

**2021 WARRANT**  
**Town of Swanzey, State of New Hampshire**

To the inhabitants of the Town of Swanzey in the State of New Hampshire qualified to vote in Town affairs:

**FIRST SESSION** You are hereby notified to meet for the First (Deliberative) Session of the annual Town Meeting, to be held at Whitcomb Hall, 17 Main Street, Swanzey, NH on **Tuesday, the 2<sup>nd</sup> day of February 2021 at 7:00 p.m.** The First Deliberative Session will consist of explanation, discussion and debate of articles and will afford those voters who are present the opportunity to propose, debate and adopt amendments to each warrant article, except election of officers and warrant articles whose wording is prescribed by state law.

**SECOND SESSION** You are also notified to meet for the Second Session of the annual Town Meeting on **Tuesday, the 9<sup>th</sup> day of March 2021, at the Monadnock Regional High School Gymnasium, 580 Old Homestead Highway, Swanzey NH between the hours of 8:00 a.m. and 7:00 p.m.** to vote by official ballot to elect Town officers, to vote by official ballot on warrant articles as they may have been amended at the First Session and to vote on those other official ballot questions whose wording is prescribed by state law.

**Article 1** To choose by ballot all necessary Town Officers for the ensuing year.

**Article 2** To vote by ballot on the following amendments to the Town of Swanzey Zoning Ordinance:

**Amendment No. 1** Are you in favor of the adoption of Amendment No. 1, as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section XIII (Definitions) to read as follows:

*“Drive-through facility: Any facility where retail sales, food sales, or other services are provided to customers who drive up to a window or to an automobile device to receive the sales or services provided on the premises.”*

**Amendment No. 2** Are you in favor of the adoption of Amendment No. 2, as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Add Section III, Article Z to read as follows:

***“Z. DRIVE-THROUGH FACILITY***

- 1. No stacking space shall obstruct any required parking space, drive aisle, or loading area, and shall be sufficiently set back so as not to obstruct the intersection of any driveway and a right-of-way line.*
- 2. The minimum stacking requirement for restaurants shall be not less than eight (8) stacking spaces per lane.*
- 3. The minimum stacking requirement for a retail or service business, such as a bank, drug store, or pharmacy, shall be not less than four (4) stacking spaces per lane.*
- 4. Each stacking space shall be calculated on the basis of nine (9) feet in width by twenty (20) feet in length. Each stacking lane shall be a minimum of twelve (12) feet in width.*
- 5. Stacking lanes shall be clearly delineated by means of striping, curbing, or a raised median.”*

**Amendment No. 3** Are you in favor of the adoption of Amendment No. 3, as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section V, Article B.2 (Business District) to read as follows:

**“2.** In addition to the aforementioned permitted uses, the following are permitted after the issuance of a Special Exception by the Board of Adjustment:

*g. Drive-through facility”*

**Amendment No. 4** Are you in favor of the adoption of Amendment No. 4, as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section VI, Article 2 (Commercial/Industrial District) to read as follows:

**“2.** In addition to the aforementioned permitted uses, the following are permitted after the issuance of a Special Exception by the Board of Adjustment:

*e. Drive-through facility”*

**Amendment No. 5** Are you in favor of the adoption of Amendment No. 5, as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section III, Article S to read as follows:

*“7. **Drive-through facility signs.** In districts where a drive-through facility is allowed, up to two (2) signs related to the drive-through facility use shall be permitted. Each sign shall be no more than twenty (20) square feet in size.”*

**Amendment No. 6** Are you in favor of the adoption of Amendment No. 6, as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section III-AA, Article A.2 to read as follows:

**A. Attached** accessory dwelling units (AADU) shall be permitted as an accessory use in all zoning districts that permit single-family dwellings. One attached accessory dwelling unit shall be allowed without additional requirements for lot size, frontage, space limitations, or other controls beyond what would be required for a single-family dwelling without an attached accessory dwelling unit.

2. An attached accessory dwelling unit shall be no greater than ~~750~~ 1,000 square feet.”

**Amendment No. 7** Are you in favor of the adoption of Amendment No. 7, as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section III-AA, Article B.3 to read as follows:

**B. Detached** Accessory Dwelling Units (DADU) shall be permitted by Special Exception only in all zoning districts that permit single-family dwellings. Only one DADU shall be allowed without additional requirements for lot size, frontage, space limitations, or other controls beyond what would be required for a single-family dwelling without a detached accessory dwelling unit.

3. A DADU shall be no greater than ~~750~~ 1,000 square feet.”

**Amendment No. 8** Are you in favor of the adoption of Amendment No. 8, as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section III, Article Q to read as follows:

“1. *Off-street parking shall be provided as shown in the following table:*

<b>Table #1: Schedule of Minimum Parking Requirements</b>	
<i>One-family dwelling &amp; two-family dwelling</i>	<i>2 spaces per unit</i>
<i>Multi-family dwelling</i>	<i>1.5 spaces for 1st bedroom plus 0.5 spaces for each additional bedroom</i>
<i>Hotel, motel, inn, etc.</i>	<i>1 space per unit</i>
<i>Restaurant, theater, church, or other places of indoor assembly</i>	<i>1 space for every 3 seats</i>
<i>Retail sales</i>	<i>1 space per 250 square feet gross floor area</i>
<i>Retail sales – furniture, appliance, motor vehicle sales</i>	<i>1 space per 500 square feet gross floor area</i>
<i>Personal services</i>	<i>1 space per 250 square feet gross floor area</i>
<i>Automobile repair and services</i>	<i>4 spaces per service bay</i>
<i>Nursing homes, hospitals, etc.</i>	<i>1 space per staff person on the largest shift plus 1 space per every 3 beds</i>
<i>Offices</i>	<i>1 space per 250 square feet gross floor area</i>
<i>Industrial use</i>	<i>1 space per employee on largest shift</i>
<i>Warehouse</i>	<i>1 space per 1,000 square feet gross floor area</i>
<i>Place of public assembly not measurable in terms of seats</i>	<i>1 space per 500 square feet gross floor area</i>

2. *Except for parking spaces for one-family dwellings and two-family dwellings, off-street parking spaces shall be located a minimum of thirty (30) feet from the front property line and ten (10) feet from the side and rear property lines, unless otherwise specified in a specific Zoning District.*

3. *The Planning Board, during Site Plan Review of new uses or expansion of an existing use, may allow a reduction of up to twenty (20) percent in the number of required built parking spaces, provided an area is reserved on the approved site plan to accommodate the minimum number of required off-street parking spaces should they become necessary in the future. The construction of any unbuilt parking spaces shall be reviewed and approved by the Planning Board as a modification of the approved site plan.*”

**Amendment No. 9** Are you in favor of the adoption of Amendment No. 9, as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Delete Section III, Article O.1 to read as follows:

“**O.** Every new dwelling house erected and every existing building proposed to be altered or utilized for a dwelling house in any district shall fulfill the following requirements:

~~1. The minimum size for each dwelling house constructed shall be 540 square feet on the first floor.”~~

**Amendment No. 10** Are you in favor of the adoption of Amendment No. 10, as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section XIII (Definitions) to read as follows:

“**Setback:** The distance between any property line and the nearest point to which any building or structure can be erected. Measurement shall be to the outermost vertical plane nearest the property line. The only amenities that may be located within the first 30 feet of a *front* setback area are as follows:

- a. Driveway (paved or unpaved);
- b. Landscaping;
- c. Underground utilities;
- d. Utility poles;
- e. Lighting fixtures;
- f. Fences;
- g. Drainage devices;
- h. Fire ponds and/or underground cisterns;
- i. Signs as permitted under the terms of the zoning ordinance;

j. Mail boxes.

Items specifically not permitted to be located within the first 30 feet of a *front* setback area are as follows: Accessory buildings; buildings; structures; parking spaces except for parking spaces serving one-family and two-family dwellings; parking lots; pavement not part of a driveway; and product display.”

**Article 3** To see if the Town will vote to raise and appropriate the sum of Three Million Five Hundred and Seventy Five Thousand Dollars (\$3,575,000) for the purpose of preparing plans and specifications, and constructing, equipping and furnishing a new Fire Station at Town owned property located at 321 Old Homestead Highway; Two Hundred Thousand (\$200,000) to be raised by general taxation, Three Hundred and Seventy Five Thousand (\$375,000) from the Undesignated Fund Balance, and Three Million (\$3,000,000) of such sum to be raised through the issuance of bonds or notes under and in compliance with the Municipal Finance Act, RSA 33:1 et seq., as amended; to authorize the Selectmen to apply for, obtain and accept federal, state or other aid, if any, which may be available for said project and to comply with all laws applicable to said project; to authorize the Selectmen to issue, negotiate, sell and deliver said bonds and notes and to determine the rate of interest thereon and the maturity and other terms thereof; to authorize the Selectmen to take any other action or to pass any other vote relative thereto.

(RECOMMENDED BY SELECTMEN – 3/5 Ballot Vote Required)

**Article 4** To see if the Town will vote to raise and appropriate the sum of Six Hundred Thousand Dollars (\$600,000) for the purpose of purchasing and equipping a fire engine; Six Hundred Thousand Dollars (\$600,000) of such sum to be raised through the issuance of bonds or notes under and in compliance with the Municipal Finance Act, RSA 33:1 et seq., as amended; to authorize the Selectmen to apply for, obtain and accept federal, state or other aid, if any, which may be available for said project and to comply with all laws applicable to said project; to authorize the Selectmen to issue, negotiate, sell and deliver said bonds and notes and to determine the rate of interest thereon and the maturity and other terms thereof; and to authorize the Selectmen to take any other action or to pass any other vote relative thereto.

(BY PETITION – RECOMMENDED BY SELECTMEN – 3/5 Vote Required)

**Article 5** To see if the Town will vote to 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 \$6,716,500. Should this article be defeated, the default budget shall be \$6,439,109, which is the same as last year, with certain adjustments required by previous action of the Town 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.

(RECOMMENDED BY SELECTMEN)

**Article 6** To see if the Town will vote to raise and appropriate the sum of \$195,000 by general taxation to be placed in the following expendable trust and capital reserve accounts of the Town:

Expendable Trust Funds	Amount	Capital Reserve Funds	Amount
Revaluations & Updates	\$20,000	Fire Trucks	\$5,000
Mt. Caesar Union Library	\$3,000	Fire Stations	\$10,000
Police IMS	\$3,000	Recreation Facilities Improvements	\$10,000
Police Facilities	\$3,000	Recycling Center Improvements	\$50,000
Emergency Communications	\$10,000	Police Cruisers	\$40,000
Fire Ponds	\$20,000		
Fire Tools & Equipment	\$10,000		
Town Hall IMS	\$10,000		
Stratton Library	\$1,000		

or take any action thereon.

(RECOMMENDED BY SELECTMEN)

**Article 7** To see if the Town will vote to raise and appropriate the sum of \$410,000 by general taxation to be placed in the following expendable trust and capital reserve accounts of the Town:

Expendable Trust Funds	Amount	Capital Reserve Funds	Amount
Road Rehab. & Reconstruction	\$200,000	Town Bridges	\$40,000
Winter Maintenance	\$5,000	Highway & Cemetery Equipment	\$150,000
		Town-owned Dams	\$10,000
		Covered Bridges	\$5,000

or take any action thereon.

(RECOMMENDED BY SELECTMEN)

**Article 8** To see if the Town will vote to raise and appropriate the sum of Thirty Thousand dollars (\$30,000) for the purpose of developing an Asset Management Program for the Town's wastewater collection system, that will qualify the Town for federal and state funds, such sum to be raised by the issuance of serial bonds and notes not to exceed \$30,000 under and in compliance with the provisions of the Municipal Finance Act (RSA 33, as amended) and to authorize the Board of Selectmen to issue and negotiate such bonds or notes to determine the rate of interest thereon, and to take such actions as may be necessary to effect the

issuance, negotiation, sale and delivery of such bonds or notes as shall be in the best interest of the Town of Swanzey, additionally to authorize the Board of Selectmen to apply for and accept grants or other funds that may reduce the amount to be repaid by \$30,000 and participate in the State Revolving Fund (SRF) RSA 486.14 established for this purpose, and to allow the Board of Selectmen to expend such monies as become available from the federal and state governments and pass any necessary vote relating thereto.

(RECOMMENDED BY SELECTMEN - 3/5 Ballot Vote Required)

**Article 9** To see if the Town will vote to amend the Cemetery Expansion Expendable Trust Fund created by Article 18 of the 1999 Town Meeting to add “property maintenance and improvements” to the list of appropriate uses.

(RECOMMENDED BY SELECTMEN – 2/3 Ballot Vote Required)

**Article 10** To see if the Town will vote to establish a Capital Reserve Fund pursuant to RSA 35:1 titled the “Sidewalks Capital Reserve Fund” for the purpose of maintaining, improving, and expanding sidewalks, to raise and appropriate the sum of Ten Thousand Dollars (\$10,000) to be placed in this fund with such sum to be raised by taxation, and further to designate the Board of Selectmen as agents to expend.

(RECOMMENDED BY SELECTMEN)

**Article 11** To see if the Town will vote to discontinue the Carpenter Home Capital Reserve Fund created by Article 9 of the 2018 Town Meeting, said funds and accumulated interest to date of withdrawal, are to be transferred to the municipality's general fund. (estimated balance of \$44,500)

(RECOMMENDED BY SELECTMEN)

**Article 12** To see if the Town will vote to raise and appropriate the sum of Five Thousand Dollars (\$5,000) to be placed in the Golden Rod Grange Hall Capital Reserve Fund with such sum to be raised by taxation and is expected to help fund a structural engineering assessment for the Golden Rod Grange Hall.


(RECOMMENDED BY SELECTMEN)

**Article 13** To transact any other business that may legally come before this meeting, or take any action thereon.



Given under our hand and seal this 20<sup>th</sup> day of January in the year two thousand twenty-one.


**Swanzy Board of Selectmen**


  
\_\_\_\_\_  
Kenneth P. Colby, Jr.

  
\_\_\_\_\_  
Sylvester R. Karasinski

  
\_\_\_\_\_  
W. William Hutwelker, III

*A true copy – Attest:*

  
\_\_\_\_\_  
Kenneth P. Colby, Jr.

  
\_\_\_\_\_  
Sylvester R. Karasinski

  
\_\_\_\_\_  
W. William Hutwelker, III