

2024 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 6th day of February 2024 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 12th day of March 2024, 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.

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 ~~strike~~through):

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 II, Article A to add the following paragraphs at the end:

“The zoning map of the Town of Swanzey dated September 1, 1947, as amended, is further amended to show Village Business I north of the Wilson Pond Dam and South of the Keene line. Reference Section V, Article A for further description of the area.”

“The zoning map of the Town of Swanzey dated September 1, 1947, as amended, is further amended to show Village Business II parcels in West Swanzey along North Winchester Street, Main Street, Ashuelot Street, and Summer Street. Reference Section V, Article C for further description of the area.”

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 Zoning Ordinance to include in Section III, Article M, new subparagraph:

“Attached Accessory Dwelling Units on Rear Lots under the provision of Section III-AA Accessory Dwelling Unit Ordinance.”

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 A to add the following paragraph at the beginning:

“rezone the portion of the Business District along State Route 32 from the Keene line to the outlet of Wilson Pond dam into Village Business District I. The airport property frontage along Route 32 affected by this extends 200 feet into the lot. Village Business District I includes along the eastern side of State Route 32 from the Keene line and continues South to Lake Street, on the north side. Additional lots located on Walnut Street extends, up to and including, Lot 24 on the north side of the street and 39 on the south side. Additional lots on Grove Street extend, up to and including, Lot 46 on the north side and 50 on the south side. On Park Street, lots up to and including Lot 30 on the north side and 35 on the south side are included. Lake Street includes lots up to 41 on the north side.”

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 V, Article A.1, subparagraphs (c),(e), (h), and (i) to read as follows:

“USES PERMITTED. In the Village Business District I, no building or premises shall be erected, altered or used and no land shall be used for any purpose except:

- (c) ~~Hotel, motel or~~ Bed and breakfast facility; *(Amended March 8, 1994)*
- (e) ~~Club or lodge;~~
- (h) ~~Banking or financial institution;~~
- (i) ~~Nursing home;”~~

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 V, Article A.2.a (Village Business District I) to read as follows:

“USES PERMITTED. In the Village Business District I no building or premises shall be erected or used and no land shall be used for any purpose except:

Recreational facility conducted as a business only when such business activity is conducted indoors; daycare facility; ~~gasoline service stations; repair garage or body shop; motor vehicle dealership, wholesale or manufacturing facility; vehicle wash facility;~~ (Amended March 14, 2000; Amended March 11, 2003)”

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 V, Article A.2.b (Village Business District I) to read as follows:

Special Exceptions

- 1) ~~“Multi-family dwelling(s): The density requirement for a multi-family dwelling(s) shall be one (1) acre for the first dwelling unit~~

~~and one half (1/2) acre for each additional dwelling unit, unless connected to public sewer. The maximum density permitted for a multi-family dwelling(s) connected to public sewer shall be eight (8) units per acre. (Amended March 14, 2000; Amended March 8, 2022)”~~

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 V, Article A.3 (Village Business District I) to read as follows:

“All lots shall be of at least one-half (1/2) acre in size with one hundred (100) feet of frontage on a Town or State maintained road. The front setback is 30 feet from the front property line and 20 feet from the side and rear property lines. *No building or structure in this district may exceed thirty-five (35) feet in height.* (Amended March 11, 2008)”

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

“**a.** Daycare facility; gasoline service stations; repair garage or body shop; motor vehicle dealership; wholesale, warehousing or manufacturing facility; industrial park; vehicle wash facility; ~~self storage facility;~~ (Amended March 14, 2000, Amended March 8, 2022)

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:

Amend Section V, Article B.1 (Business District) to insert the following:

“**t.** *One-family to two-family dwelling conversions that do not change the footprint of the existing one-family dwelling shall be considered a permitted use in the Business District;*

u. *Non-Retail electric vehicle charging station;”*

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 V, Article C (Village Business District II) to add the following paragraph at the beginning:

“parcels located along Main Street in West Swanzey to be rezoned into Village Business District II, including all lots consecutively numbered 83 through 92 along the southern part of North Winchester Street, and Lot 3, below the Mill, on Map 109. On Map 108, Lots 23, 24, 37, and 38 will be included, located along the southern part of North Winchester Street. Map 110’s affected lots include Lots 45, 46, 60, 61, 62, 63, 64, 65, 66, 67, 68, 70, and 71, located east of the Ashuelot River, between Main Street and Ashuelot Street. Also affected by this rezoning includes Lot 19 located on Summer Street, north of the intersection of Holbrook and Summer, on map 233.”

Amendment No. 11 Are you in favor of the adoption of Amendment No. 11, as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section V, Article C.1 (Village Business District II) to read as follows:

“1. USES PERMITTED. In the Village Business District II no building or premises shall be erected or used and no land shall be used for any purposes except:

- a. Club or Lodge;
- b. Education, Government or Religious Facility;
- c. Indoor Auctions
- ~~d. Manufacturing Facility;~~
- e. Professional, Business or Corporate Offices;
- f. Personal Service Shop or Service Establishments;
- g. Printing and Publishing Establishments;
- h. Recreational Facility;
- ~~i. Research and Testing Laboratories;~~
- j. Retail Business Establishment;
- k. Telephone and Internet Sales;
- ~~l. Utility Generation;~~

- ~~m. Wholesale, Warehouse or Storage Facilities with office, repair and customer service areas;~~
- n. Accessory uses which are clearly incidental to the uses permitted herein;
- o. Restaurant
- p. Hotel or Inn
- q. Bank or Financial Institutions;
- r. Function halls.
- s. Multi-family dwelling(s). (Amended March 10, 2020)
- t. Home occupation and home-based business (Adopted March 14, 2023)

2. All lots shall be of at least one-half (1/2) acre in size with one hundred (100) feet of frontage on a Town or State maintained road. The front setback is 30 feet from the front property line and 20 feet from the side and rear property lines.

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

- a. Manufacturing Facility*
- b. Research and Testing Laboratories*
- c. Utility Generation*
- d. Wholesale, Warehouse or Storage Facilities with office, repair and customer service areas*

Amendment No. 12 Are you in favor of the adoption of Amendment No. 12, as proposed by the Planning Board, to amend the Swanzey Zoning Ordinance as follows:

Amend Section V, Article C.1.s (Village Business District II) to read as follows:

s. Multi-family dwellings(s): *The density requirement for a multi-family dwelling(s) shall be one (1) acre for the first dwelling unit and one half (1/2) acre for each additional dwelling unit, unless connected to public sewer. The maximum density permitted for a multi-family dwelling(s) connected to public sewer shall be six (6) units per acre. The minimum number of units for a multi-family residential dwelling in the Business District shall be three (3) units. (Amended March 10, 2020)*

Article 3 To see if the Town will vote to raise and appropriate the sum of Four Million and Five Hundred Thousand Dollars (\$4,500,000) 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; One Hundred and Fifty Thousand Dollars (\$150,000) to be raised by general taxation, Two Hundred Thousand (\$200,000) from other grants, One Hundred and Fifty Thousand Dollars (\$150,000) from the Undesignated Fund Balance, and Four Million Dollars (\$4,000,000) 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 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.

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

Article 4 To see if the Town will vote to raise and appropriate the sum of One Million and One Hundred Ten Thousand Dollars (\$1,110,000) to reconstruct North Winchester Street and the portion of California Street east of Route 10, such sum to be raised as follows: Three Hundred and Five Thousand Dollars (\$305,000) of such sum through the acceptance of a grant from the Northern Borders Regional Commission; and Eight Hundred and Five Thousand Dollars (\$805,000) 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. Of the bonding authority One Hundred and Eighty-One Thousand (\$181,000) is expected to be a forgivable loan and Six Hundred and Twenty-Four Thousand (\$624,000) is expected to be a low interest loan from the Clean Water State Revolving Fund.

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

Article 5 To see if the Town will vote to raise and appropriate the sum of Five Hundred Thousand dollars (\$500,000) for the purpose of constructing a solar array for the Town's waste water collection system and making other energy efficiency measures, such sum to be raised through the issuance of bonds or notes not to exceed

\$500,000 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. 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 up to \$500,000 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 6 To see if the Town will vote to raise and appropriate the sum of One Hundred Thousand dollars (\$100,000) for the purpose of funding a comprehensive facility planning study for the Town's wastewater collection system, such sum to be raised through the issuance of bonds or notes not to exceed \$100,000 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. 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 up to \$100,000 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 7 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 \$7,961,500. Should this article be defeated, the default budget shall be \$7,468,834, 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 8 To see if the Town will vote to raise and appropriate the sum of Four Hundred and Thirty-Six Thousand Dollars (\$436,000) 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
Revaluation & Updates	\$27,000	Fire Stations	\$25,000
Emergency Communications	\$10,000	Fire Trucks	\$40,000
Fire Ponds	\$30,000	Police Cruisers	\$75,000
Fire Dept. Tools & Equip.	\$20,000	Recreation Facility Improvements	\$25,000
Mt. Caesar Library	\$100,000	Recycling Center Improvements	\$50,000
Police Facilities Maintenance	\$3,000	Golden Rod Grange Hall	\$1,000
Police IMS	\$5,000		
Stratton Free Library	\$5,000		
Town Hall IMS	\$20,000		

(RECOMMENDED BY SELECTMEN)

Article 9 To see if the Town will vote to raise and appropriate the sum of Six Hundred and Seventy-Five Thousand Dollars (\$675,000) 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
DPW Facilities	\$15,000	Highway & Cemetery Equipment	\$200,000
Road Rehab & Reconstruction	\$400,000	Sidewalk	\$25,000
		Town Owned Dams	\$10,000
		Town Bridges	\$25,000

(RECOMMENDED BY SELECTMEN)

Article 10 To see if the Town will vote to raise and appropriate the sum of Three Hundred Thousand Dollars (\$300,000) to be placed in the Fire Stations Capital Reserve Fund with such sum to be raised One Hundred and Fifty Thousand Dollars (\$150,000) by taxation and One Hundred and Fifty Thousand Dollars (\$150,000) from the undesignated fund balance. If Article 3 passes this article shall be null and void.

(RECOMMENDED BY SELECTMEN)

Article 11 To see if the Town will vote to establish an Expendable Trust Fund pursuant to RSA 31:19-a titled the “Rail Trails Expendable Trust Fund” for the purpose of maintaining, improving, and other expenses associated with the Cheshire and Ashuelot Rail Trails, to raise and appropriate the sum of Ten Thousand Dollars (\$10,000) to be placed in this fund with such sum to be raised from the undesignated fund balance, and further to designate the Board of Selectmen as agents to expend.
(RECOMMENDED BY SELECTMEN)

Article 12 To see if the Town will vote to establish an Expendable Trust Fund pursuant to RSA 31:19-a titled the “Ambulance Expendable Trust Fund” for the purpose of funding expenses related to providing ambulance services including but not limited to contributing towards an outside entity providing ambulance services, to raise and appropriate the sum of Forty Thousand Dollars (\$40,000) to be placed in this fund with such sum to be raised from the undesignated fund balance, and further to designate the Board of Selectmen as agents to expend.
(RECOMMENDED BY SELECTMEN)

Article 13 To transact any other business that may legally come before this meeting.

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

Swanzey Board of Selectmen

A true copy – Attest:

Kenneth P. Colby, Jr.

Kenneth P. Colby, Jr.



Sylvester R. Karasinski



Sylvester R. Karasinski



W. William Hutwelker, III



W. William Hutwelker, III