



Town of Amherst
Voter Information Guide
The polls will be open March 12, 2024
at Souhegan High School between 6 AM and 8 PM

Dear Amherst Citizens,

This document has been developed by the Board of Selectmen (BOS) to help you better understand the articles on the warrant.

This past year the municipal portion of the total Amherst tax bill was 19% of the Town's total tax rate. Of the 31 municipalities that make up Hillsborough County, 23 communities have a higher municipal tax rate. The Board of Selectmen, Town Administrator and Department Heads have systemized the budget process to focus on those items that will continue to move the town forward. Since 2013 the departments have been working with annually updated strategic plans. This is the means of creating a purposeful and intentional operating budget.

These plans are reviewed and approved by the Board of Selectmen and the Ways & Means Committee as part of the budget cycle. This has resulted in a process allowing the BOS and the Ways and Means Committee to focus on how budgetary requests for specific initiatives fit into the strategies outlined in the plans. For more information on the Strategic Planning process, visit our website at <https://www.amherstnh.gov/board-selectmen/pages/strategic-planning-budget-process>.

We encourage you to become educated on all the issues, to make informed decisions, and to come to the polls at Souhegan High School on Tuesday, March 12th to cast your votes.

We would like to express our sincere appreciation to our employees, our Ways and Means Committee, and the citizens who participated in the process that produced the warrant before you. We could not have been as effective without the help and participation of all involved. We would also like to thank you for the opportunity to represent you, and we appreciate your support as we work together to keep Amherst a great community in which to live, work, and raise a family.

Sincerely,

The Board of Selectmen

Peter Lyon, Chairman

Danielle Pray, Vice Chairman

Bill Stoughton, Clerk

Tom Grella, Selectman

John D'Angelo, Selectman



Go to the Amherst Election Information Page with this QR code

Fiscal Year 2025 Proposed Warrant Articles

ARTICLE 21: To choose all necessary Town Officers for the ensuing terms as follows:

- 2 Selectmen for 3 Years**
- 1 Town Moderator for 2 Years**
- 1 Cemetery Trustee for 3 Years**
- 1 Trustee of the Trust Funds for 3 Years**
- 2 Zoning Board of Adjustment Members for 3 Years**
- 2 Planning Board Members for 3 Years**
- 2 Library Trustees for 3 Years**
- 1 Supervisor of the Checklist for 6 Years**

ARTICLE 22: 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 herein, totaling **\$17,199,780**. Should this article be defeated the default budget shall be **\$16,371,990** 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. This operating budget warrant article does not include appropriations contained in any other warrant article. (Majority vote required)

The Board of Selectmen supports this article by a vote of 5-0-0. The Ways and Means Committee supports this article by a vote of 7-0-0. This article has an estimated tax impact of \$4.37 (four dollars and thirty-seven cents) per thousand.

Three major factors drove a higher budget this year: commencement of conservation land bond payments, inflation, and the need to raise employee pay and benefits to competitive levels.

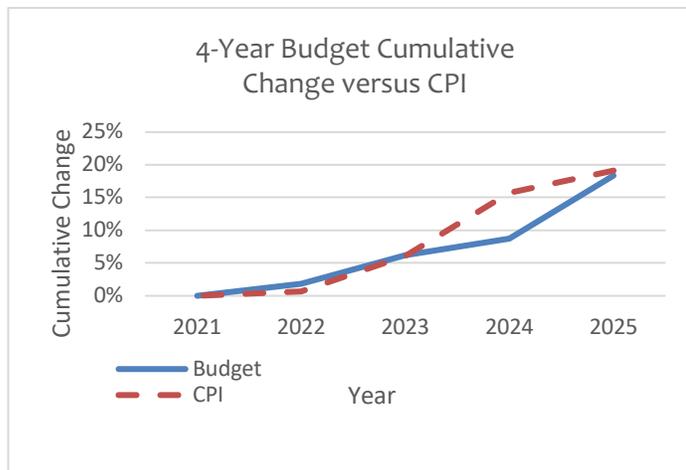
- Recent land purchases of over 200 acres, as previously authorized by town meeting, added \$495,000 to the budget, though partially offset by the retirement of road bonds (\$203,000).

- Three years of significant inflation, combined with recent budget increases which were markedly less than inflation (2.4% just last year alone), have resulted in a sizeable increase in the proposed budget. Examples include the cost of a DPW dump truck increasing \$52,000 (32%) in two years, road salt 50% over three years, and health insurance 27% over three years.
- Employee wages and benefits are not competitive with nearby towns. The need to address the issue has become evident with recent vacancies which include multiple police officers, emergency dispatchers, a town planner position, building inspector and various finance positions, in addition to the upcoming retirements of the town administrator, finance director, and tax collector. The proposed budget includes changes to the wage scale, a 3.5% COLA, and changes to both health insurance plans and retirement plans to improve our ability to hire and retain qualified personnel.

Reductions and cost avoidance in the budget include the use of state grant funds (\$100,000) to fund a portion of the road reconstruction budget, health insurance plan changes to a less expensive plan (estimated \$50,000 first year savings), and the use of conservation fund monies (\$370,000) to offset the first year borrowing costs (added to the revenue budget).

The increase in the FY25 proposed budget expenditures over the previous year is \$1,309,870 or 8.2 %. Using the \$370,000 of conservation funds to offset first year land bond costs effectively reduces this increase to 5.9%.

NOTEWORTHY BUDGET CHANGES:	OVER (UNDER)
Road Reconstruction	\$100,000
EPA Mandated Stormwater Costs	\$118,500
Police Prosecutor Addition	\$73,000
Employee COLA & Step Increases	\$382,000
Health Insurance Rate Increase	\$130,000
Health Insurance Plan Changes	(\$50,000)
Retirement Plan Change	\$130,000
Conservation Land Bonding	\$495,230
Retired Road Bond	(\$203,470)



ARTICLE 23: Contingency Fund

Shall the Town vote to establish a contingency fund for the current year, in accordance with NH RSA Section 31:98-a, for unanticipated expenses that may arise and further to raise and appropriate the sum of one hundred-twenty thousand dollars (**\$120,000**) to go into the fund. Said sum shall come from the undesignated fund balance and no amount to be raised from taxation. Any appropriation left in the fund at the end of the year will lapse to the general fund. (Majority vote required).

The Board of Selectmen supports this article by a vote of 5-0-0. The Ways and Means Committee

supports this article by a vote of 7-0-0. This article has a tax impact of \$0.

By approving this article, you will be giving the Selectmen the authority to withdraw up to \$120,000 from the undesignated fund balance, if some unforeseen circumstance should arise during the year. The NH Department of Revenue Administration has determined that this article will not have an impact on your property taxes.

ARTICLE 24: Baboosic Lake Septic Operating Budget

Shall the Town vote to raise and appropriate the sum of **\$104,200**, for operating and maintaining the Baboosic Lake Septic System for the ensuing year, said sum is to be offset by user fees. Should this article be defeated the default budget shall be **\$69,040**, which is the same as last year with certain adjustments required by previous action of the Town or by law. (Tax Impact = \$0.00) (Majority vote required)

The Board of Selectmen supports this article by a vote of 5-0-0. The Ways and Means Committee supports this article by a vote of 7-0-0.

This article raises and appropriates the funds necessary to run the Baboosic Lake residential septic system and is paid, not through taxation, but by the approximate forty-five property owners connected to the system. State law requires this budget to be part of the annual warrant. This budget has increased to properly reflect actual costs such as \$25,000 in DPW wages, increases in system pumping needs, equipment repair and maintenance, and the purchase of a new standby generator.

ARTICLE 25: Communications Center Capital Reserve Fund

Shall the Town vote to raise and appropriate the sum of forty thousand dollars (**\$40,000**) to be added to the Communications Center Capital Reserve Fund, previously established. (Majority vote required)

The Board of Selectmen supports this article by a vote of 5-0-0. The Ways and Means Committee supports this article by a vote of 7-0-0. This article has an estimated tax impact of \$0.02 (two cents) per thousand. The Communications Center Capital Reserve Fund ("CRF") balance as of 12/31/2023 is \$128,443.

The Communications Center CRF was established in 2006 to fund major equipment repairs and upgrades to the town's emergency communication center and to provide a source of matching funds for state and federal communication system grants. Approximately \$125,000 has been expended over the last five years, which included the unanticipated early replacement of three microwave radio dishes at roughly \$30,000. The contribution to this fund has increased to \$40,000 and is reflective of the need to replace radio consoles (\$150,000), and a main radio tower (\$160,000) in the near term. The police and fire departments are currently seeking cost savings strategies including grant opportunities for these projects. The sharing of an antenna tower with a commercial cell company is also being explored.

ARTICLE 26: Assessing Revaluation Capital Reserve Fund

Shall the Town vote to raise and appropriate the sum of twenty-five thousand dollars (**\$25,000**) to be added to the Assessing Revaluation Capital Reserve Fund, previously established. (Majority vote required)

The Board of Selectmen supports this article by a vote of 5-0-0. The Ways and Means Committee supports this article by a vote of 7-0-0. This article has a tax impact of \$0.01 (one cent) per thousand. The Assessing Revaluation CRF balance as of 12/31/2023 is \$98,478.

This article adds \$25,000 to the existing CRF that has been established to budget for the State mandated reassessment of all properties in Amherst. The law, RSA 75:8-a, requires a revaluation take place every five years. The next revaluation will occur in Tax Year 2026 which will fall in fiscal year 2027. This \$25,000

request is one of the yearly installments needed to reach the estimated cost of \$125,000.

ARTICLE 27: Bridge Repair and Replacement Capital Reserve Fund

Shall the Town vote to raise and appropriate the sum of two hundred fifty thousand dollars (**\$250,000**) to be added to the Bridge Repair and Replacement Capital Reserve Fund, previously established. (Majority vote required)

The Board of Selectmen supports this article by a vote of 5-0-0. The Ways and Means Committee supports this article by a vote of 7-0-0. This article has a tax impact of \$0.10 (ten cents) per thousand. The Bridge Repair and Replacement CRF balance as of 12/31/2023 is \$814,125.

In 2017 a nine-year plan was developed to bring all bridges and water crossings into good condition. That plan will be updated this year. There are 17 bridges in Amherst and 21 significant water crossings using culverts. This CRF provides the funding mechanism for the planned replacement of red-listed bridges and significant culverts including the recent replacement of Mont Vernon Road over Caesar's Brook and the upcoming replacement of Thornton Ferry Road I over Beaver Brook, and Brook Road over Joe English Brook.

Unanticipated failures of bridges and culverts also occur and can be addressed with funding from this CRF. For instance, the Thornton Ferry Rd 1 bridge, culverts on Merrimack Rd, on Boston Post Road, and one of the twin culverts on The Flume have failed in recent years.

Amherst has received state and federal aid for much of its recent bridge work. However, current state plans do not schedule any Amherst bridges for future state bridge aid. The Board has increased the requested amount for this CRF by \$50,000, to \$250,000, as a prudent step pending our updated plan and bridge aid decisions in the next state planning and budget cycle.

ARTICLE 28: Fire Rescue Vehicle and Equipment Purchase and Repair Capital Reserve Fund

Shall the Town vote to raise and appropriate the sum of two hundred fifty-seven thousand dollars (\$257,000) to be added to the Fire Rescue Vehicle and Equipment Purchase and Repair Capital Reserve Fund, previously established. (Majority vote required)

The Board of Selectmen supports this article by a vote of 5-0-0. The Ways and Means Committee supports this article by a vote of 7-0-0. This article has a tax impact of \$0.11 (eleven cents) per thousand. The balance of the Fire Rescue Vehicle & Equipment Purchase and Repair CRF as of 12/31/2023 is \$837,199.

This recurring CRF is intended as the funding mechanism for the large vehicle and equipment purchases and refurbishment for the Fire Rescue Department. The amount requested is the result of a long-range forecast for the purchase and repair of fire trucks and ambulances. The useful life of these trucks is estimated to be ten years for ambulances and twenty-five years for most fire trucks. Replacing these large emergency vehicles is very costly and making regular additions to this CRF allows for the consistent and predictable annual cost to be evenly spread over multiple years.

Additionally, this fund will be used in the upcoming year to perform a thorough assessment of the current tower truck, which is near the end of its projected 30-year life. That assessment may lead to a complete refurbishment to extend the truck's service life, which would be borne by this fund, or future replacement of the truck, if required. If replacement is necessary, a future decision on funding will become necessary for the approximate \$1.75M replacement cost.

ARTICLE 29: DPW Vehicles and Equipment Acquisition and Replacement CRF

Shall the Town vote to raise and appropriate the sum of one hundred and twenty thousand

dollars (\$120,000) to be added to the DPW Vehicles & Equipment Acquisition and Replacement Fund, as previously established. (Majority vote required)

The Board of Selectmen supports this article by a vote of 5-0-0. The Ways and Means Committee supports this article by a vote of 7-0-0. This article has a tax impact of \$0.05 (five cents) per thousand. The balance of the DPW Vehicles & Equipment Acquisition and Replacement CRF is \$305,959 as of 12/31/2023.

This established CRF is based upon the successful model of the Fire Rescue Department CRF. The Department of Public Works has over 25 vehicles or pieces of equipment with values ranging from \$30,000 to \$310,000. The expected lives of this equipment and vehicles range from 10 to 25 years. DPW has scheduled its expected equipment needs, including costs and expected year of replacement, as the basis for the necessary level of funding. The amount projected to be spent in every year, \$180,000, has been included in the proposed budget under Article 22.

This article funds the CRF at \$120,000 per year to cover the "peaks and valleys" of a particular year's equipment costs without creating dramatic increases and decreases in the tax rate. While these amounts remain unchanged from last year and will be adequate for FY25, we anticipate adjustments in future years to address vehicle inflation.

ARTICLE 30: Amherst Multimodal Facilities CRF

Shall the Town vote to raise and appropriate the sum of seventy-five thousand dollars (\$75,000) to be added to the Amherst Multimodal Facilities Capital Reserve Fund, previously established. (Majority Vote Required).

The Board of Selectmen supports this article by a vote of 5-0-0. The Ways and Means Committee supports this article by a vote of 7-0-0. This article has a tax impact of \$0.03 (three cents) per

thousand. The balance of the Amherst Multimodal Facilities CRF is \$143,067 as of 12/31/2023.

These funds are sought as part of a three-year plan to raise \$225,000 for multimodal facilities. The Bicycle/Pedestrian Advisory Committee is currently focusing on a multimodal path connecting the middle and high schools and points north and south of the schools. The voters approved funding of \$75,000 in the 2021 and 2023 town elections but declined to add \$75,000 in the 2022 town election. This CRF provides funding to employ leveraging techniques such as matching funds for grant funding and building multimodal infrastructure during road reconstruction.

ARTICLE 31: Police Union Contract

Shall the Town vote to approve the cost items in a three (3) year collective bargaining agreement (beginning July 1, 2024, through June 30, 2027) reached between the Board of Selectmen and the American Federation of State, County, and Municipal Employees Local 3657 (Police Union) which calls for the following increases in salaries and benefits at the current staffing level:

Fiscal Year	Estimated Increase
FY 2025	\$238,900
FY 2026	\$71,100
FY 2027	\$55,500

and further to raise and appropriate the sum of, two hundred thirty-eight thousand nine hundred dollars (**\$238,900**) for the First Year FY2025, such sum representing the additional costs attributable to the increase in salaries and benefits required by the new agreement over those paid at the current staffing level.

(Tax Impact: Year 1 \$0.09)
 (Tax Impact: Year 2 \$0.03)
 (Tax Impact: Year 3 \$0.02)
 (Majority vote required)

The Board of Selectmen supports this article by a vote of 5-0-0. The Ways and Means Committee supports this article by a vote of 7-0-0.

The Board of Selectmen have reached a tentative agreement with the police union

(AFSCME Local 3657), which if approved will be in place from July 1, 2024, thru June 30, 2027, and result in cost-of-living increases in the first year of 16% for patrol officers and 15% for sergeants. The subsequent two years include cost of living increases of 4% and 3% for patrol officers and sergeants. The proposed contract includes a shift differential, a Field Training Officer stipend, and improvements to sick pay and health insurance opt-out payments. Additionally, the union has agreed to transition into the new high deductible health insurance plan which will result in a projected savings of \$20,000 in the first year.

The BOS has agreed to the significant COLA increases to compete with the nearby towns of Milford, Hollis, Bedford and Merrimack. Amherst had fallen behind as a result of a four-year contract that called for 2% COLAs in each of those years.

Patrol Officer Hourly Wage		
Town	Starting Patrol Officer Wage	Most Senior Patrol Officer Wage (Sorted)
Amherst (current)	\$26.62	\$33.30
Merrimack	\$28.82	\$34.21
Bedford	\$27.35	\$35.85
Milford	\$29.13	\$37.67
Hollis	\$29.13	\$38.01
Amherst (proposed)	\$30.88	\$38.63

Sergeant Hourly Wage		
Town	Starting Sergeant Wage	Most Senior Sergeant Wage (Sorted)
Amherst (current)	\$32.90	\$40.46
Merrimack	\$39.30	\$41.72
Milford	\$38.94	\$44.57
Hollis	\$40.39	\$45.46
Amherst (proposed)	\$37.84	\$46.53
Bedford	\$42.16	\$46.75

ARTICLE 32: Special Meeting for Defeated/Amended Collective Bargaining Agreement

Shall the town, if Article #31 is defeated, authorize the governing body to call one special meeting, at its option, to address Article #31 cost items only? (Majority vote required)

The Board of Selectmen supports this article by a vote of 5-0-0. The Ways and Means Committee supports this article by a vote of 7-0-0. This article has no tax impact.

This article serves, in the event of a failure of Article 31, to allow the Board of Selectmen to renegotiate with the collective bargaining unit and call a special town meeting for the voters to consider a new contract during the year.

ARTICLE 33: Community Power

Shall the Town vote to adopt the Amherst Community Power Plan, which authorizes the Board of Selectmen to develop and implement Amherst Community Power as described therein (pursuant to RSA 53-E:7). The program would provide a new default electric supply and new renewable energy supply options for customers in the town of Amherst. There is no cost to the Town budget, and no obligation to participate. Customers can opt out at any time and return to utility default service. (Majority vote required)

The Board of Selectmen supports this article by a vote of 5-0-0. The Ways and Means Committee supports this article by a vote of 7-0-0. This article has no tax impact.

The Town is considering a Community Power Plan to allow town residents and businesses an option to purchase electricity at town-negotiated rates. More than 50 other New Hampshire towns have or are in the process of authorizing community power plans, including Milford, Nashua, and Wilton.

Key Plan Features:

- Residents retain the right to obtain electricity from the supplier of their choice.

- The program intends to time its launch to obtain initial town rates lower than Eversource’s default rates.
- There will be no fees to opt out, join, or change options within the program. The Program will reserve the right to charge a market rate to customers who opt out and then rejoin the program, to protect the rates of other program members.
- The program will affect only the supply line on customer electric bills. Transmission and distribution, emergency services, and billing all stay with Eversource.
- The program will provide decision support to homeowners with residential solar who net-meter, to help those customers decide whether and when to participate.

Eligible customers will be notified of Amherst Community Power rates and allowed to select more or less renewable power content than the standard offering, or to opt-out of Amherst Community Power altogether. Customers who take no action will be automatically enrolled. Customers with third-party competitive supply contracts will not be automatically enrolled, but could opt in.

There is no cost to the Town Budget. The full text of the [Plan](#) is available on the Town website using this QR code.



ARTICLE 34: Stormwater Planning Clean Water State Revolving Fund (CWSRF Loan)

Only in the event that the Town receives 100% principal forgiveness from the state of NH, shall the Town vote to raise and appropriate the sum of one hundred thousand dollars (\$100,000) (gross budget) for the purpose of stormwater planning work relative to management of the municipal storm drain system in accordance with the 2017 or newer, NH Small MS4 General Permit (“the Project”),

and to authorize the issuance of not more than \$100,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33, as amended); to authorize the Board of Selectmen to issue and negotiate such bonds or notes and to determine the date, maturities, interest rate, and other details of such bonds or note: and to authorize the Board of Selectmen to apply for, accept, and expend any federal, state, or private funds that may become available in respect of the Project to reduce the amount that must be bonded or to pay debt service on such bonds or notes including but not limited to a Clean Water State Revolving Fund (CWSRF) loan. This article is contingent upon the Town receiving 100% principal forgiveness for the CWSRF loan. (3/5 majority vote required).

The Board of Selectmen supports this article by a vote of 5-0-0. The Ways and Means Committee supports this article by a vote of 7-0-0.

Federal stormwater protection requirements issued by the EPA are expected to require significant town expenditures over the next several years. Much of the focus of the new requirements is on reducing the amount of phosphorous reaching Baboosic Lake through stormwater. Phosphorous is a contributor to the impaired water quality we have experienced in the lake.

The Clean Water State Revolving Fund (CWSRF) is a potential funding source for some of the required spending. The CWSRF provides low-interest loans for approved applications and has forgiven up to \$100,000 of principal to qualifying projects. This article would authorize borrowing up to \$100,000 from the CWSRF for planning to comply with the EPA requirements, if the state approves principal forgiveness.

If this article and the town's loan application is approved, up to \$100,000 of stormwater planning work would not have to be funded through property taxes. No tax impact in FY25

is expected because interest payments would begin in later fiscal years.

ARTICLE 35: Rail Trail Referendum

To see if the town is in favor, in the future, of raising and appropriating the total amount up to \$336,000 over three successive fiscal years (2026, 2027, and 2028) to serve as the required match for a New Hampshire Department of Transportation grant for a new rail trail two plus miles in length and extending from Walnut Hill Road to Baboosic Lake Road, with a spur to the Meeting Place Mall, with construction estimated to begin in 2027 and completion estimated in 2029. The NH DOT grant requires a 20% match from the Town; the NH DOT is offering to provide a grant in the amount of \$1.346M. If supported by the voters, the Board of Selectmen will enter into an agreement with NH DOT and will come back to the voters with a request for funding at a future town meeting. (Advisory only) (No Tax impact) (Majority vote required).

The Board of Selectmen supports this article by a vote of 5-0-0. The Ways and Means Committee supports this article by a vote of 7-0-0.

The New Hampshire Department of Transportation has indicated a willingness to provide future grant funds for engineering and construction costs of a rail trail, between Walnut Hill Road and Baboosic Lake Road, which could eventually be part of a more extensive trail running between Bedford and points south and west of Baboosic Lake Road. If the Board of Selectmen commit to the plan, the state will provide 80% funding and Amherst would be required to appropriate the remaining 20%, or \$336,000. Before making such a commitment, the selectmen have chosen to ask the voters if they are supportive of the project. If this article passes, the selectmen will decide how to finance the project, whether it be budget monies or a future appropriation article.

Summary of Cost Impact if All Articles Pass

Warrant Article	Gross Amount	\$/ \$1,000	\$482,000 home
22 Operating Budget	\$17,199,780	\$4.37	\$2106
23 Contingency Fund	\$120,000**	\$ -	\$ -
24 Baboosic Lake Septic Operating Budget	\$104,200**	\$ -	\$ -
25 Communications Center CRF	\$40,000	\$0.02	\$8
26 Assessing Revaluation CRF	\$25,000	\$0.01	\$5
27 Bridge Repair/Replacement CRF	\$250,000	\$0.10	\$50
28 Fire Rescue Vehicle/Equipment/Repair CRF	\$257,000	\$0.11	\$52
29 DPW Vehicles and Equipment Replacement CRF	\$120,000	\$0.05	\$24
30 Amherst Multimodal Facilities CRF	\$75,000	\$0.03	\$15
31 Police CBA Approval	\$238,900	\$0.09	\$43
32 Special Meeting for Defeated/ Amended CBA	\$ -	\$ -	\$ -
33 Community Power	\$ -	\$ -	\$ -
34 Stormwater Planning CWSRF Loan	\$100,000**	\$ -	\$ -
35 Rail Trail	\$ -	\$ -	\$ -
Appropriations with FY25 tax impact (if all articles pass)	\$18,205,680	\$4.78*	\$2303*

*Totals may differ due to rounding

**Does not affect FY25 property tax rate

2024 ZONING WARRANT ARTICLES

This section of the Voter Guide discusses the proposed changes to zoning ordinances. Articles 36 through 40 are changes proposed by the Planning Board. The full text of the changes, showing the additions and deletions from the current ordinances, are posted with the warrant and are available at the town Election Information website (see QR code on the first page of this guide).

ARTICLE 36: Planning Board Proposed Amendment #1 [Industrial Zone Structure Height]

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

Amend Article IV, Zoning Regulations, Section 4.9 Industrial Zone, to delete the 80' height allowance for uninhabited structures and require all

structures in the district to be a maximum of 50' in height, as follows:

Section 4.9 Industrial Zone.

E. YARD AND BUILDING REQUIREMENTS.

No structure shall be constructed to a height greater than ~~forty (40)~~ **fifty (50)** feet, ~~excepting industrial structures south of the Boston & Maine Railroad which shall not~~

exceed fifty (50) feet for inhabited and eighty (80) feet for uninhabited structures. (3-4-75, 3-11-86, 3-12-91, 3-11-14, 3-14-23)

EXPLANATION:

This proposed amendment requires all structures in the Industrial district to be a maximum of 50' in height.

Recommended by the Planning Board 6-0-0.

ARTICLE 37: Planning Board Proposed Amendment #2 [Historic District Setbacks]

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

Amend Article IV, Zoning Regulations, Section 4.3 D.3., Residential/Rural Zone, to add the word "either" to the first line of the last sentence, as follows:

Section 4.3 Residential/Rural Zone (RR).
(3-12-63, 3-11-93, 3-10-15)

D. YARD REQUIREMENTS.

- 3. In the Historic District, a new dwelling, building, or structure shall be *either* at least twenty (20) feet from the side and rear property lines, or no closer than twenty-five (25) feet from the principal dwelling, building, or structure on any abutting lot, whichever is greater. (3-8-05, 3-11-08)

EXPLANATION:

Setbacks are required to provide light and air and separation between buildings. In the Historic District, where the lots are generally smaller and narrower than required in the Residential Rural District, the regular 20' setback from the side and rear property lines may not provide that actual distance between structures. The proposed amendment clarifies that the side and rear setback shall be either 20' from the lot line to the proposed new dwelling, building or structure, or 25' from the principal building on the abutting lot to the proposed

new dwelling, building or structure, whichever is the greater measurement.

Recommended by the Planning Board 6-0-0.

ARTICLE 38: Planning Board Proposed Amendment #3 [Flood Plain Requirements]

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

Amend Article IV, Zoning Regulations, Section 4.10 Flood Plain Conservation District, to amend Section 4.10 C., Definitions, to add new definitions of Base Flood Elevation, and Flood Opening; to amend the definitions of Mean Sea Level, Substantial Improvement, and Water Surface Elevation; to delete the definitions of Functionally Dependent Use, and One Hundred Year Flood; to add a new Section 4.10 D., Permit Requirements and renumber the following sections; to amend Section 4.10 E.8. to specify the details of a recreational vehicle and the standards to follow for placement in the Flood Plain Conservation District; to amend Section 4.10 H., to refer to mean sea level instead of the National Geodetic Vertical Datum (NGVD) and to refer to the Office of Community Development instead of the Zoning Department; to amend Section 4.10 K., to refer to the base flood elevation instead of the one hundred year flood elevation and add how to determine the base flood elevation in Zone A; to amend Section 4.10 L., to refer to the base flood elevation instead of the one hundred year flood elevation; to amend Section 4.10 N., to add Zone AE and to specify the details of a recreational vehicle and the standards to follow for placement in the Flood Plain Conservation District; to amend Section 4.10 O.3.a. to specify that the openings required are "flood openings"; and to amend Section 4.10 P.2. to include the correct statutory reference and add a new sub-section 4. requiring that variances in the Flood Plain Conservation District be maintained and reported to FEMA as required, as detailed in the full-text copy of the 2024 Amendments to the Amherst Zoning Ordinance as proposed by the Amherst Planning Board.

EXPLANATION:

These amendments are required by the Federal Emergency Management Agency to remain in compliance with the National Flood Insurance Program regulations.

Recommended by the Planning Board 6-0-0.

ARTICLE 39: Planning Board Proposed Amendment # 4 [Wetland Identification and Classification Clarification]

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

Amend Article IX, Definitions, Section 9.1 Meaning of Certain Words, Wetland(s), to update the citations to reference documents, Vernal Pool, Vernal Pool -- Primary Vernal Pool Indicators, and Vernal Pool -- Secondary Vernal Pool Indicators to reference the correct NH Administrative Rules; and Article IV, Zoning Regulations, Section 4.11 Wetland and Watershed Conservation District, to amend Section 4.11 F., District Boundaries, to include language moved from the definition of Wetland(s) describing the Town's wetland classifications and the method for classification of wetlands that extend over property lines, to include language moved from the definition of Vernal Pool Tiers describing how to identify Tier One and Tier Two vernal pools, and to refer to the definitions section, as detailed in the full-text copy of the 2024 Amendments to the Amherst Zoning Ordinance as proposed by the Amherst Planning Board.

EXPLANATION:

This proposed amendment would amend outdated citations to reference documents and move the classification of wetlands and the vernal pool tiers from the definition section to the main body of the Wetland and Watershed Conservation District ordinance, where it is more readily available to readers and users of the Zoning Ordinance.

Recommended by the Planning Board 6-0-0.

ARTICLE 40: Planning Board Proposed Amendment # 5 [Housekeeping Amendment]

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

This housekeeping amendment would amend Article IV Zoning Regulations, Section 4.4 Northern Transitional Zone, Section 4.4 B.9. Permitted Uses to delete #9 Other Development and renumber existing #10 as #9; and to change all references from Accessory Apartments to Accessory Dwelling Units in Sections 3.5 Accessory Apartments, Section 4.3 Residential/Rural Zone, 4.3 A.10., Section 4.4 Northern Transitional Zone, newly numbered, 4.4 B.9., Section 4.5 Northern Rural Zone, 4.5 B.9., Section 4.7 Commercial Zone, 4.7 A.9., Section 4.8 Limited Commercial Zone, 4.8 A.12., Section 4.14 Workforce Housing, 4.14 E.2.b., and Article IX Definitions, Section 9.1 Meaning of Certain Words, as detailed in the full-text copy of the 2024 Amendments to the Amherst Zoning Ordinance as proposed by the Amherst Planning Board.

EXPLANATION:

This proposed housekeeping amendment would remove a reference to "Other development" that is no longer needed from Section 4.4 and to refer to Accessory Dwelling Units as they are described in the enabling statute.

Recommended by the Planning Board 6-0-0.

Please feel free to bring this guide along with you on Election Day.

When: Tuesday, March 12, 2024, between 6:00 AM and 8:00 PM.

Where: Souhegan High School at 412 Boston Post Road.

TOWN WARRANT ARTICLES

YES NO

	<u>YES</u>	<u>NO</u>
ARTICLE 22: Operating Budget		
ARTICLE 23: Contingency Fund		
ARTICLE 24: Baboosic Lake Septic Operating Budget		
ARTICLE 25: Communications Center Capital Reserve Fund		
ARTICLE 26: Assessing Revaluation Capital Reserve Fund		
ARTICLE 27: Bridge Repair and Replacement Capital Reserve Fund		
ARTICLE 28: Fire Rescue Vehicle and Equipment Purchase and Repair CRF		
ARTICLE 29: DPW Vehicles and Equipment Acquisition and Replacement CRF		
ARTICLE 30: Amherst Multimodal Facilities CRF		
ARTICLE 31: Police Union Contract		
ARTICLE 32: Special Meeting for Defeated/Amended Collective Bargaining Agreement		
ARTICLE 33: Community Power		
ARTICLE 34: Stormwater Planning Clean Water State Revolving Fund (CWSRF Loan)		
ARTICLE 35: Rail Trail Referendum		

ZONING WARRANT ARTICLES

ARTICLE 36: [Industrial Zone Structure Height]		
ARTICLE 37: [Historic District Setbacks]		
ARTICLE 38: [Flood Plain Requirements]		
ARTICLE 39: [Wetland Identification and Classification Clarification]		
ARTICLE 40: [Housekeeping Amendment]		