# TOWN OF SWANZEY

620 OLD HOMESTEAD HIGHWAY
P.O. BOX 10009
SWANZEY, NH 03446-0009
TOWN HALL (603) 352-7411 FAX (603) 355-8099
WWW.SWANZEYNH.GOV


**Board of Selectmen Meeting Agenda**

**Whitcomb Hall, 17 Main Street**

**November 18, 2025**

1. **Call to Order – 5:30**
   https://www.youtube.com/@townofswanzey7377/streams - For live streaming

2. **Pledge of Allegiance**

3. **Consideration of Meeting Minutes**
   A. Regular Meetings:
   B. Nonpublic Meetings:

4. **Consent Agenda**
   A. Payroll Manifest
   B. Accounts Payable Manifest

5. **Public Input**

6. **Appointments**
   1. Joe DiRusso – Request for Authorization for 2026 Paving Contract
   2. Josh Whipple – Update on Recycling Station Shed
   3. Sally Malay- Keene Housing Kids Collaborative

7. **Consideration of New Business**
   1. Submittal of a Zoning Petition Warrant Article
   2. Withdrawal from the Mount Ceasar Union Library ETF
   3. Review of Elderly Exemption Income/Asset & Exemption Qualification Limits
   4. Avanru Development – Request for support for local/regional Community Development Block Grant funding totaling $500,000.

8. **Consideration of Old Business**
   1. 2026 Budget Discussion
   2. Update Re: Class VI Road Policy

9. **Administrative Update**
   1. 2025 Tax Rate

10. **Correspondence**
11. **Public Input**

12. **Non-public session pursuant to RSA 91-A:3 II (a) and (c) or as needed.**

13. **Adjournment**

# TOWN OF SWANZEY

620 OLD HOMESTEAD HIGHWAY
P.O. BOX 10009
SWANZEY, NH 03446-0009
TOWN HALL (603) 352-7411 FAX (603) 355-8099
WWW.SWANZEYNH.GOV


**Board of Selectmen Meeting Agenda**

**Whitcomb Hall, 17 Main Street**

**November 18, 2025**

1. **Call to Order – 5:30**
   https://www.youtube.com/@townofswanzey7377/streams - For live streaming

2. **Pledge of Allegiance**

3. **Consideration of Meeting Minutes**
   A. Regular Meetings:
   B. Nonpublic Meetings:

4. **Consent Agenda**
   A. Payroll Manifest
   B. Accounts Payable Manifest

5. **Public Input**

6. **Appointments**
   1. Joe DiRusso – Request for Authorization for 2026 Paving Contract

***SUGGESTED MOTION: I move to forego a request for proposal (RFP) for the 2026 paving projects and to award the 2026 paving contract to All States,* reducing the impact on budget line 01-4312-4312-1-631 by 100,000.**

***&***

***SUGGESTED MOTION: I move to authorize the DPW Director, Joe DiRusso to expend the remaining money in the 2025 Paving budget Line (*01-4312-4312-1-631) up to $50,000, to offset the cost of the 2026 paving contract.**

   2. Josh Whipple – Update on Recycling Station Shed
   3. Sally Malay- Keene Housing Kids Collaborative

7. **Consideration of New Business**
   1. Submittal of a Zoning Petition Warrant Article
   2. Withdrawal from the Mount Ceasar Union Library ETF

***SUGGESTED MOTION: I move to authorize the withdrawal of $11,042 from the Mount Ceasar Union Library Expendable Trust Fund.***

3. Review of Elderly Exemption Income/Asset & Exemption Qualification Limits
4. Avanru Development – Request for support for local/regional Community Development Block Grant funding totaling $500,000.

**8. Consideration of Old Business**

A. 2026 Budget Discussion

B. Update Re: Class VI & Private Road Agreement

***SUGGESTED MOTION: I move to approve the Class VI Road Policy as presented (or as amended)***

**9. Administrative Update**

A. 2025 Tax Rate

**10. Correspondence**

**11. Public Input**

**12. Non-public session pursuant to RSA 91-A:3 II (a) and (c) or as needed.**

**13. Adjournment**

# Rezoning Proposal for Base Hill Rd., Swanzey NH

# 2025

RECEIVED
NOV 10 2025
SWANZEY TOWN CLERK

Whereas: Base Hill Road is largely residential lots with single-family homes; and

Whereas: The Keene end of Base Hill Road is zoned as Rural, Low Density (single-family residence), or Conservation; and

Whereas: Base Hill Road is a Class 5 road, not wide enough to handle a commercial/business volume of traffic, and is already overburdened by trucks and business vehicles using it for a shortcut, making it unsafe for residents to walk and bike; and

Whereas: The Complete Streets Map in the Master Plan identifies Base Hill Road as a "Local Collector" and all other Local Collector roads in town are residential and/or rural roads such as Warmac Road and Matthews Road; and

Whereas: In the Master Plan, Economic Development, Objective 2, Action 3 is: "Review current zoning to ensure adequate land area is zoned for commercial and industrial uses and **in appropriate locations;"** and;

Whereas: Lots on Base Hill Road are backed in Swanzey by Yale Forest on one side and a large, significant wetland on the other, which the recent Wetlands Evaluation by Moosewood Ecological listed in the top 10% of Swanzey's wetlands for flood storage and wildlife habitat (which creates a critical wildlife-crossing situation; and

Whereas: The entire east side and half the west side of Base Hill Road lies atop an aquifer;

**Therefore: The zoning map of the Town of Swanzey dated 9/1/1947, as amended, is to be further amended as follows:** lots fronting on Base Hill Road shall be included as all in the Residence district with the following exceptions:

1.) Lots South of New Run Brook to Rt 10, currently in Commercial/Industrial District shall remain in that district (Tax map 212,lots 22 & 23 and Map 203, lots 4,30,29)

2.) Map 203, Lots 14, 20, 22 and 26 shall remain in the Business District

3.) Map 203, Lots 8, 13, and 20-1 shall be included in the Rural/Agricultural District

4.) Map 203 Lot 25 small section to be included in Residence District that is equal to the abutting lots on the east side of Base Hill Rd. Leaving the Rest of MHS lot to Commercial/Industrial district

—As detailed in list below. With Map included of the changes.

**West side** of Base Hill Road:

**Tax Map 212**

| Lot # | name of owner | mailing address | Zone now / Zone change | |
|---|---|---|---|---|
| **22** | **Global M.G** | **189 West Swanzey Rd.** | **Com/Ind** | **no change** |
| **23** | **Catahoula LLC** | **12 Base Hill Rd.** | **Com/Ind.** | **no change** |

**Tax Map 203**

| Lot # | name of owner | mailing address | Zone now / Zone change | |
|---|---|---|---|---|
| 4 | Getty rev trust | 20 Base Hill Rd | com/ind | no change |
| 5 | Beini Quan/Adrian Blandori | 32 Base Hill Rd | com/ind | Residence |
| 6 | Jan Gokey | 38 Base Hill Rd | com/ind | Residence |
| 7 | Deb Sprague | 42 Base Hill Rd | com/ind | Residence |
| 8 | Yale forest Unv. | New haven Ct | Business | Rural/agricl |
| 11 | Jacob Norris | 50 Base Hill Rd | com/ind | Residence |
| 12 | Ron White | 58 Base Hill Rd | com/ind | Residence |
| 13 | Yale Forest Unv. | New Haven CT | Business | Rural /agricl |
| 14 | A E Hill constr. | 98 Base Hill Rd | Business | no change |
| 15 | Sharee Howard | 114 Base Hill Rd | Business | Residence |
| 16 | Ali Rice | 120 Base Hill Rd | Business | Residence |
| 13 | Yale Forest Unv. | New Haven CT | Business | Rural /agricl |

**East side of Base Hill Road**

| Lot # | name of owner | mailing address | Zone now | zone change |
|---|---|---|---|---|
| 30 | State DOT | 19 Base Hill Rd | Com/Ind | No change |
| 29 | State DOT | 19 Base Hill Rd | Com/Ind | No change |
| 28 | David/Angelia Guion | 43 Base Hill Rd | Com/ind | Residence |
| 27 | Houle Stephanie | 51 Base Hill Rd | Com/ind | Residence |
| 26 | Ells James/Bev. | 57 Base Hill Rd | Com/ind | Business |
| 25 | M.H.S | 101 West Swanzey Rd | Com/ind | Residence* |
| 24 | Penny Bell | 63 Base Hill Rd | Com/ind | Residence |
| 23 | robjohn/J.Tempesta | 75 Base Hill Rd | business | Residence |
| 22 | Robjohn llc | 93 Base Hill Rd | business | no Change |
| 20 | A.P.S | 115 Base Hill Rd | 3 acre business | no Change |

| | | | | |
|---|---|---|---|---|
| 20-1 | A.P.S | 115 Base Hill Rd | 7 acres business | Rural /Agricl |
| 21 | A.P.S | 115 base hill Rd | 19A Rural/Agricl | No change WETLANDS |
| 19 | Ashley Bronson | 131 Base Hill Rd | Business | Residence |
| 18 | Roger and Linda Gouslin | 141 Base Hill Rd | Business | Residence |

*MHS small portion on Base Hill Side to be residence district: 65' front and the 114 'plus/minus on North & South property lines. The Rest of the lot to stay in Commercial/Industrial district.

**WE , On Oct 27, 2025 the undersigned here registered Swanzey voters understand completely the rezoning request put forth here. We the residents of Swanzey request the Town of Swanzey put forth this Amendment to be voted on to rezone the road to Residence and Rural/Agricultural, with the exceptions listed above.**

| | Print name | Signature | Lot # is applys | Address | Date |
|---|---|---|---|---|---|
| 1 | Roger Gouslin | Roger Gouslin | 18 | 141 Base Hill Rd Swanzey N.H | 10/28/2025 |
| 2 | Linda Gouslin | Linda Gouslin | 18 | " " | 10/28/2025 |
| 3 | Judy Caldarelli | Judy Caldarelli | | 75 Brookview Rd Swanzey | 10/28/2025 |
| 4 | JOHN CALDARELLI | John Caldarelli | | 75 BROOKVIEW RD | 10/28/2025 |
| 5 | MICHAEL BALL | Michael Ball | | 46 & COBBLE HILL | 10/28/2025 |
| 6 | Robin T Riley | Robin T Riley | | 3 Swanzey St #1 | 10/28/2025 |
| 7 | Gary Riley | G Riley | | 3 SWANZEY ST #1 | 10/28/2025 |
| 8 | TRAY CHAPUT | Tray Chaput | | 148 Partridgeberry Ln | 10/28/2025 |
| 9 | Jeanette Gokey | Jeanette Gokey | 6 | 38 Base Hill Rd | 10/29/2025 |
| 10 | Adrian Blandon | | | 32 Base Hill rd | 10/29/25 |
| 11 | DONI-ANNE WAY | D Way | | 93 Lat Lane Swanzey | 10/30/25 |
| 12 | Deb Sprague | Deborah Sprague | 7 | 42 Base Hill Rd | 10/30/25 |
| 13 | Duke Norris | | | 50 base Hill | 10/30/25 |
| 14 | David Guion | D Guion | 28 | 43 Base Hill | 10/1/25 |
| 15 | Shirley Rodrigues | Shirley Rodrigues | | | |
| 16 | Pam O'Connor | Pamela B O'Connor | | 201 Westport Hill Rd | 11-2-25 |
| 17 | Kathy ONeil | Kathy ONeil | | 29 Riverside Ln | 11-2-25 |

#21

# REZONE BASE HILL RD TO Residential

| | Print Name | signature | Lot # if applys | address | date |
|---|---|---|---|---|---|
| 18 | AL KARLAK | al Karlak | | Swanzey | 11-2-25 |
| 19 | Barbara Voymas | Barbara Voymas | | Swanzey | 11-2-25 |
| 20 | David C. Voymas | David C Voymas | | Swanzey | 11/2/25 |
| 21 | Elaine Pratt | Elaine Pratt | | Swanzey | 11/2/25 |
| 22 | Cindy White | Cindy White | | Swanzey | 11-3-2025 |
| 23 | Tom Little | Tom Little | | SWANZEY | 11.3.2025 |
| 24 | Cheri Ball | Cheri Ball | | 468 Cobble Hill Rd Swanzey | 11-10-2025 |
| 25 | Richard Fairbanks | Richard Fairbanks | | Swanzey | 11/10/2025 |
| 26 | Patty Fairbanks | Patty Fairbanks | | SWANZEY | 11/10/2025 |
| 27 | Gary Preston | Gary Preston | | W. Swanzey | 11-10/2025 |
| 28 | Barbara Preston | Barbara Preston | | 36 Summer St W. Swanzey | 11/10/2025 |
| 29 | | | | | |
| 30 | | | | | |
| 31 | | | | | |
| 32 | | | | | |
| 33 | | | | | |
| 34 | | | | | |
| 35 | | | | | |
| 36 | | | | | |
| 37 | | | | | |
| 38 | | | | | |
| 39 | | | | | |
| 40 | | | | | |
| 41 | | | | | |
| 42 | | | | | |
| 43 | | | | | |
| 44 | | | | | |
| 45 | | | | | |
| 46 | | | | | |
| 47 | | | | | |

| | | | | |
|---|---|---|---|---|
| 20-1 | A.P.S | 115 Base Hill Rd | 7 acres business | Rural /Agricl |
| 21 | A.P.S | 115 base hill Rd | 19a Rural/Agricl | No change WETLANDS |
| 19 | Ashley Bronson | 131 Base Hill Rd | Business | Residence |
| 18 | Roger and Linda Gouslin | 141 Base Hill Rd | Business | Residence |

*MHS small portion on Base Hill Side to be residence district: 65' front and the 114 'plus/minus on North & South property lines. The Rest of the lot to stay in Commercial/Industrial district.

**WE , On Oct 27, 2025 the undersigned here registered Swanzey voters understand completely the rezoning request put forth here. We the residents of Swanzey request the Town of Swanzey put forth this Amendment to be voted on to rezone the road to Residence and Rural/Agricultural, with the exceptions listed above.**

| Print name | Signature | Lot # is applys | Address | Date |
|---|---|---|---|---|
| Sharee Howard | Sharee Howard | 15 | 114 BASE HILL Rd | 10/29/2025 |
| Steph Howe | | 27 | 51 Base Hill Rd | 10/28/2025 |
| Heather AFISH | | | 15 Ridgeview Rd | 10/30/2025 |
| Todd BERGERON | | | 1326 Old Homestead | 11/3/25 |
| Rachel Vogt | | | 305 Maryhill | 11/5/25 |
| Jared Reed | | 16 | 120 Base Hill Rd | 11/5/25 |
| Mark Veilleux | | | 106 Cobb Hill Rd | 11/5/25 |
| Luke Kostu | | | 66 Hackler Dr | 11/5/2025 |
| | | | 86 Hoi Brook Ave | 11/5/2025 |
| Charles Harbeck | Charles Harbeck | | 769 old Homestead Hwy | 11-5-2025 |
| Ali Rice/Taylor | | 16 | 258 Eaton Rd | 11.5.2025 |
| Isaac Rice | | 16 | 258 EATON RD | 11/5/2025 |
| Sandy Kadmon | | | 59 Mt Huggins Dr. | 11/5/2025 |
| Lynn Speckman | | | 22 Ridge Rd | 11/6/2025 |
| James Harris | | 15 | 114 Base Hill RD | 11/7/2025 |
| Eric Tarrant | | 19 | 131 Base Hill Rd | 11/7/2025 |
| LINDA MADDEN | | | 54 Whitcomb Rd | 11/8/25 |

17

| | Print Name | signature | Lot # if applys | address | date |
|---|---|---|---|---|---|
| 18 | Elizabeth Nabi | Elizabeth Nabi | | 64 Whittcomb Rd | 11/9/25 |
| 19 | Cheryl Domina | Cheryl Domina | | 227 Sunway Lake Rd | 11/9/25 |
| 20 | Audra Perlman | Audra Perlman | | 1239 Old Homestead Hwy | 11/9/25 |
| 21 | Joshua Mocik | | | 4 Cross St | 11/10/25 |
| 22 | DAVED JONES | | | 23 CAUSEWAY RD | 11/10/25 |
| 23 | Lauri Blouin | Lauri Blouin | | 60 Troy Hill Rd | 11/10/25 |
| 24 | KATHERINE JONES | Katherine Jones | | 23 CAUSEWAY RD | 11/10/25 |
| 25 | | | | | |
| 26 | | | | | |
| 27 | | | | | |
| 28 | | | | | |
| 29 | | | | | |
| 30 | | | | | |
| 31 | | | | | |
| 32 | | | | | |
| 33 | | | | | |
| 34 | | | | | |
| 35 | | | | | |
| 36 | | | | | |
| 37 | | | | | |
| 38 | | | | | |
| 39 | | | | | |
| 40 | | | | | |
| 41 | | | | | |
| 42 | | | | | |
| 43 | | | | | |
| 44 | | | | | |
| 45 | | | | | |
| 46 | | | | | |
| 47 | | | | | |

SH COPE

# base hill rd ~~zoning~~ LOT 3

Town of Swanzey, NH

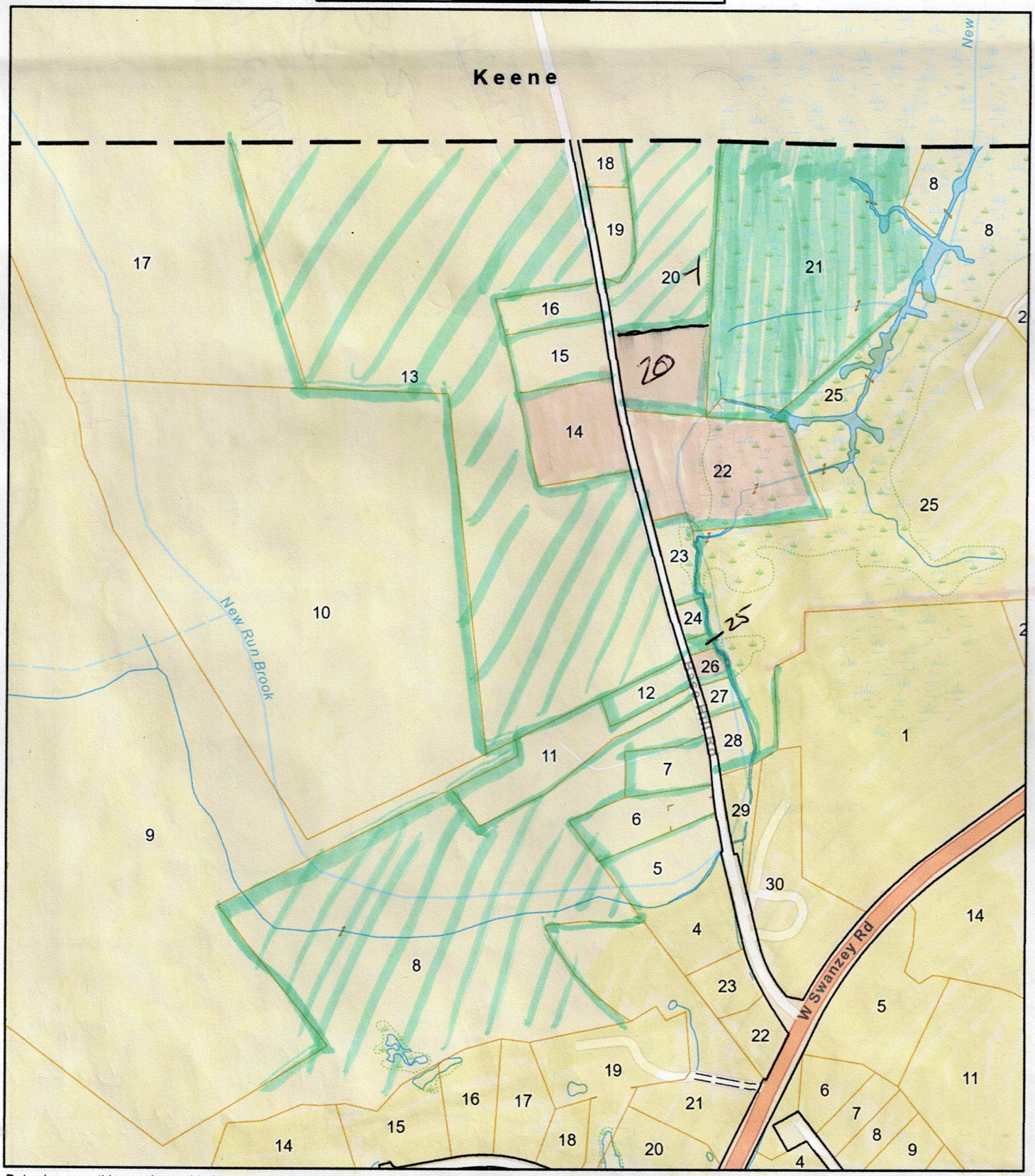
1 inch = 571 Feet

0 571 1142 1713

September 26, 2024

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com




Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

RURAL Agricultural Residential BUSINESS (STAYS) WANT ZONED

# base hill rd zoning

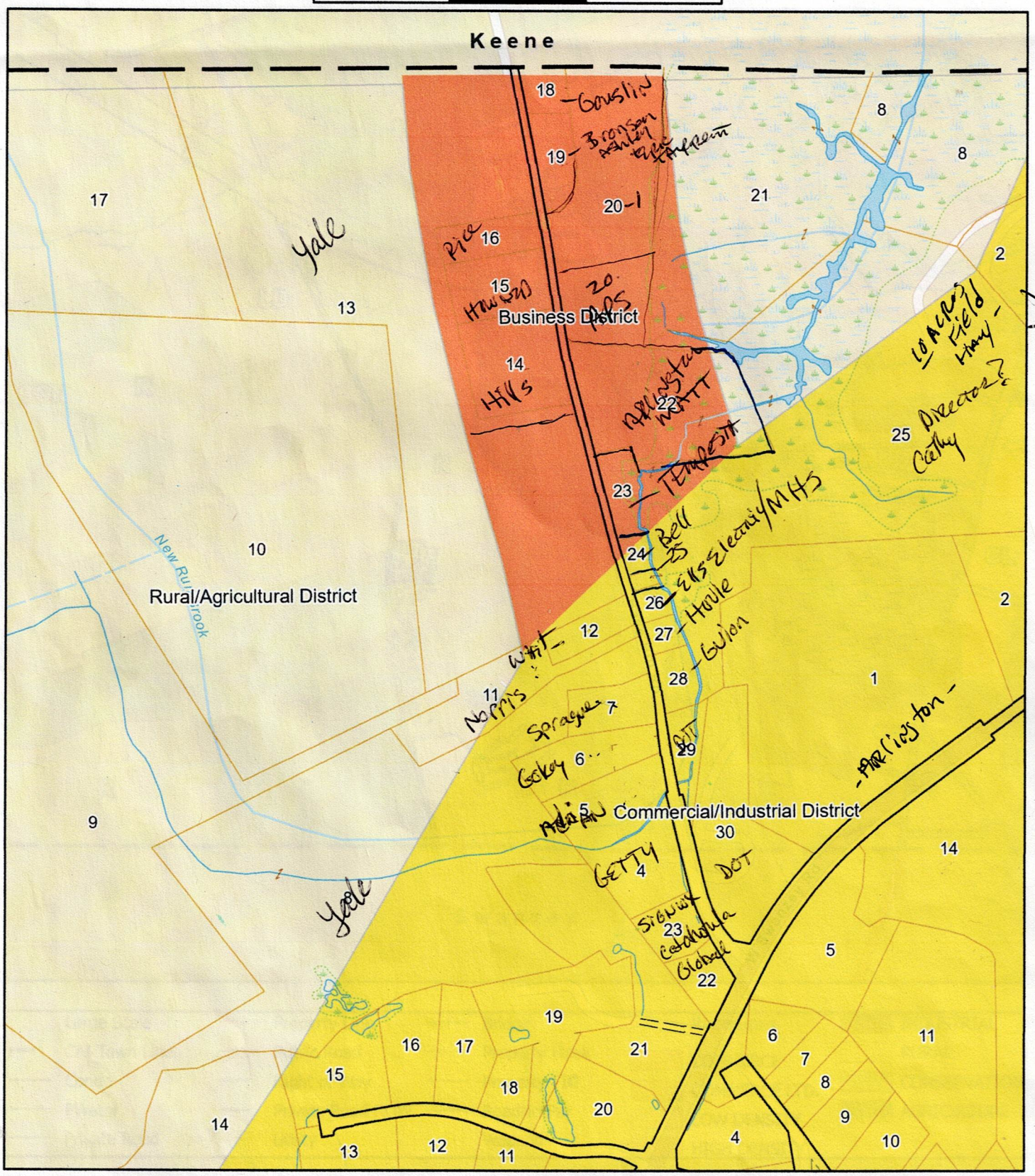
Town of Swanzey, NH

1 inch = 559 Feet

0 559 1118 1677

September 26, 2024

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com




Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

(13) TOTAL LOTS - FOUR ON WEST / REST ON EAST

7 & 8 Residential

(13) TOTAL LOTS

IS WHAT its zoned NOW -

Town of Swanzey, NH

November 13, 2025

1 inch = 300 Feet

0 300 600 900

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

# Planning Staff's Interpretation of Provided Map

Keene

Section of Map 203 Lot 25 to be rezoned to residence (equal to abutting lots). The rest stays as is.

Buffum Rd

W Swanzey Rd

## LEGEND

Residence

Rural/Agricultural

No Change

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

# TOWN OF SWANZEY

620 OLD HOMESTEAD HIGHWAY
P.O. BOX 10009
SWANZEY, NH 03446-0009
TOWN HALL (603) 352-7411 FAX (603) 355-8099
WWW.SWANZEYNH.GOV


## MEMORANDUM - OFFICE OF THE TOWN ADMINISTRATOR

**TO:** Board of Selectmen

**FROM:** Lori Rautiola, Town Administrator

**RE:** Recommended Adjustments for Elderly Tax Exemptions

**DATE:** November 5, 2025

**CC:** Christine Smith

### Background

The Town of Swanzey adopted the Elderly Exemption through Town vote in 2009. Since that time, there have been no adjustments to the exemption amounts or the income and asset limits. In 2025, the Town had 36 active Elderly Exemptions, including 7 in the 65–74 age group, 6 in the 75–79 group, and 23 in the 80+ group, with a total property valuation of $1,294,600, as reported on the MS-1. These figures may vary from year to year.

### Rationale for Updating the Exemption Limits

It has been over 15 years since the Town last reviewed or adjusted the Elderly Exemption limits. During this period, inflation and cost-of-living increases have significantly affected the financial stability of residents, particularly those on fixed incomes.

Since 2009, the Consumer Price Index (CPI) has risen by more than 40%, reflecting increases in the costs of housing, utilities, healthcare, and essential goods. In particular: Housing costs and property valuations have increased substantially, leading to higher property tax burdens. Medical and prescription costs have continued to rise at rates above general inflation, placing additional strain on elderly residents. Fixed retirement and Social Security incomes have not kept pace with these increases, reducing the purchasing power of those relying on limited fixed income sources.

Many neighboring communities have updated their exemption levels in recent years to ensure that elderly residents can continue to afford to remain in their homes. Updating Swanzey's exemption limits will bring the Town more in line with regional standards and provide equitable relief for qualifying residents.

## Recommended Adjustments

After reviewing current data and comparable exemption schedules from surrounding municipalities, I recommend the following updates to Swanzey's Elderly Exemption program:

Exemption Amounts:
Age 65–74: increase from $25,000 to $50,000 in assessed value
Age 75–79: increase from $35,000 to $75,000 in assessed value
Age 80+: increase from $40,000 to $100,000 in assessed value

Income Limits:
Single: increase from $24,000 to $35,000
Married: increase from $32,000 to $60,000

Asset Limit:
Increase from $50,000 to $60,000

## Conclusion and Next Steps

Updating the Elderly Exemption limits is both timely and necessary to ensure that Swanzey's elderly residents are not disproportionately burdened by rising costs and property valuations. These adjustments reflect economic realities since 2009 and demonstrate the Town's continued commitment to supporting its senior population.

If the Board is in agreement with the proposed changes, the next step would be to include a warrant article on the 2026 Town Meeting warrant for voter consideration and approval. Upon voter adoption, the revised limits would take effect for the following tax year.

**Swanzey – Elderly Exemption Income & Asset comparison**
Information from Dept. of Revenue 2024 Exemptions and Credits Summary Report

**Elderly Exemption Amounts:**

**Age 65-74**

| Town | Amount |
|---|---|
| Surry | 5,000 |
| Marlborough | 10,000 |
| Richmond | 10,000 |
| Troy | 12,000 |
| Westmoreland | 15,000 |
| Roxbury | 20,000 |
| Winchester | 20,000 |
| Alstead | 25,000 |
| **Swanzey** | **25,000** |
| Hinsdale | 27,000 |
| Fitzwilliam | 30,000 |
| Gilsum | 30,000 |
| Keene | 33,000 |
| Walpole | 35,000 |
| Chesterfield | 40,000 |
| Dublin | 40,000 |
| Harrisville | 50,000 |
| Stoddard | 50,000 |
| Jaffrey | 55,000 |
| Marlow | 55,000 |
| Nelson | 60,000 |
| Sullivan | 60,000 |
| Rindge | 100,000 |

**Age 75-79**

| Town | Amount |
|---|---|
| Surry | 5,000 |
| Marlborough | 15,000 |
| Richmond | 15,000 |
| Westmoreland | 20,000 |
| Roxbury | 25,000 |
| Troy | 25,000 |
| Winchester | 30,000 |
| **Swanzey** | **35,000** |
| Gilsum | 40,000 |
| Hinsdale | 42,000 |
| Keene | 45,000 |
| Alstead | 50,000 |
| Walpole | 50,000 |
| Harrisville | 60,000 |
| Chesterfield | 60,000 |
| Dublin | 60,000 |
| Fitzwilliam | 60,000 |
| Stoddard | 70,000 |
| Jaffrey | 75,000 |
| Sullivan | 75,000 |
| Marlow | 90,000 |
| Nelson | 90,000 |
| Rindge | 140,000 |

**Age 80+**

| Town | Amount |
|---|---|
| Surry | 5,000 |
| Richmond | 20,000 |
| Marlborough | 25,000 |
| Westmoreland | 25,000 |
| Roxbury | 30,000 |
| **Swanzey** | **40,000** |
| Gilsum | 50,000 |
| Troy | 50,000 |
| Hinsdale | 60,000 |
| Keene | 60,000 |
| Walpole | 60,000 |
| Winchester | 60,000 |
| Harrisville | 70,000 |
| Dublin | 75,000 |
| Chesterfield | 80,000 |
| Stoddard | 80,000 |
| Sullivan | 85,000 |
| Jaffrey | 90,000 |
| Alstead | 100,000 |
| Marlow | 110,000 |
| Nelson | 110,000 |
| Fitzwilliam | 120,000 |
| Rindge | 200,000 |

**Single Income Limit:**

| Town | Amount |
|---|---|
| Surry | 13,400 |
| Troy | 13,400 |
| Marlow | 15,000 |
| Gilsum | 18,000 |
| Roxbury | 18,400 |
| Alstead | 20,000 |
| Marlborough | 20,000 |
| Richmond | 20,000 |
| Sullivan | 20,000 |
| Winchester | 22,700 |
| Hinsdale | 24,000 |
| **Swanzey** | **24,000** |
| Fitzwilliam | 25,000 |
| Westmoreland | 28,400 |
| Harrisville | 30,000 |
| Chesterfield | 30,000 |
| Dublin | 30,000 |
| Nelson | 30,000 |
| Walpole | 30,000 |
| Keene | 32,000 |
| Jaffrey | 35,000 |
| Rindge | 35,000 |
| Stoddard | 45,000 |

**Married Income Limit:**

| Town | Amount |
|---|---|
| Surry | 20,400 |
| Troy | 20,400 |
| Gilsum | 24,000 |
| Richmond | 24,000 |
| Roxbury | 26,400 |
| Alstead | 27,000 |
| Marlborough | 30,000 |
| Marlow | 30,000 |
| Sullivan | 30,000 |
| Winchester | 30,000 |
| **Swanzey** | **32,000** |
| Hinsdale | 32,000 |
| Chesterfield | 35,000 |
| Fitzwilliam | 35,000 |
| Westmoreland | 36,400 |
| Harrisville | 40,000 |
| Dublin | 40,000 |
| Keene | 43,000 |
| Jaffrey | 45,000 |
| Rindge | 49,000 |
| Nelson | 50,000 |
| Walpole | 50,000 |
| Stoddard | 67,000 |

**Single Asset Limit:**

| Town | Amount |
|---|---|
| Richmond | 35,000 |
| Surry | 35,000 |
| Westmoreland | 35,000 |
| Marlow | 40,000 |
| Troy | 40,000 |
| Alstead | 50,000 |
| Dublin | 50,000 |
| Hinsdale | 50,000 |
| Roxbury | 50,000 |
| Sullivan | 50,000 |
| **Swanzey** | **50,000** |
| Winchester | 50,000 |
| Harrisville | 60,000 |
| Fitzwilliam | 60,000 |
| Gilsum | 60,000 |
| Marlborough | 60,000 |
| Nelson | 60,000 |
| Keene | 61,000 |
| Chesterfield | 70,000 |
| Jaffrey | 75,000 |
| Stoddard | 95,000 |
| Walpole | 100,00 |
| Rindge | 150,000 |

**Married Asset Limit:**

| Town | Amount |
|---|---|
| Richmond | 35,000 |
| Surry | 35,000 |
| Westmoreland | 35,000 |
| Marlow | 40,000 |
| Troy | 40,000 |
| Alstead | 50,000 |
| Dublin | 50,000 |
| Hinsdale | 50,000 |
| Roxbury | 50,000 |
| **Swanzey** | **50,000** |
| Winchester | 50,000 |
| Harrisville | 60,000 |
| Fitzwilliam | 60,000 |
| Gilsum | 60,000 |
| Marlborough | 60,000 |
| Chesterfield | 70,000 |
| Jaffrey | 75,000 |
| Nelson | 75,000 |
| Sullivan | 75,000 |
| Keene | 87,000 |
| Stoddard | 95,000 |
| Walpole | 100,000 |
| Rindge | 150,000 |

TOWN OF SWANZEY
620 OLD HOMESTEAD HIGHWAY
P.O. BOX 10009
SWANZEY, NH 03446-0009
TOWN HALL (603) 352-7411 FAX (603) 352-6250
WWW.SWANZEYNH.GOV

# Town of Swanzey

# Class VI Roads

DRAFT

## PURPOSE:

The Board of Selectmen (BOS), being the governing body of the Town of Swanzey, establishes this policy to clarify the requirements for specific uses of Class VI roads and the means by which residents can obtain permission to use or perform work on Class VI roads in the Town of Swanzey where required and appropriate.

## Upgrading Class VI road for access to property:

When any person proposes to perform work on a Class VI road to provide or improve access to property abutting the road, and when the proposed use of the property is permitted either by the Town of Swanzey's zoning ordinance or by a decision of the zoning board of adjustment, the work shall be performed such that the road is upgraded to the town's Class V road standards. No work may be performed until the landowner has submitted an application and plan to the Public Works Director (PWD) and the PWD and the BOS have approved the plan and issued a permit for the work. All costs incurred in making the improvements will be borne solely by the landowner. Pursuant to RSA 236:10, the Town may require a bond from the person or entity performing the work, which will not be released until the PWD and the BOS have approved the completed work. No segmented portion within a Class VI road will be upgraded to meet these criteria; rather, the road must be upgraded from the point where it intersects with a Class V or better road.

Nothing in this policy shall be construed to give any person the right to construct or place a structure on property whose sole or primary access is from a Class VI road unless otherwise authorized. This policy does not supersede any provisions in the zoning ordinance requiring a building lot to have frontage on a town- or state-maintained road. Upgrading a road to Class V standards pursuant to this policy does not create any obligation on the town to reclassify the road as Class V.

## Alteration of Terrain along Class VI ROW:

In accordance with RSA 236:9 - 11, no person may snowplow, excavate, construct or physically alter the right-of-way of any Class V or Class VI road, which includes but is not limited to the existing roadbed, culverts, stone walls, vegetation or structures and foundations, without first seeking permission from the BOS. The landowner or its agent must submit a plan specifying the work intended to the PWD for review. Said plans and recommendations from the PWD must then be reviewed and approved by the BOS prior to implementation.

**Heavy Haul Permit:**

Landowners wishing to haul timber or other heavy materials over a Class VI road shall submit a Heavy Haul Permit application to the Assessor's Office. An on-site review of the section of the Class VI road to be used to transport the timber or other materials will be conducted by the Public Works Director and the applicant, or the applicant's representative, to determine the road preparation required in accordance with best management practices as established by the NH Timberland Owners Association and the NH Division of Forests and Lands. Pursuant to RSA 236:10 the Town may require a bond from the individual or party accessing the Class VI Right of Way to ensure satisfactory restoration of the road as determined by the Public Works Director.

Approved on _____
Date

**Town of Swanzey Board of Selectmen**

_____ _____ _____
W. William Hutwelker, III, Chair James Tempesta Mark LaBelle

DRAFT