CORRECTED
2026 WARRANT
Town of Swanzey, State of New Hampshire

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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 3rd day of February 2026 at 7:00 p.m.** The First 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 10th day of March 2026, at the Monadnock Regional High School Gymnasium, 600 Old Homestead Hwy, 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.

Board of Selectmen (2 seats)	3-year term
Board of Selectmen (1 seat)	1-year term
Planning Board (2 seats)	3-year term
Trustee of Trust Funds (1 seat)	3-year term
Trustee of Trust Funds (1 seat)	1-year term
Zoning Board of Adjustment (2 seats)	3-year term
Supervisor of the Checklist (1 seat)	6-year term
Mt. Caesar Union Library (1 seat)	1- year term
Stratton Free Library (1 seat)	3-year term
Moderator (1 seat)	2-year term

Article 2 To vote by ballot on the following amendments proposed by the Swanzey Planning Board to the Town of Swanzey Zoning Ordinance (new text in *italics*, deleted text in ~~strikethrough~~):

Amendment No. 1 Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board to replace Section VII of the Town of Swanzey Zoning Ordinance with a new Section VII, in order to amend the definition of the Wetlands Conservation District, establish revised provisions for permitted uses, and adopt a procedure for conditional uses?

The full language of this amendment is available for inspection at the Town Clerk's office.

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:

Amend Section III-AA, Article A.3 and A.6 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.
>
> ~~3. An interior door shall be provided between the principal dwelling unit and the attached accessory dwelling unit. A second means of egress from the AADU shall be provided.~~
>
> 6. Adequate off-street parking shall be provided to serve the combined needs of the principal dwelling unit and the AADU. The principal dwelling unit shall provide two parking spaces; the AADU shall provide one parking space. ~~for each bedroom contained in the AADU.~~

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 III-AA, Article B and B.6 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~~ *DADU.*
>
> ~~Requirements/Limitations~~
> ~~In granting a Special Exception for a DADU, the Zoning Board of Adjustment must find that:~~
> 6. Adequate off-street parking shall be provided to serve the combined needs of the principal dwelling unit and the DADU. The principal dwelling unit shall provide two parking spaces; the DADU shall provide one parking space. ~~for each bedroom contained in the DADU.~~

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 IV, Article A.1.b to read as follows:

1. ~~PERMITTED USES~~ USES PERMITTED. In the Rural/Agricultural District, no buildings or premises shall be erected, altered or used and no land shall be used for any purposes except:

~~b. (Item moved to Section IV.A.2.j. Amended March 10, 1998)~~ *Two-family dwelling;*

Amend Section IV, Article A.2.g 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. Two-family dwelling. The Density requirement for a two-family dwelling shall be three and one-half (3-1/2) acres, unless connected to public sewer;~~

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 Q.1 to read as follows:

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

One-family dwelling & two- family dwelling	~~2 spaces per unit~~ *1 space per unit*
Multi-family dwelling	~~1.5 spaces for 1st bedroom plus 0.5 spaces for each additional bedroom~~ *1 space per unit*

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 Map as follows:

Rezone the following parcels by moving them to the Residence District:

Map 210, Lots 12, 13, 14.

Map 219, Lots 38, 39, 40, 41, 42, 43, 44, 46, 50.

Map 220, Lots 64, 118, 121, 127, 133.

Petitioned Zoning Amendment

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 Route 10, currently in the Commercial/Industrial District shall remain in that district (Tax Map 212, Lots 22 & 23 and Map 203 Lots 4, 30, & 29).

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

3) Tax 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 the Residence District that is equal to the abutting lots on the east side of Base Hill Road, leaving the rest of MHS lot to Commercial/Industrial District.

BY PETITION, NOT RECOMMENDED BY PLANNING BOARD

Article 3 Public Works Facility

To see if the Town will vote to raise and appropriate the sum of One Million, Two-Hundred Thousand Dollars ($1,200,000) for the purpose of preparing plans and specifications, and constructing, equipping and furnishing a new Public Works building on Town owned property located at 98 Pine Street; One Hundred Fifty Thousand Dollars ($150,000) to come from the Public Works Facilities Expendable Trust Fund, and One Million and Fifty Thousand Dollars ($1,050,000) 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 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 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 take any other action or to pass any other vote relative thereto. (3/5 Ballot vote required)
(RECOMMENDED BY SELECTMEN)

Article 4 Termination of SRDD Tax Increment Financing District

To see if the Town shall vote to amend the Swanzey Revenue Development District Plan, established in 1999 pursuant to RSA 162-K, to terminate the Swanzey Revenue Development District upon the payment in full of all outstanding debts and obligations; and to authorize the Board of Selectmen to take all actions related to and necessary to effectuate such termination, including, but not limited to, payment of outstanding obligations, disposition of remaining funds in accordance with RSA 162-K:10, and notification to the New Hampshire Department of Revenue Administration. (Majority Vote Required)
(RECOMMENDED BY SELECTMEN)

Article 5 Authorization Bond Rescission

To see if the Town will vote to rescind the remaining balance of $900,000 from the bond authorization which was previously approved as Article 5 at the March 9, 1999, Town Meeting. (3/5 Ballot vote required)
(RECOMMENDED BY SELECTMEN)

Article 6 Operating Budget

Shall the Town 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 $8,939,036? Should this article be defeated, the default budget shall be $8,891,785, 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. (Majority vote required) (RECOMMENDED BY SELECTMEN)

Article 7 Capital Reserve & Expendable Trust Funds

Shall the Town vote to raise and appropriate the sum of Five Hundred and Twenty-Seven Thousand and Five Hundred Dollars ($527,500) by general taxation to be placed in the following expendable trust and capital reserve accounts of the Town? (Majority vote required)

Expendable Trust Funds	Amount	Capital Reserve Funds	Amount
Revaluation & Updates	$40,000	Fire Stations	$10,000
Town Hall Repairs/Maint. /Improvement	$200,000	Fire Trucks	$30,000
Emergency Communications	$10,000	Police Cruisers	$75,000
Fire Dept. Tools & Equip.	$10,000	Recreation Facility Improvements	$20,000
Fire Ponds	$20,000	Recycling Center Improvements	$50,000
Police Facilities Maintenance	$5,000	Golden Rod Grange Hall	$7,500
Police IMS (IT Managed Services)	$5,000	Mt. Caesar Union Library	$5,000
Stratton Free Library	$30,000		
Town Hall IMS (IT Managed Services)	$10,000		

(RECOMMENDED BY SELECTMEN)

Article 8 Public Works Capital Reserve & Expendable Trust Funds

Shall the Town vote to raise and appropriate the sum of Seven Hundred Thousand Dollars ($700,000) by general taxation to be placed in the following expendable trust and capital reserve accounts of the Town? (Majority vote required)

Expendable Trust Funds	Amount	Capital Reserve Funds	Amount
Public Works Facilities	$5,000	Highway & Cemetery Equipment	$200,000
Road Rehab & Reconstruction	$400,000	Sidewalks	$35,000
Rail Trails	$10,000	Town Bridges	$25,000
Cemetery Expansion Fund	$5,000	Town Dams	$10,000
		Covered Bridges	$10,000

(RECOMMENDED BY SELECTMEN)

Article 9 Establish Infrastructure Expendable Trust Fund

To see if the Town will vote to establish an Infrastructure Expendable Trust Fund per RSA 31:19-a for expenses related to projects addressing infrastructure needs, and to raise and appropriate the sum of $10,000 to be placed in said fund with this amount to come from general taxation. Further to name the Board of Selectmen as agents to expend from said fund. (Majority vote required)

(RECOMMENDED BY SELECTMEN)

Article 10 Rescind SB2 and Return to Traditional Town Meeting

Shall the town rescind the provisions of RSA 40:13 (known as SB 2), as adopted by the town on March 8, 2005, so that the official ballot will no longer be used for voting on all questions, but only for the election of officers and certain other questions for which the official ballot is required by state law? (3/5 Ballot vote required) (RECOMMENDED BY SELECTMEN)

Article 11 Elderly Tax Exemptions Modifications

To see if the Town shall vote to modify the Elderly exemptions for property tax, pursuant to N.H. RSA 72:27-a, based on assessed value, for qualified taxpayers, to be as follows: for a person 65-74 years of age increase the exemption amount to $50,000 (currently $25,000); for a person 75-79 years of age increase to $75,000 (currently $35,000); for a person 80 years of age or older increase to $100,000 (currently $40,000), and additionally adjust the maximum income level for a single person to $35,000 (currently $24,000), and for a married couple to $60,000 (currently $32,000).
To qualify the person must have been a New Hampshire resident for at least three (3) consecutive years preceding April 1st, must own the real estate individually, or jointly, or if the real estate is owned by his or her spouse, they must have been married for at least five (5) years, in addition the taxpayers must have a net income of not more than $35,000 (currently $24,000) if single, or if married, a combined net income of $60,000 (currently $32,000), and own net assets not in excess of $70,000 (currently $50,000) excluding the value of the person's primary residence which must be in the Town of Swanzey. (Majority vote required) (RECOMMENDED BY SELECTMEN)

Article 12 Optional Tax Credit for Service-Connected Total Disability Modification

To see if the Town will vote to modify the Optional Tax Credit for Service-Connected Total Disability under RSA 72:35, by increasing the amount of the credit from $4,000 to $4,500, to take effect for the 2026 property tax year. (Majority vote required.) (RECOMMENDED BY SELECTMEN)

Article 13 Improvements to the Ashuelot Rail Trail

To see if the Town will vote to raise and appropriate $1,822,712 for improvements to the Ashuelot Rail Trail. The Town will be reimbursed 80% in the amount of $1,458,170 by the NH Department of Transportation's Transportation Alternatives Program and $364,542 from the undesignated fund balance. No amount to be raised from general taxation. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the project is completed or by December 31, 2031, whichever is sooner. (Majority vote required) (RECOMMENDED BY SELECTMEN)

Article 14 Lower Winchester Street/Route 10 Improvements

To see if the Town will vote to raise and appropriate $145,000 for the Lower Winchester Street / Rt. 10 improvement project. The sum comes from the undesignated fund balance. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the project is completed or by December 31, 2031, whichever is sooner. (Majority vote required)
(RECOMMENDED BY SELECTMEN)

Article 15 Petition Article

Shall the Town vote to delay the removal and replacement of historic town owned Christian Hill Road Bridge over the Ashuelot Rail Trail (NH DOT Bridge NO. 098/ 122) for one year; and to furthermore, authorize the Selectman to appoint a committee to study any impact the removal replacement will have on the West Swanzey historical district it is located in; and to report back to the selectmen, its recommendations for the future of the bridge no later than October, 2026. (Submitted by petition)

Article 16 Petition Article

Shall the Town vote to preserve the historic, town owned Christian Hill Road bridge over the Ashuelot Rail Trail (NHDOT Bridge No. 098/122) in its current location. (Submitted by petition)

Given under our hand and seal this 23rd day of January in the year two thousand twenty-six.

Swanzey Board of Selectmen

W. William Hutwelker, III

James Tempesta

Mark LaBelle

A true copy – Attest:

W. William Hutwelker, III

James Tempesta

Mark LaBelle