes, both</b>		<b>38.4%</b>	86
No		19.2%	43
Unsure		15.2%	34
<b>answered question</b>			<b>224</b>
<b>skipped question</b>			<b>5</b>

26. Are you in favor of encouraging residential development in and around the village where water and sewer services are already available?

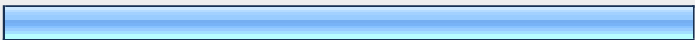



		Response Percent	Response Count
Yes		54.6%	124
No		21.1%	48
Unsure		24.2%	55
<i>answered question</i>			<b>227</b>
<i>skipped question</i>			<b>2</b>

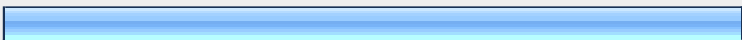
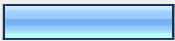
27. Would you be in favor of reducing the required lot size in the village district from the current 1/2 acre needed to 1/4 acre or so where water and sewer are available?

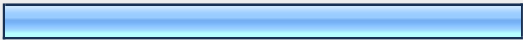

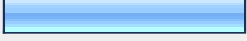
		Response Percent	Response Count
Yes		27.6%	62
No		56.4%	127
Unsure		16.0%	36
<i>answered question</i>			<b>225</b>
<i>skipped question</i>			<b>4</b>

28. Where would you like the majority of new residential development to occur?


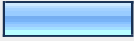
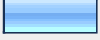
		Response Count
		102
<i>answered question</i>		<b>102</b>
<i>skipped question</i>		<b>127</b>

29. Overall, are you satisfied with the maintenance of Warner's roads?				
			Response Percent	Response Count
Yes			76.2%	173
No			14.5%	33
Unsure			8.4%	19
Not applicable			0.9%	2
Do you have any specific comments on road maintenance in Warner?				67
<b>answered question</b>				<b>227</b>
<b>skipped question</b>				<b>2</b>

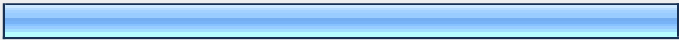
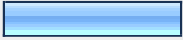

30. Do you live on a paved or unpaved road?				
			Response Percent	Response Count
Paved			81.6%	186
Unpaved			18.4%	42
<b>answered question</b>				<b>228</b>
<b>skipped question</b>				<b>1</b>

31. What type of road would you like to live on?				
			Response Percent	Response Count
Paved			57.1%	129
Unpaved			16.4%	37
Don't Care			26.5%	60
<b>answered question</b>				<b>226</b>
<b>skipped question</b>				<b>3</b>

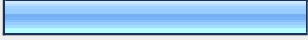
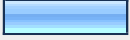
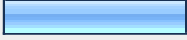

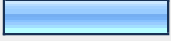
**32. Should pedestrian and bicycling amenities and ways to accommodate carpooling be among the improvements that incoming developments are required to plan for in their proposals?**

		Response Percent	Response Count
Yes		76.3%	171
No		13.8%	31
Unsure		9.8%	22
<i>answered question</i>			<b>224</b>
<i>skipped question</i>			<b>5</b>


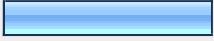
**33. In general, do you feel traffic/vehicular safety is a problem or likely to become a problem in the Warner Intervale (Exit 9) area?**

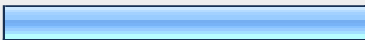
		Response Percent	Response Count
Yes		74.3%	165
No		19.4%	43
Unsure		6.3%	14
Anything you would like to share about traffic problems in Warner?			74
<i>answered question</i>			<b>222</b>
<i>skipped question</i>			<b>7</b>

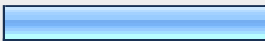


**34. What measures, if any, should be considered to improve traffic on Route 103 in the Warner Intervale (Exit 9) area? (check as many as apply)**

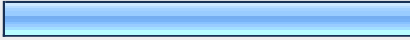

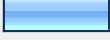
		Response Percent	Response Count
Construct a safety boulevard (landscaped median)		33.2%	72
Roundabout		13.4%	29
More enforcement (increased police presence)		19.8%	43
<b>Traffic control devices (traffic lights, stop signs)</b>		<b>57.1%</b>	124
Nothing -- there isn't a problem there		18.0%	39
		Other (please specify)	34
		<b>answered question</b>	<b>217</b>
		<b>skipped question</b>	<b>12</b>

**35. Do you support the creation of bicycle and pedestrian paths linking Warner Intervale (Exit 9) area with Warner Village?**

		Response Percent	Response Count
Yes		77.1%	172
No		22.9%	51
		<b>answered question</b>	<b>223</b>
		<b>skipped question</b>	<b>6</b>

36. In general, do you feel traffic/vehicular safety is a problem or likely to become a problem in Warner Village?			Response Percent	Response Count
Yes			39.7%	89
No			46.9%	105
Unsure			13.4%	30
			<b>answered question</b>	<b>224</b>
			<b>skipped question</b>	<b>5</b>

37. Do you feel that "traffic calming" measures, such as sidewalk bumpouts at intersections, would be a helpful addition to Main Street?			Response Percent	Response Count
Yes			28.8%	65
No			54.4%	123
Unsure			16.8%	38
			<b>answered question</b>	<b>226</b>
			<b>skipped question</b>	<b>3</b>



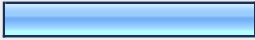
38. Does Warner Village have enough parking spaces to meet the town's daily needs?			Response Percent	Response Count
Yes			44.9%	102
No			43.6%	99
Unsure			11.5%	26
			<b>answered question</b>	<b>227</b>
			<b>skipped question</b>	<b>2</b>

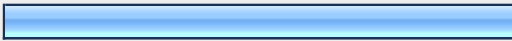
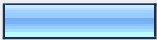



**39. If employed, how do you primarily get to work?**

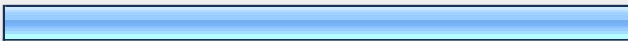

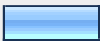
		Response Percent	Response Count
Drive Alone		58.6%	126
Carpool		5.1%	11
Public Transit		0.0%	0
Bike		0.5%	1
Walk		1.9%	4
I work at Home		13.0%	28
Not applicable		20.9%	45
		<b>answered question</b>	<b>215</b>
		<b>skipped question</b>	<b>14</b>

**40. Would you be interested in some type of public transportation in Warner?**





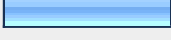
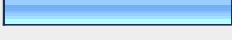
		Response Percent	Response Count
Yes		54.4%	118
No		45.6%	99
		<b>answered question</b>	<b>217</b>
		<b>skipped question</b>	<b>12</b>

41. If interested in public transportation, what type of service would you like to see? (check all that apply)			Response Percent	Response Count
Service within Warner			35.9%	47
<b>Service to Concord</b>			<b>96.2%</b>	126
Service to New London			27.5%	36
		Other (please specify)		18
		<b>answered question</b>		<b>131</b>
		<b>skipped question</b>		<b>98</b>


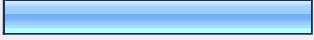
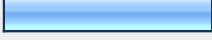
42. How important is the preservation of open space in Warner? (5 being most important, 1 being least)			Response Percent	Response Count
<b>5 (most important)</b>			<b>56.2%</b>	127
4			16.4%	37
3			19.0%	43
2			5.8%	13
1 (least important)			2.7%	6
		<b>answered question</b>		<b>226</b>
		<b>skipped question</b>		<b>3</b>

43. Should the Town of Warner continue to spend money in order to protect its natural resources and open space?			Response Percent	Response Count
<b>Yes</b>			<b>69.1%</b>	154
No			20.6%	46
Unsure			10.3%	23
		<b>answered question</b>		<b>223</b>
		<b>skipped question</b>		<b>6</b>

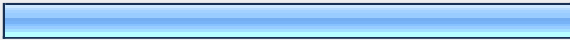

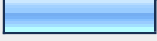
**44. Some towns annually spend up to a million dollars to protect natural resources and open space. How much money would you like to see Warner spend annually to protect these resources?**




		Response Percent	Response Count
None		13.7%	27
up to \$10,000		8.6%	17
\$11,000-\$29,000		9.6%	19
<b>\$30,000-\$59,000</b>		<b>24.9%</b>	49
\$60,000-\$100,000		18.3%	36
<b>more than \$100,000</b>		<b>24.9%</b>	49
		<b><i>answered question</i></b>	<b>197</b>
		<b><i>skipped question</i></b>	<b>32</b>




**45. Would you be willing to spend your own, personal money to protect the natural resources and open spaces of Warner?**



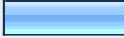
		Response Percent	Response Count
<b>Yes</b>		<b>43.4%</b>	95
No		33.8%	74
Unsure		22.8%	50
		<b><i>answered question</i></b>	<b>219</b>
		<b><i>skipped question</i></b>	<b>10</b>

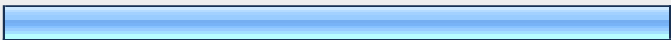


**46. Would you support regulations to maintain the natural integrity of ridge lines and hill tops?**

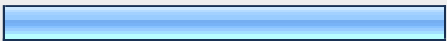


		Response Percent	Response Count
<b>Yes</b>		<b>62.5%</b>	140
No		21.0%	47
Unsure		16.5%	37
		<b><i>answered question</i></b>	<b>224</b>
		<b><i>skipped question</i></b>	<b>5</b>

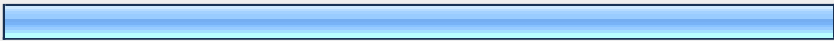


47. Are you satisfied with the current public access to the Warner River?			Response Percent	Response Count
Yes			52.7%	118
No			19.6%	44
Unsure			27.7%	62
If No, what type of access would you most like to see?				32
			<i>answered question</i>	<b>224</b>
			<i>skipped question</i>	<b>5</b>

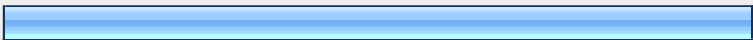


48. Riparian Zones are buffers along rivers and other bodies of water that provide important habitat for many species and protect water quality. Warner's zoning ordinances currently require a 75 foot buffer on year round bodies of water. Would you like to see this distance increased or remain unchanged?			Response Percent	Response Count
Increased			22.9%	51
Remain unchanged			66.8%	149
Unsure			10.3%	23
			<i>answered question</i>	<b>223</b>
			<i>skipped question</i>	<b>6</b>

49. Do you think zoning is an appropriate and effective way to protect the natural landscape and wildlife?			Response Percent	Response Count
Yes			75.2%	167
No			11.7%	26
Unsure			13.1%	29
			<i>answered question</i>	<b>222</b>
			<i>skipped question</i>	<b>7</b>

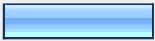
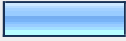

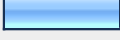

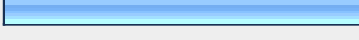
50. Should Warner join the twenty or so New Hampshire communities which prohibit new construction in floodplains?			Response Percent	Response Count
Yes			73.6%	167
No			15.0%	34
Unsure			11.5%	26
			<b>answered question</b>	<b>227</b>
			<b>skipped question</b>	<b>2</b>

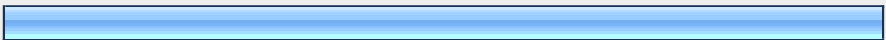

51. Approximately 18% of land in Warner is considered to have some form of conservation protection. Would you like to see more, less or the same level of conservation effort in Warner?			Response Percent	Response Count
More			48.6%	107
Less			9.5%	21
The Same			41.8%	92
			<b>answered question</b>	<b>220</b>
			<b>skipped question</b>	<b>9</b>

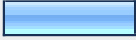

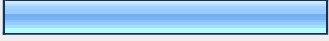


52. Should the town encourage energy conservation and alternative energy generation?			Response Percent	Response Count
Yes			91.6%	208
No			5.7%	13
Unsure			2.6%	6
			<b>answered question</b>	<b>227</b>
			<b>skipped question</b>	<b>2</b>

53. Should the town allow commercial wind power and solar power generation?			Response Percent	Response Count
Yes			82.6%	185
No			2.7%	6
Unsure			14.7%	33
			<i>answered question</i>	<b>224</b>
			<i>skipped question</i>	<b>5</b>

54. Please share any other comments or concerns you have about planning related topics in Warner.		Response Count
		74
		<i>answered question</i>
		<b>74</b>
		<i>skipped question</i>
		<b>155</b>

55. How long have you lived in the community of Warner?			Response Percent	Response Count
1-5 years			16.1%	36
6-10 years			12.9%	29
11-15 years			9.8%	22
16-20 years			12.5%	28
21-25 years			9.4%	21
longer than 25 years			39.3%	88
			<i>answered question</i>	<b>224</b>
			<i>skipped question</i>	<b>5</b>

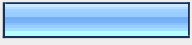
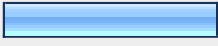
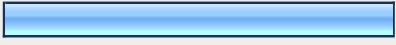
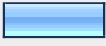

56. Do you enjoy living in Warner?				
			Response Percent	Response Count
Yes		97.3%	214	
No		2.7%	6	
			<b>answered question</b>	<b>220</b>
			<b>skipped question</b>	<b>9</b>

57. What type of household do you live in?				
			Response Percent	Response Count
Live alone		14.2%	31	
<b>Live with spouse/life partner, no children</b>		<b>46.1%</b>	101	
Live with spouse/life partner and children		35.6%	78	
Live in a single parent household with children		3.2%	7	
Live with non-family member		0.9%	2	
Group housing (retirement community, dormitory, etc.)		0.0%	0	
			Other (please specify)	7
			<b>answered question</b>	<b>219</b>
			<b>skipped question</b>	<b>10</b>

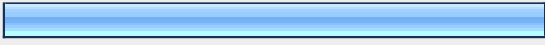
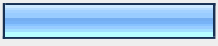
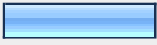

58. How many people of each age group are in your household?



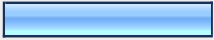




	1	2	3	4	more	Rating Average	Response Count
Under 5	<b>94.1% (16)</b>	5.9% (1)	0.0% (0)	0.0% (0)	0.0% (0)	1.06	17
5 to 9	<b>94.7% (18)</b>	5.3% (1)	0.0% (0)	0.0% (0)	0.0% (0)	1.05	19
10 to 14	<b>82.9% (34)</b>	14.6% (6)	2.4% (1)	0.0% (0)	0.0% (0)	1.20	41
15 to 19	<b>52.8% (19)</b>	44.4% (16)	2.8% (1)	0.0% (0)	0.0% (0)	1.50	36
20 to 24	<b>85.7% (18)</b>	14.3% (3)	0.0% (0)	0.0% (0)	0.0% (0)	1.14	21
25 to 34	<b>55.6% (15)</b>	40.7% (11)	3.7% (1)	0.0% (0)	0.0% (0)	1.48	27
35 to 44	<b>57.8% (26)</b>	40.0% (18)	2.2% (1)	0.0% (0)	0.0% (0)	1.44	45
45 to 54	<b>61.3% (46)</b>	38.7% (29)	0.0% (0)	0.0% (0)	0.0% (0)	1.39	75
55 to 64	45.2% (33)	<b>54.8% (40)</b>	0.0% (0)	0.0% (0)	0.0% (0)	1.55	73
65 to 74	<b>71.4% (30)</b>	28.6% (12)	0.0% (0)	0.0% (0)	0.0% (0)	1.29	42
75 and older	<b>62.1% (18)</b>	37.9% (11)	0.0% (0)	0.0% (0)	0.0% (0)	1.38	29
	<b>answered question</b>						<b>217</b>
	<b>skipped question</b>						<b>12</b>

**59. How many in your household are employed?**



		Response Percent	Response Count
0		20.3%	45
1		23.4%	52
2		<b>42.8%</b>	95
3		10.8%	24
4+		2.7%	6
		<b>answered question</b>	<b>222</b>
		<b>skipped question</b>	<b>7</b>



**60. How many people in your household are retired?**

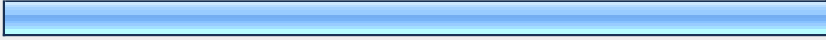


		Response Percent	Response Count
0		<b>59.6%</b>	127
1		23.0%	49
2		16.4%	35
3		0.0%	0
4+		0.9%	2
		<b>answered question</b>	<b>213</b>
		<b>skipped question</b>	<b>16</b>

61. What is your average, annual household income?			Response Percent	Response Count
Under \$24,999			8.9%	17
\$25,000 to \$49,999			21.1%	40
<b>\$50,000 to \$74,999</b>			<b>22.6%</b>	43
\$75,000 to \$99,999			21.6%	41
\$100,000 to \$149,999			19.5%	37
\$150,000 to \$199,999			5.3%	10
\$200,000 or above			1.1%	2
			<b><i>answered question</i></b>	<b>190</b>
			<b><i>skipped question</i></b>	<b>39</b>

62. In what town(s) do members of your household work?		Response Count
		150
		<b><i>answered question</i></b>
		<b>150</b>
		<b><i>skipped question</i></b>
		<b>79</b>

63. Are you self employed?			Response Percent	Response Count
Yes			27.8%	57
<b>No</b>			<b>72.2%</b>	148
			<b><i>answered question</i></b>	<b>205</b>
			<b><i>skipped question</i></b>	<b>24</b>

64. Do you work from home?				
			Response Percent	Response Count
Yes			26.7%	54
No			73.3%	148
			<b>answered question</b>	<b>202</b>
			<b>skipped question</b>	<b>27</b>

65. Do you own or rent your house or apartment?				
			Response Percent	Response Count
Own			91.0%	201
Rent			4.5%	10
Not applicable			4.5%	10
			<b>answered question</b>	<b>221</b>
			<b>skipped question</b>	<b>8</b>

66. comments:			Response Count
			24
			<b>answered question</b>
			<b>24</b>
			<b>skipped question</b>
			<b>205</b>

What qualities of Warner are most important to you?

2008	1998
1. Environment (33%)	1. Natural Environment (57%)
2.	2. Rural character of the town (55%)
3. town (24%)	3. Location (25%)
4.	4. Community spirit (41%)
5.	5. Character of town (24%)
	6. Family ties (25%)
	7. Family ties (10%)
	8. Location (17%)
	9. Community spirit (8%)

Are you interested in protecting historical districts and structures?

2008	1998
Yes 82% (91% without "unsures")	Yes 86%
No 8% (9% without "unsures")	No 14%
Unsure 10%	

Would you support enacting local tax benefits or zoning changes to improve the town's fiscal structure by encouraging local businesses Main Street?

2008	1998
Yes 57% (74% without "unsures")	Yes 52%
No 22% (26% without "unsures")	No 48%
Unsure 21%	

Should Warner encourage commercial/industrial growth?

2008	1998
Yes 54% (66% without "unsures")	Yes 68%
No 28% (34% without "unsures")	No 32%
Unsure 18%	

Which of the following types of growth/development would you like to see in Warner?

	2008		1998
small restaurants	185	medical/dental offices	183
Small retail shops	181	professional offices	174
drug stores/pharmacy	155	home business	142
medical/dental offices	140	inns, B&Bs, Motels	140
agriculture/tree farms	127	restaurants	134
home business	121	health/fitness facilities	133
light industry	106	light industry	131
professional offices	102	retail sales	126
senior care	96	child care	105
professional services	93	professional services	97
recreational facilities	91	car wash	82
health/fitness facilities	89	movie theatre	80
child care	87	auto services/gas	71
chain restaurants	59		
large retail shops	43		
supermarkets	42		
less in genera1	37		
fast food restaurants	28		
auto sales	13		

Which of the following criteria are most important when considering new development?

	<u>Very</u>	<u>important</u>	<u>Somewhat</u>	<u>important</u>	<u>Not</u>	<u>important</u>
	2008	1998	2008	1998	2008	1998
Jobs	63.5%	55%	29.3%	29%	7.2%	15%
Tax base	66.7%	71%	31.1%	22%	2.3%	8%
Noise	64.9%	64%	30.6%	24%	4.5%	12%
Traffic	64.0%	66%	33.8%	25%	2.3%	9%
Location	69.5%	68%	27.4%	26%	3.1%	6%
Business size	50.9%	46%	38.1%	38%	11.0%	17%
Safety	67.0%	68%	28.4%	25%	4.6%	7%
Aesthetics	62.7%	68%	33.6%	22%	3.7%	10%
Environmental impact	74.0%	77%	22.4%	18%	3.6%	5%
Impact on town services	68.6%	66%	29.1%	25%	2.2%	10%
Property values	57.5%	70%	37.0%	21%	5.5%	9%
Light pollution	63.6%	37%	29.1%	31%	7.3%	32%

Would you like to see industry developed in a specific, concentrated area (industrial park)?

Yes	52% (64% without "unsures")	Yes	68%
No	30% (36% without "unsures")	No	32%
Unsure	18%		

Are you in favor of encouraging residential development in and around the village where water and sewer services are already available?

Yes	55% (68% without "unsures")	Yes	56%
No	21% (32% without "unsures")	No	44%
Unsure	24%		

Would you support regulations to maintain the natural integrity of ridge lines and hill tops?

Yes	63% (75% without "unsures")	Yes	76%
No	21% (25% without "unsures")	No	24%
Unsure	16%		

HOUSEHOLDS WITH CHILDREN (34% OF RESPONDENTS) VS. RESPONDENTS AS A WHOLE:

How would you rate the schools serving Warner?

With children	Total respondents
52% excellent, 29% good – Simonds	36% excellent, 31% good
24% excellent, 43% good -- Middle school	16% excellent, 39% good
16% excellent, 40% good -- Kearsarge HS	10% excellent, 41% good

Rating for youth recreational facilities?

With children – 10% excellent, 57% good

Total respondents – 9% excellent, 45% good

number of people in household w/ children	working	retired
0	2.6%	80.8%
1	12.8%	15.1%
2	52.6%	4.1%
3+	32.1%	0.0%

Of respondents with children,

Lived in town 1-5 years	18.2%
Lived in town 6-10 years	14.3%
Lived in town 11-15 years	10.4%
Lived in town 16-20 years	18.2%
Lived in town 21-25 years	10.4%
Lived in town more than 25 years	28.6%

Household income, respondents w/ children

under 25,000	0.0%
25,000-49,999	8.5%
50,000-74,999	23.9%
75,000-99,999	35.2%
100,000-149,999	25.4%
150,000-199,999	7.0%
200,000+	0.0%

#### PEOPLE LIVING IN TOWN MORE THAN 25 YEARS (38.6%) VS. RESPONDENTS AS A WHOLE

How would you rate the following amenities in Warner?

Medical health services	Good 37.2% over 25 years residency, good 31.9% all
Youth recreational activities	Good 53.5% over 25 years residency, good 44.7% all
Adult recreational activities	Fair 32.9% over 25 years residency, fair 31.7% all
Senior recreational activities	Fair 29.4% over 25 years residency, poor 33.2% all
Town beach	Good 39.0% over 25 years residency, poor 28.6% all
Sports facilities	Good 39.3% over 25 years residency, good 37.1% all
Town Forest	Good 46.3% over 25 years residency, good 47.5% all

In economic questions,

	25+ years	all
highest importance of a working village	47.7%	52.9%
development safe for pedestrians, bicyclists	47.7%	54.0%
protect historical districts and structures	76.5%	81.8%
local tax benefits to encourage Main Street	47.1%	56.8%
commercial growth w/l town character	60.0%	61.3%
encourage commercial/industrial growth	59.3%	54.0%
fees on incoming development	68.2%	66.4%
20,000 sq.ft. footprint	< than 20K	keep 20K

In housing

	25+ years	all
somewhat need single family homes	42.7%	42.0%
somewhat need two family homes	47.3%	43.8%
don't need mobile homes on single lots	73.2%	76.3%
don't need mobile homes in parks	75.7%	80.3%
don't need condominiums	65.3%	57.6%
don't need apartment buildings	49.3%	51.0%
don't need cluster development	39.0%	47.1%
somewhat need elderly housing	55.0%	49.3%

Do you feel there is a need for affordable housing and workforce housing in Warner?

	25+ years	all
yes, senior housing	21.8%	18.2%
yes, subsidized housing	4.6%	8.9%
yes, both	41.4%	38.2%
no	16.1%	19.6%
unsure	16.1%	15.1%

On some environmental and traffic issues:

	25+ years	all
favor paths between Intervale and the village	72.9%	77.2%
support traffic calming on Main Street	18.4%	29.1%
enough parking in Warner Village	no 50.6%	yes 44.7%
support public transportation	no 53.0%	yes 54.1%

favor spending to protect natural resource & open space	66.3%	69.2%
spend your own money to protect resources & open space	yes 37.6%	yes 43.6%

Of people who lived in town more than 25 years

live alone	17.9%
live with partner, no children	51.2%
live with partner and children	26.2%
single parent household with children	2.4%
live with non-family member	2.4%
live in group quarters	0.0%
own their home	92.0%

number of people in household	working	retired
0	26.7%	44.0%
1	23.0%	33.3%
2	34.5%	21.4%
3+	14.9%	1.2%

**Warner Master Plan Survey  
Comparison 2008 to 1998**

\What qualities of Warner are most important to you?

2008	1998
1. Natural Environment	1. Natural Environment
2. Rural character of town	2. Location
3. Community spirit	3. Character of town
4. Location	4. Family ties
5. Family ties	5. Community spirit

Are you interested in protecting historic districts and structures?

2008	1998
Yes 82% (91% without “unsures”)	Yes 86%
No 8% (9% without “unsures”)	No 14%
Unsure 10%	

Would you support enacting local tax benefits or zoning changes to improve the town’s fiscal structure by encouraging local businesses along Main Street?

2008	1998
Yes 57% (74% without “unsures”)	Yes 52%
No 22% (26% without “unsures”)	No 48%
Unsure 21%	

Should Warner encourage commercial/industrial growth?

2008	1998
Yes 54% (66% without “unsures”)	Yes 68%
No 28% (34% without “unsures”)	No 32%
Unsure 18%	

Which of the following types of growth/development would you like to see in Warner?

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small restaurants	185	medical/dental offices	183
Small retail shops	181	professional offices	174
drug stores/pharmacy	155	home business	142
medical/dental offices	140	inns, B&Bs, Motels	140
agriculture/tree farms	127	restaurants	134
		health/fitness	
home business	121	facilities	133
light industry	106	light industry	131
professional offices	102	retail sales	126
senior care	96	child care	105
professional services	93	professional services	97
recreational facilities	91	car wash	82
health/fitness facilities	89	movie theatre	80
child care	87	auto services/gas	71
chain restaurants	59		
large retail shops	43		
supermarkets	42		
less in general	37		
fast food restaurants	28		
auto sales	13		

Which of the following criteria are most important when considering new development?

	<u>Very</u>	<u>important</u>	<u>Somewhat</u>	<u>important</u>	<u>Not</u>	<u>important</u>
	2008	1998	2008	1998	2008	1998
Jobs	63.5%	55%	29.3%	29%	7.2%	15%
Tax base	66.7%	71%	31.1%	22%	2.3%	8%
Noise	64.9%	64%	30.6%	24%	4.5%	12%
Traffic	64.0%	66%	33.8%	25%	2.3%	9%
Location	69.5%	68%	27.4%	26%	3.1%	6%
Business size	50.9%	46%	38.1%	38%	11.0%	17%
Safety	67.0%	68%	28.4%	25%	4.6%	7%
Aesthetics	62.7%	68%	33.6%	22%	3.7%	10%
Environmental impact	74.0%	77%	22.4%	18%	3.6%	5%
Impact on town						
services	68.6%	66%	29.1%	25%	2.2%	10%
Property values	57.5%	70%	37.0%	21%	5.5%	9%
Light pollution	63.6%	37%	29.1%	31%	7.3%	32%

Would you like to see industry developed in a specific, concentrated area (industrial park)?

2008		1998	
Yes	52% (64% without “unsures”)	Yes	68%
No	30% (36% without “unsures”)	No	32%
Unsure	18%		

Are you in favor of encouraging residential development in and around the village where water and sewer services are already available?

2008		1998	
Yes	55% (68% without “unsures”)	Yes	56%
No	21% (32% without “unsures”)	No	44%
Unsure	24%		

Would you support regulations to maintain the natural integrity of ridge lines and hill tops?

2008		1998	
Yes	63% (75% without “unsures”)	Yes	76%
No	21% (25% without “unsures”)	No	24%
Unsure	16%		

**HOUSEHOLDS WITH CHILDREN (34% OF RESPONDENTS) VS. RESPONDENTS AS A WHOLE:**

How would you rate the schools serving Warner?

With children	Total respondents
52% excellent, 29% good – Simonds	36% excellent, 31% good
24% excellent, 43% good -- Middle school	16% excellent, 39% good
16% excellent, 40% good -- Kearsarge HS	10% excellent, 41% good

Rating for youth recreational facilities?

With children – 10% excellent, 57% good	Total respondents – 9% excellent, 45% good
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number of people in household w/ children	working	retired
0	2.6%	80.8%
1	12.8%	15.1%
2	52.6%	4.1%
3+	32.1%	0.0%

Of respondents with children,

Lived in town 1-5 years	18.2%
Lived in town 6-10 years	14.3%
Lived in town 11-15 years	10.4%
Lived in town 16-20 years	18.2%
Lived in town 21-25 years	10.4%
Lived in town more than 25 years	28.6%

Household income, respondents w/ children

under 25,000	0.0%
25,000-49,999	8.5%
50,000-74,999	23.9%
75,000-99,999	35.2%
100,000-149,999	25.4%
150,000-199,999	7.0%
200,000+	0.0%

Comparison - people living in town 25+ years (38.6% of responses) vs. total respondents

How would you rate the following amenities in Warner?

	Over 25 years residency	All respondents
Medical health services	Good 37.2%	Good 31.9%
Youth recreational activities	Good 53.5%	Good 44.7%
Adult recreational activities	Fair 32.9%	Fair 31.7%
Senior recreational activities	Fair 29.4%	Poor 33.2%
Town beach	Good 39.0%	Poor 28.6%
Sports facilities	Good 39.3%	Good 37.1%
Town Forest	Good 46.3%	Good 47.5%

In economic questions,

highest importance of a working village	47.7%	52.9%
development safe for pedestrians, bicyclists	47.7%	54.0%
protect historical districts and structures	76.5%	81.8%
local tax benefits to encourage Main Street	47.1%	56.8%
commercial growth w/I town character	60.0%	61.3%
encourage commercial/industrial growth	59.3%	54.0%
fees on incoming development	68.2%	66.4%
20,000 sq.ft. footprint	< than 20K	keep 20K

In housing

	25+ years	All
somewhat need single family homes	42.7%	42.0%
somewhat need two family homes	47.3%	43.8%
don't need mobile homes on single lots	73.2%	76.3%
don't need mobile homes in parks	75.7%	80.3%
don't need condominiums	65.3%	57.6%
don't need apartment buildings	49.3%	51.0%
don't need cluster development	39.0%	47.1%
somewhat need elderly housing	55.0%	49.3%

Do you feel there is a need for affordable housing and workforce housing in Warner?

	25+ years	All
yes, senior housing	21.8%	18.2%
yes, subsidized housing	4.6%	8.9%
yes, both	41.4%	38.2%
no	16.1%	19.6%
unsure	16.1%	15.1%

On some environmental and traffic issues:

	25+ years	all
favor paths between Intervale and the village	72.9%	77.2%
support traffic calming on Main Street	18.4%	29.1%
enough parking in Warner Village	no 50.6%	Yes 44.7%
support public transportation	no 53.0%	Yes 54.1%
favor spending to protect natural resource & open space	66.3%	69.2%
spend your own money to protect resources & open space	yes 37.6%	Yes 43.6%

Of people who lived in town more than 25 years

live alone	17.9%
live with partner, no children	51.2%
live with partner and children	26.2%
single parent household with children	2.4%
live with non-family member	2.4%
live in group quarters	0.0%
own their home	92.0%

number of people in household	working	retired
0	26.7%	44.0%
1	23.0%	33.3%
2	34.5%	21.4%
3+	14.9%	1.2%



**Notes:**  
**Warner Master Plan Visioning Session #1**  
**Monday, December 8, 2008**

**Comments from participants**

- Investigate availability of high speed internet service in different areas of town
- Brainstorm ideas for more protection of 2 aquifers
- Reduce speed limit to 20 MPH on Main St/ 103
- Increase light restrictions on incoming development, see if light restrictions for existing development can be addressed
- What was the focus of the town audit: zoning ordinance, site plan rules and regs, subdivision regs, other bylaws—looking for consistency. Only noticeable issue was discrepancy between definitions of words in different documents.
- How is Warner using cluster housing?
- Workforce housing
  - What is it?
  - What will the town do about it?
- Property taxes
  - Recommendation that residents attend Municipal Budget Committee monthly meetings to express their opinions about school funding/tax issue
  - Figure out a way to make living in Warner more affordable, increasing taxes will not be sustainable for the future

**What do you want the town to be in 10 years?**

- Keep community character
- Add community design section to Master Plan? (design review)
- New development should be green (like Epping)
- Value-added businesses, small businesses serving the community
- Exit 9 Charrette
- More affordable tax structure, address legislative process
- Workforce housing, need workers in the community to support the town
- Senior recreation opportunities as the population ages
- Community center—intergenerational
- More trails made, Exit 9 trails marked

**Comment Card Responses**

- Lower lighting on Main St.
- Old fashioned lamp posts along Main St.

- Community Center for art, music, sports, pool!
- Worried about rock blasting affecting existing wells and salt/highway runoff
- Pay attention to conservation plan
- I'd like to second the suggestion that the town have architectural review of commercial development. Also that planning and zoning boards be able to have outside expertise brought in at the expense of commercial developers for evaluation of technical and economic issues.
- Can we get input from large property owners at Exit 9—Market Basket, Irving, etc—to see what they might be willing to support by way of changes at Intervale?
- Need bus to Concord
- More bus transportation (Dartmouth Coach)
- Walking areas needed from Waterloo area to Village area
- Master Plan to address Legislature regarding statewide tax structure which will drive us all out of town as we get older and poorer
- We must discuss more how to help increase business in downtown! Our WBA/Retailers' group is very proactive, and we try to get local people to visit our local stores & businesses but still most Warner citizens get in their cars or the Elderbus and go to big box stores in the malls or shop on the internet (and pay more in long run!) while they could buy it in town. We have been here over 7 years (Wingdoodle) and people still come in and are surprised at what we have. We hire local people, we pay local taxes. Every dollar stays in Warner that we earn in our stores. We need the town of Warner to support our established businesses (not just Wingdoodle, but BookEnds & others). In 10 years I want to see a blossoming Main St., with decent crosswalks painted.

### **Sharon's Notes**

- ? Re district number and expansions
- ? Increase district
- Forest & Farm Resources
- Water resources
- Wildlife habitat
- Scenic resources
- Drinking water protection
- Exemplary natural communities
- Future drinking water area