

2006 TOWN WARRANT

To the inhabitants of the Town of New Boston, in the county of Hillsborough, qualified to vote in town affairs:

You are hereby notified to meet at the New Boston Central School in said New Boston on Tuesday the fourteenth of March next. Polls will be open at 7 o'clock in the forenoon to take up Articles 1-28. Polls will close at 7 o'clock in the evening.

Article 1. To choose all necessary officers for the ensuing year.

Selectmen for 3 years: (One seat)

Town Clerk for 3 years: (One seat)

Cemetery Trustee for 3 years: (One seat)

Fire Ward for 3 years: (Three seats)

Library Trustee for 3 years: (Two seats)

Library Trustee for 2 years: (One seat)

Library Trustee for 1 year: (One seat)

Trustee of the Trust Funds for 3 years: (One seat)

Town Moderator for 2 years: (One seat)

Supervisor of the Checklist for 6 years: (One seat)

Article 2. Are you in favor of the adoption of an amendment as proposed by petition for the Town of New Boston Zoning Ordinance, as follows:

To amend the New Boston Zoning Ordinance, Article II, Section 202, Zoning Map, by changing the zoning district of the land known as Tax Map/Lot #15/16 from Manufactured Housing Park "MHP" to Residential-Agricultural "R-A". Said land is approximately 84 acres and is located in part on Bedford Road.

Pursuant to RSA 675:4, III, the New Boston Planning Board states its recommendation: that it is in favor of the petition to amend the Zoning Ordinance as proposed.

YES []

NO []

Article 3. Are you in favor of the adoption of an amendment as proposed by petition for the Town of New Boston Zoning Ordinance, as follows:

To add, as a Permitted Use in the "MHP" Manufactured Housing Parks zoning district:

One Family Dwellings, without application of manufactured housing park restrictions described therein, and further to provide that

Area, Density, and Dimensional requirements for One Family Dwellings in the "MHP" Manufactured Housing Park zoning district shall be the same as established for One Family Dwellings in the "R-1" Residential One Zoning District.

Pursuant to RSA 675:4, III, the New Boston Planning Board states its recommendation: that it is in favor of the petition to amend the Zoning Ordinance as proposed.

YES []

NO []

Article 4. Are you in favor of the adoption of an amendment as proposed by petition for the Town of New Boston Zoning Ordinance, as follows:

To amend the New Boston Zoning Ordinance, Article II, Section 202, Zoning Map, to change the district relative to Tax Map 3, Lot 63-24, from Residential "R" to Commercial "COM", a total of 3.010 acres. Said land having frontage of approximately 317.02 ft. along Whipplewill Road, and abuts Commercial "COM" Lot 63-25 having frontage of approximately 742.79 ft. along Route 114.

Pursuant to RSA 675:4, III, the New Boston Planning Board states its recommendation: that it is in favor of the petition to amend the Zoning Ordinance as proposed.

YES []

NO []

Article 5. Are you in favor of the adoption of the following amendment to the existing Town Zoning Ordinance as proposed by the Planning Board?

ARTICLE II ESTABLISHMENT OF DISTRICTS AND DISTRICT REGULATIONS

Section 204.9 Steep Slopes Conservation District

Amend Section 204.9, A, Authority and Purpose to replace the words "...regulate the use of steeply sloping land" with the words "require responsible development of steeply sloping land" and to delete the last two sentences of the section so that the section reads as follows: "By the authority granted in New Hampshire RSA 674:16-17 and RSA 674:20-21, as amended, and in the interest of public health, safety, natural resources and general welfare, the New Boston Steep Slopes Conservation District is hereby enacted to require responsible development of steeply sloping land."

Delete Section 204.9, A, 4, and renumber the remaining sections.

Re-number Section 204.9, H, Exemptions as 204.9, E, and add a new section 204.9, E, 3, as follows: "Any portion of a lot encumbered by a non-buildable conservation easement or no-build deed restriction shall be exempt from the requirements of the Steep Slopes Conservation District."

Add a new Section 204.9, F, as follows:

"F. Individual Stormwater Management Plan

All subdivision or development in the steep slopes conservation district will require these additional regulations to be followed:

1. All lots created following the adoption of this ordinance (DATE) shall show lines on the plan depicting at least one Suitable Building Envelope area (SBE) of at least 0.5 acres of contiguous flatland that is all at least 75 feet from all Very Poorly Drained soils and 20 feet from all side and rear lot lines. All steeply sloped areas outside the SBE would be depicted as a "Critical Area".
2. If the SBE is less than 0.5 acres, or if any disturbance is proposed or will likely be required in the "Critical Areas", then an "Individual Pre-Engineered Stormwater Management Plan" (IPESWMP) shall be submitted at the time of subdivision application to verify that the lot is viable for building on.
3. All plans with critical areas will require notes, satisfactory to the Planning Board per the Town of New Boston Subdivision Regulations, that any construction proposed in the "Critical Areas" will require a "Stormwater Management Plan" (SWMP) to be submitted prior to the issuance of a building permit. If the construction will adhere to an existing PESWMP, then the PESWMP can be upgraded to a SWMP for the building permit. See Town of New Boston Planning Board Subdivision and Non-Residential Site Plan Review regulations for specific requirements of the IPESWMP and ISWMP.
4. Newly created deeds for properties with critical areas will require notes, satisfactory to the Planning Board per the Town of New Boston Subdivision Regulations, that indicate the presence of critical areas and inform potential owners of the ISWMP requirement.

Delete existing Sections 204.9, E, F, G, and I, in their entirety.

Re-number existing Section 204.9, J, as Section 204.9, G.

Re-number existing Section 204.9, K, as Section 204.9, H.

Amend newly numbered Section 204.9, H, Definitions, as follows:

In the definition of "Very Steep Slope Areas", replace the words "...and an elevation change of greater than 20 feet." with the words "...covering 1,000 square feet or more." so that the definition reads as follows: "Very Steep Slope Areas – This category of steep slope includes land areas with slopes of 25% or greater covering 1000 square feet or more."

In the definition of "Moderately Steep Slope Areas", replace the words "...and an elevation change of greater than 20 feet." with the words "...covering 1,000 square feet or more." so that the definition reads as follows: "Moderately Steep Slope Areas - This category of steep slope includes land areas with slopes of equal to or greater than 15% up to 25% covering 1000 square feet or more."

Add the following four new definitions:

Suitable Building Envelope – An area of at least 0.5 acres of contiguous land that is all at least 75 feet from very poorly drained soils, at least 20 feet from all side and rear lot lines and does not include any slopes in excess of 15%. All suitable building areas on a lot should be delineated and shown as one or more suitable building envelopes.

Development - Any construction or land alteration or grading activities other than for gravel operations, agricultural and forestry practices.

Disturbed Area: An area where the natural vegetation has been removed exposing the underlying soil.

Critical Area: Disturbed areas of any size located within 75 feet of a stream, bog, water body, very poorly drained soils or 50 feet of poorly drained soils; disturbed areas exceeding 2,000 square feet in highly erodible soils; disturbed areas exceeding 20,000 square feet in any soil type; creation of impermeable surfaces exceeding 10,000 square feet; disturbed areas within 20 feet of a side or rear lot line or, disturbed areas containing slopes in excess of 15 percent covering 1,000 square feet or more.

YES []

NO []

Article 6. Are you in favor of the adoption of the following amendment to the existing Town Zoning Ordinance as proposed by the Planning Board?

ARTICLE IV SPECIAL PROVISIONS

Section 402 Recreational Camping Park Standards

Reverse the order of existing sections 402.5 and 402.6, so that the two sections read as follows:

Section 402.5

A buffer area of natural vegetation at least 200 feet in width shall be maintained adjacent to all camping park property lines. This buffer area shall be maintained in compliance with a plan prepared to include generally accepted forest management and utilization practices. Said maintenance plan shall have prior approval by the Planning Board, and may be submitted to the County Forester for review.

Section 402.6

No trailer space, tent site, service building, interior campground road or recreational facility shall be located within the specified buffer area. However, the first 100 feet of interior buffer area may be used for underground utilities, providing a plan showing the type and size of the utilities is reviewed and approved by the Planning Board prior to installation. (Amended March 9, 2004.)

YES []

NO []

Article 7. Are you in favor of the adoption of the following amendment to the existing Town Building Code as proposed by the Planning Board?

Section 402.10, Service Building Requirements

Delete the word "Trailer" from the end of the title of Section 402.10, A, and replace it with the words "Camping Space" such that the title reads: "A. Flush-type Toilets--Minimum Distance from Camping Space.".

YES []

NO []

Article 8. Are you in favor of the adoption of the following amendment to the existing Town Building Code as proposed by the Planning Board?

ARTICLE VI DEFINITIONS

Section 602 Term Definitions

Family: Amend this definition by adding the words indicated in bold italics: "Any number of persons related by blood or by marriage, or not more than three persons not related by blood or by marriage, living together as a single housekeeping unit. ***In the event that a residential use is proposed, occupancy of which will be by more than three unrelated persons, and those persons are handicapped within the meaning of the Fair Housing Act, the applicant may apply to the ZBA for a variance as a reasonable accommodation, which variance will be considered in accordance with RSA 674:33,(V), and, the ZBA shall grant the same unless it is demonstrated, by the record in such proceeding, that the proposed use would have a significant and permanent damaging impact on the town and the neighborhood which could not be avoided by the imposition of any reasonable conditions.***"

Frontage: Amend this definition by adding the words indicated in bold italics: "The width of a lot measured along its common boundary with the street line ***or street which is Class V or higher.***"

YES [] NO []

Article 9. Shall we **modify the Veteran’s exemption** from property tax in the Town of New Boston, as authorized under RSA 72:28 and following the procedures outlined in RSA 72:28-a, by increasing the credit **from \$200 to the maximum allowable of \$500.** (Submitted by Petition) (Majority Vote Required) (Selectmen Do Not Recommend, Finance Tie Vote)

YES [] NO []

Article 10. Shall the Town raise and appropriate as an **operating budget** not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling **three million, one hundred twenty-nine thousand, two hundred and sixty-three dollars (\$3,129,263)** Should this article be defeated, the default budget shall be two million, nine hundred and thirty-eight thousand, seven hundred and seventy-five dollars (\$2,938,775), which is the same as last year, with certain adjustments required by previous action of the Town of New Boston or by law or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only. (Majority Vote Required) (Selectmen and Finance Recommend) **Note: This operating budget warrant article does not include appropriations in ANY other warrant article.**

YES [] NO []

Article 11. To see if the town will vote to establish a Capital Reserve Fund under the provisions of RSA 35:1 to **fund renovations to the Town Hall** and to raise and appropriate **sixty thousand dollars (\$60,000)** to be placed in this fund. (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 12. To see if the town will vote to raise and appropriate **two thousand dollars (\$2,000)** to be **added to the Expendable Trust Fund** established in 2001, such fund allowing for the expenditure of principal and interest when required to meet legal benefits obligations of the town at the time of an employee’s separation or retirement from town service. (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 13. To see if the town will vote to raise and appropriate **thirty-seven thousand dollars (\$37,000) to replace and make related repairs to the library roof.** (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 14. To see if the town will vote to raise and appropriate **fifteen thousand dollars (\$15,000)** to fund the cost of obtaining technical assistance with the **preparation of zoning and subdivision regulation updates.** (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 15. To see if the town will vote to raise and appropriate one hundred and ninety-one thousand dollars (\$191,000) to **purchase a Forestry/Pumper Fire Truck**, one hundred and seventy-one thousand dollars (\$171,000) to be funded by a federal grant and **twenty thousand dollars (\$20,000)** to come from taxation. (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 16. To see if the town will vote to raise and appropriate **thirty thousand dollars (\$30,000) to refurbish the Fire Department's 1991 pumper.** (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 17. To see if the town will vote to raise and appropriate **twenty thousand dollars (\$20,000)** toward the preparation of **a new recreation field** across the street from the current fields on Old Coach Road. (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 18. To see if the town will vote to establish a **Capital Reserve Fund** under the provisions of RSA 35:1 for the purpose of building a **Community Center** and to raise and appropriate **seventy-five thousand dollars (\$75,000)** to be placed in the fund. (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 19. To see if the town will vote to raise and appropriate **forty-two thousand dollars (\$42,000)** to be placed in the existing **Highway Truck Capital Reserve Fund.** (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 20. To see if the town will vote to raise and appropriate **thirty-five thousand dollars (\$35,000)** toward the **replacement of the 2001 Highway Department 1-ton truck.** This will be a non-lapsing appropriation per RSA 32:7 VI and will not lapse until 12/31/2011 or until the truck is purchased. (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 21. To see if the town will vote to raise and appropriate eighty-nine thousand dollars (\$89,000) to purchase a **new backhoe** for the Highway Department and authorize the withdrawal of forty-six thousand dollars (\$46,000) from the Capital Reserve Fund created for that purpose. The balance of **forty-three thousand dollars (\$43,000)** is to come from taxation. (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 22. To see if the town will vote to raise and appropriate **twenty thousand dollars (\$20,000)** to continue funding begun in 2003 for the **eventual replacement of the single lane bridge on Lyndeborough Road** nearest the intersection with the 2nd NH Turnpike. Replacement is being funded under the state bridge aid program that offers an 80/20 cost split state/town. (Non-Lapsing for five years or until completed) (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 23. To see if the town will vote to establish a Capital Reserve Fund under the provisions of RSA 31:1 for the **eventual replacement of the Gregg Mill Road Bridge** and to raise and appropriate **ten thousand dollars (\$10,000)** to begin the funding under the state bridge aid program (80/20 state/town funding). The Selectmen to be appointed agents for the fund. (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 24. To see if the town will vote to raise and appropriate **seventy-five thousand dollars (\$75,000)** to **upgrade a portion of Bedford Road** from the intersection with Christie out toward the intersection with New Boston Road. (Special Article) (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 25. To see if the town will vote to **establish a Police Detail Revolving Fund** pursuant to RSA 31:95-h. The money received from charges for services shall be allowed to accumulate from year to year, and shall not be considered part of the town's general fund. The town treasurer shall have custody of all monies in the fund, and shall pay out the same upon order of the Board of Selectmen. These funds may be expended only to pay for police detail related expenses, and no expenditure shall be made in such a way as to require the expenditure of other town funds which have not been appropriated for that purpose. (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 26. To see if the town will vote to raise and appropriate one hundred fifty thousand dollars (\$150,000) to construct a footbridge over the Piscataquog River connecting the Mill Pond Conservation property with property owned by the New Boston Tavern, allowing public access to the post office section of town, one hundred and twenty thousand dollars (\$120,000) to be funded by a federal grant and thirty thousand dollars (\$30,000) to come from taxation. (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 27. To see if the town will vote to **discontinue the Town Hall Roof Capital Reserve Fund** created in 2002. Said funds, with accumulated interest to date of withdrawal, are to be transferred to the town's general fund. (Majority Vote Required) (Selectmen and Finance Recommend)

YES [] NO []

Article 28. To transact any other business that may legally come before this meeting.