OFFICIAL BALLOT
ANNUAL TOWN ELECTION
AMHERST, NEW HAMPSHIRE
MARCH 10, 2026

Nancy A. Demers
TOWN CLERK

INSTRUCTIONS TO VOTERS

1. **To Vote:** Completely fill in the oval ◯ to the right of your choice like this: ●. For each office vote for up to the number of candidates stated in the sentences: "Vote for not more than 1;" or "Vote for up to X;" "X will be elected." If you vote for more than the stated number of candidates, your vote for that office will not be counted.
2. **To Vote by Write-in:** To vote for a person whose name is not printed on the ballot, write in the name of the person in the "write-in" space and completely fill in the oval ◯ to the right of the "write-in" space like this ●.

FOR SELECTMAN
(3 Years) — Vote for not more than 1 — Under 564

TOM GRELLA	2382
(Write-in)	29

FOR TOWN CLERK
(3 Years) — Vote for not more than 1 — Under 534

NANCY A. DEMERS	2734
(Write-in)	7

FOR MODERATOR
(2 Years) — Vote for not more than 1 — Under 955

MARK D. VINCENT	2311
(Write-in)	9

FOR CEMETERY TRUSTEE
(3 Years) — Vote for not more than 1 — Under 846

MARIE T. GRELLA	2412
(Write-in)	16

FOR TRUSTEE OF THE TRUST FUNDS
(3 Years) — Vote for not more than 1 — Under 927

ANDREW HORN	630
MICHAEL PARISI	1697
(Write-in)	8

FOR ZONING BOARD OF ADJUSTMENT MEMBERS
(3 Years) — Vote for up to 2; Two will be elected — Under 2661

JOSEPH FUCCI	1992
ANDREW F. PATAKY	1876
(Write-in)	18
(Write-in)	

FOR PLANNING BOARD MEMBERS
(3 Years) — Vote for up to 2; Two will be elected — Under 2245

JOSEPH BRODERICK	1591
ANDREW HORN	727
THOMAS QUINN	1957
(Write-in)	29
(Write-in)	

FOR LIBRARY TRUSTEES
(3 Years) — Vote for up to 2; Two will be elected — Under 2463

STEPHEN G. MANTIUS	2029
JAMES MCGINNESS	2043
(Write-in)	15
(Write-in)	

FOR SUPERVISOR OF THE CHECKLIST
(6 Years) — Vote for not more than 1 — Under 1152

DONNI HODGKINS	2111
(Write-in)	12

ARTICLES

ARTICLE 26: Open Space Acquisition Bond

Shall the Town vote to raise and appropriate the sum of **Ten Million Dollars ($10,000,000)** to purchase land and easements or other property interests within the Town of Amherst for conservation purposes, and to authorize the Board of Selectmen to issue bonds or notes not more than Ten Million Dollars ($10,000,000) under and compliance with provisions of 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, and to take any other action they deem appropriate to effectuate the sale and/or issuance of said bonds or notes, to authorize the Selectmen to apply for, accept and expend 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 acquire said property exercising their authority under RSA 41:14-a, and additionally to raise and appropriate the sum of Two Hundred Fifty Thousand Dollars ($250,000) for the first year interest and costs. Land or property interests to be purchased with bond proceeds shall be acquired in the name of the Town as conservation land to be managed by the Conservation Commission pursuant to RSA 36-A:4.
(Tax Impact: Year 1 $0.10; Yr 2 $0.37; Yr 3 $0.36; Yr 4 $0.35; Yr 5 $0.35) (3/5 Ballot Vote Required)

(The Board of Selectmen supports this article by a vote of 4-1-0.)
(The Ways and Means Committee supports this article by a vote of 6-0-0.)

	1486	YES
Under 173	1616	NO

TURN BALLOT OVER AND CONTINUE VOTING

ARTICLES CONTINUED

ARTICLE 27: 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
$18,906,185. Should this article be defeated the default budget shall be **$18,290,925**, 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. (Tax Impact = $4.90) (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 6-0-0.)

under 134

1932 YES
1209 NO

ARTICLE 28: 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-Fifty Thousand Dollars ($150,000)** 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. (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 6-0-0.)

under 140

2335 YES
800 NO

ARTICLE 29: Baboosic Lake Septic Operating Budget
Shall the Town vote to raise and appropriate the sum of **Eighty-Three Thousand Four-Hundred Fifty Dollars ($83,450)**, 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 **$83,450**, 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 6-0-0.)

under 125

2442 YES
708 NO

ARTICLE 30: 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. (Tax Impact = $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 6-0-0.)

under 153

2166 YES
956 NO

ARTICLE 31: Computer System Capital Reserve Fund
Shall the Town vote to raise and appropriate the sum of **Fifteen Thousand Dollars ($15,000)** to be added to the Computer System Capital Reserve Fund, previously established.
(Tax Impact = $0.01) (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 6-0-0.)

under 145

2184 YES
946 NO

ARTICLE 32: 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. (Tax Impact = $0.01) (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 6-0-0.)

under 163

1857 YES
1255 NO

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ARTICLES CONTINUED

ARTICLE 33: Bridge Repair and Replacement Capital Reserve Fund
Shall the Town vote to raise and appropriate the sum of **Three Hundred Thousand Dollars ($300,000)** to be added to the Bridge Repair and Replacement Capital Reserve Fund, previously established. (Tax Impact = $0.12) (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 6-0-0.)

under 88

2385 YES ○
859 NO ○

ARTICLE 34: Fire Rescue Vehicle and Equipment Purchase and Repair Capital Reserve Fund
Shall the Town vote to raise and appropriate the sum of **Four Hundred Thousand Dollars ($400,000)** to be added to the Fire Rescue Vehicle and Equipment Purchase and Repair Capital Reserve Fund, previously established. (Tax Impact = $0.16) (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 6-0-0.)

under 82

2047 YES ○
1148 NO ○

ARTICLE 35: DPW Vehicle/Equipment Acquisition & Replacement Capital Reserve Fund
Shall the Town vote to raise and appropriate the sum of **One Hundred Fifty Thousand Dollars ($150,000)** to be added to the DPW Vehicles and Equipment Acquisition and Replacement Capital Reserve Fund, previously established. (Tax Impact = $0.06) (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 6-0-0.)

under 108

1971 YES ○
1194 NO ○

ARTICLE 36: Amherst Multimodal Facilities Capital Reserve Fund
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.
(Tax Impact = $0.03) (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 6-0-0.)

under 126

1675 YES ○
1471 NO ○

ARTICLE 37: Establish Town Facilities Repair and Replacement Capital Reserve Fund
Shall the Town vote to establish a Town Facilities Repair and Replacement Capital Reserve Fund under the provisions of RSA 35:1 for the purpose of anticipated and unanticipated repair and maintenance of Town facilities and to raise and appropriate the sum of **One Hundred Thousand Dollars ($100,000)** to be placed in this fund. Further, to name the Board of Selectmen as agents to expend from said fund. (Tax Impact = $0.04) (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 6-0-0.)

under 108

2007 YES ○
1158 NO ○

ARTICLE 38: Fire and EMS Department PFAS-Free Personal Protective Equipment – Purchase $185,000
Shall the Town vote to raise and appropriate the sum of **One Hundred Eighty-Five Thousand Dollars ($185,000)** for the purpose of purchasing PFAS-free personal protective equipment (PPE) for the Fire and EMS Department, including turnout gear and related safety equipment. This appropriation will replace aging gear and reduce firefighter exposure to per- and polyfluoroalkyl substances (PFAS). (Tax Impact = $0.07) (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 6-0-0.)

under 82

2476 YES ○
715 NO ○

TURN BALLOT OVER AND CONTINUE VOTING

SAMPLE BALLOT

ARTICLES CONTINUED

ARTICLE 39: **DPW Transfer Station Deck Replacement – Purchase $125,000**
Shall the Town vote to raise and appropriate the sum of **One Hundred Twenty-Five Thousand Dollars ($125,000)** for the purpose of replacement and reconstruction of the existing Public Works Transfer Station deck. (Tax Impact = $0.05) (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 6-0-0.)

under 146

1898 YES
1228 NO

ARTICLE 40: **Modify the Optional Tax Credit for Service-Connected Total Disability**
Shall the Town vote to increase the amount of the Optional Tax Credit for Service-Connected Total Disability pursuant to RSA 72:35, as amended by HB 99, from $4,000.00 to $4,500.00, effective for the April 1, 2026, tax year. (Tax Impact = $0.00)

(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 6-0-0.)

under 194

2451 YES
628 NO

ARTICLE 41: **American Tower Company Ground Lease**
To see if the Town will vote to authorize the Board of Selectmen, in accordance with RSA 41:11-a, II(b), to negotiate, enter into, and execute a lease and any related agreements with American Tower Company, or its successors or assigns, for the lease of a portion of Town-owned property located at Amherst Tax Map 6 Lot 94, for the purpose of constructing, operating, maintaining, repairing, and removing a wireless communications tower and related facilities, including access and utility easements; said lease to be for a term not to exceed thirty (30) years, including any renewal options, on such terms and conditions as the Board of Selectmen deem to be in the best interests of the Town; the tower to be a monopole or similar structure not to exceed one hundred eighty (180) feet in height; all subject to applicable federal, state, and local laws, regulations, and approvals. Said lease shall require the removal of the tower and all associated improvements and the restoration of the site upon termination or abandonment of the lease. No Town funds shall be appropriated by this article. The Board of Selectmen is further authorized to execute all documents necessary to carry out this purpose. (Tax Impact = $0.00)

(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 6-0-0.)

under 166

2509 YES
598 NO

ARTICLE 42: **Christian Hill Road Scenic Road Designation – Petition Warrant Article**
Shall the Town vote to designate Christian Hill Road, from the Intersection of Davis Lane/Foundry Street to Route 13, as a Scenic Road, pursuant to RSA 231:157 and RSA 231:158. (Tax Impact = $0.00) (Majority vote required)

under 220

2050 YES
1003 NO

ARTICLE 43: **Baboosic Lake Alum Treatment – Petition Warrant Article**
Shall the Town raise and appropriate the sum of **One Hundred Thousand Dollars ($100,000)** to assist the Baboosic Lake Association in paying for the alum treatment proposed at Baboosic Lake in the spring of 2026 to reduce consistent cyanobacteria blooms each summer formed by deep water 'internal loading' of phosphorus. (Tax Impact = $0.04) (Majority vote required)

(The Board of Selectmen supports this article by a vote of 1-4-0.)
(The Ways and Means Committee supports this article by a vote of 5-0-0.)

under 143

1803 YES
1327 NO

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ARTICLES CONTINUED

ARTICLE 44: Baboosic Greenway Rail/Trail: Right-Of-Way Easement Process Including Acquisition by Eminent Domain and Project Delivery Reaffirmation- Petition Warrant Article

To see if the Town will vote, pursuant to RSA 39:3, to direct Amherst, New Hampshire Town officers and employees to implement the previously approved Baboosic Greenway Rail Trail Project segment commonly known as North 02 (NHDOT Project No. 42593) and the Town's executed agreements with NHDOT, to the fullest extent permitted by law, up to and including condemnation of private property pursuant to the Eminent Domain Procedures Act (RSA 498-A). And further, to reaffirm that the Baboosic Greenway Rail Trail Project segment commonly known as North 02 shall continue to be advanced and delivered as previously approved, authorized, and funded by the voters of Amherst under Article 35 (2024) and Article 35 (2025) and consistent with the Town's executed agreement(s) with the New Hampshire Department of Transportation (NHDOT) for the shared-use path ("rail trail") connection between Baboosic Lake Road and Walnut Hill Road, generally along the abandoned Milford & Manchester Branch railroad bed, including the Meeting Place Mall spur as described in Article 35 (2024); and further to authorize the Select Board, Town Administrator, and Department of Public Works to manage and complete the Project's right-of-way easement acquisition in accordance with the applicable federal requirements and the NHDOT Local Public Agency Manual, as amended, or any successor guidance applicable to this Project, including identification of required property interests, appraisals/valuations as required, documented good-faith negotiations with landowners, including offers of just compensation where appropriate, and if deemed appropriate timely escalation to NHDOT for right-of-way easement assistance when voluntary acqusition is not achieved; and further, to ask that the Town shall not pursue a "no-build" outcome or a material scope or purpose reduction that results in an incomplete connection (i.e., isolated end segments with a gap preventing practical through travel), except where approved by NHDOT or a federal funding agency; and further to require the Select Board to provide quarterly public status updates on the projects.

Failure of this article shall not be construed to amend, rescind, or otherwise diminish the prior authorizations and appropriations approved under Article 35 (2024) and Article 35 (2025), nor the Town's obligations under its executed agreement(s) with NHDOT.
(No tax impact) (Majority vote required)

(The Board of Selectmen supports this article by a vote of 0-5-0.)

Under 155

883 YES ○
2238 NO ○

ZONING WARRANT ARTICLES

Article 45: Short Term Rentals

Are you in favor of the adoption of Amendment No. 1 to the existing Town Zoning Ordinance as proposed by the Planning Board?

Amend Article III, General Zoning Provisions, to add Section 3.22 Short-Term Rentals (STRs), as detailed in the full-text copy of the 2026 Amendments to the Amherst Zoning Ordinance as proposed by the Amherst Planning Board.

EXPLANATION:
This proposal is to add a Short-Term Rental (STR) ordinance to the Zoning Ordinance to provide clear, consistent local standards for the use of residential properties as short-term rentals. Short-term rentals are increasing in frequency and can affect neighborhood character, housing availability, public safety, and quality of life if not clearly regulated. The proposed ordinance is intended to balance private property rights with the Town's responsibility to protect public health, safety, and neighborhood compatibility, while providing clarity for residents, boards, and staff.
(Recommended by the Planning Board 5-1-0)

Under 205

1931 YES ○
1142 NO ○

Article 46: Definitions

Are you in favor of the adoption of Amendment No. 2 to the existing Town Zoning Ordinance as proposed by the Planning Board?

Amend Article IX, Definitions, Section 9.1 Meaning of Certain Words, to amend the definition of Accessory Dwelling Unit and Floor Area Ratio, as detailed in the full-text copy of the 2026 Amendments to the Amherst Zoning Ordinance as proposed by the Amherst Planning Board.

EXPLANATION:
This proposal updates the definition for an Accessory Dwelling Unit to match that of RSA 674:71, as amended by House Bill 577, and the definition for Floor Area Ratio to match RSA 674:78, as amended by Senate Bill 283.
(Recommended by the Planning Board 5-0-1)

Under 297

2210 YES ○
771 NO ○

TURN BALLOT OVER AND CONTINUE VOTING

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ARTICLES CONTINUED

Article 47: Impact Fees

Are you in favor of the adoption of Amendment No. 3 to the existing Town Zoning Ordinance as proposed by the Planning Board?

Amend Article IV, Zoning Regulations, Section 4.19 Impact Fee Ordinance, Paragraph C Definitions, to add "public works facilities" as eligible to receive impact fee funds, as detailed in the full-text copy of the 2026 Amendments to the Amherst Zoning Ordinance as proposed by the Amherst Planning Board.

EXPLANATION:
This proposal would add "public works facilities" to the list of eligible capital facilities for which impact fees can be assessed, per RSA 58:1 (V.), as amended by House Bill 168.
(Recommended by the Planning Board 5-0-1)

under 325

2053 YES ○
900 NO ○

Article 48: Accessory Dwelling Units

Are you in favor of the adoption of Amendment No. 4 to the existing Town Zoning Ordinance as proposed by the Planning Board?

Amend Article III, General Zoning Provisions, Section 3.5 Accessory Dwelling Units, to allow a detached unit by right and allow existing structures to be converted into Accessory Dwelling Units, with limitations, as detailed in the full-text copy of the 2026 Amendments to the Amherst Zoning Ordinance as proposed by the Amherst Planning Board.

EXPLANATION:
This proposal would allow one detached Accessory Dwelling Unit by right and update the definition of an ADU to match RSA 674:71, I, as amended by House Bill 577.
(Recommended by the Planning Board 4-2-0)

under 300

2033 YES ○
995 NO ○

Article 49: Accessory Dwelling Unit Setbacks in Residential Rural Zone

Are you in favor of the adoption of Amendment No. 5 to the existing Town Zoning Ordinance as proposed by the Planning Board?

Amend Article IV, Zoning Regulations, Section 4.3 Residential/Rural Zone, Paragraph D Yard Requirements, to update setbacks for Accessory Dwelling Units to match that of the primary structure, as detailed in the full-text copy of the 2026 Amendments to the Amherst Zoning Ordinance as proposed by the Amherst Planning Board.

EXPLANATION:
This proposal amends the setback requirements for Accessory Dwelling Units in the Residential Rural Zone so they match the setbacks for the primary residence, in accordance with RSA 674:72, I.
(Recommended by the Planning Board 5-0-1)

under 315

2148 YES ○
814 NO ○

Article 50: Accessory Dwelling Unit Setbacks in Northern Transitional Zone

Are you in favor of the adoption of Amendment No. 6 to the existing Town Zoning Ordinance as proposed by the Planning Board?

Amend Article IV, Zoning Regulations, Section 4.4 Northern Transitional Zone, Paragraph D Yard Requirements, to update setbacks for Accessory Dwelling Units to match that of the primary structure, as detailed in the full-text copy of the 2026 Amendments to the Amherst Zoning Ordinance as proposed by the Amherst Planning Board.

EXPLANATION:
This proposal amends the setback requirements for Accessory Dwelling Units in the Northern Transitional Zone so they match the setbacks for the primary residence, in accordance with RSA 674:72, I.
(Recommended by the Planning Board 5-0-1)

under 340

2112 YES ○
826 NO ○

Article 51: Accessory Dwelling Unit Setbacks in Northern Rural Zone

Are you in favor of the adoption of Amendment No. 7 to the existing Town Zoning Ordinance as proposed by the Planning Board?

Amend Article IV, Zoning Regulations, Section 4.5 Northern Rural Zone, Paragraph E Yard Requirements, to update setbacks for Accessory Dwelling Units to match that of the primary structure, as detailed in the full-text copy of the 2026 Amendments to the Amherst Zoning Ordinance as proposed by the Amherst Planning Board.

EXPLANATION:
This proposal amends the setback requirements for Accessory Dwelling Units in the Northern Rural Zone so they match the setbacks for the primary residence, in accordance with RSA 674:72, I.
(Recommended by the Planning Board 5-0-1)

under 344

2098 YES ○
836 NO ○

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ARTICLES CONTINUED

Article 52: Multi-Family Residential Development in General Office Zone

Are you in favor of the adoption of Amendment No. 8 to the existing Town Zoning Ordinance as proposed by the Planning Board?

*Amend Article IV, Zoning Regulations, Section 4.6 General Office Zone, Paragraph A Permitted Uses, to allow multi-family residential development, as detailed in the full-text copy of the **2026** Amendments to the Amherst Zoning Ordinance as proposed by the Amherst Planning Board.*

EXPLANATION:

RSA 674:78, I, as amended by House Bill 631, allows multi-family development "on commercially zoned land". "Commercially zoned land" is defined in RSA 674:77, I, as, "land zoned for such commercial activities as retail and office space." Due to the inclusion of "office space" in that definition, this amendment proposes allowing multi-family development by right in the General Office Zone.

(Recommended by the Planning Board 5-0-1)

under 215

1870 YES ○

1187 NO ○

Article 53: Multi-Family Residential Development in Commercial Zone

Are you in favor of the adoption of Amendment No. 9 to the existing Town Zoning Ordinance as proposed by the Planning Board?

Amend Article IV, Zoning Regulations, Section 4.7 Commercial Zone, Paragraph A Permitted Uses, to allow multi-family residential development, as detailed in the full-text copy of the 2026 Amendments to the Amherst Zoning Ordinance as proposed by the Amherst Planning Board.

EXPLANATION:

RSA 674:78, I, as amended by House Bill 631, allows multi-family development "on commercially zoned land". "Commercially zoned land" is defined in RSA 674:77, I, as, "land zoned for such commercial activities as retail and office space." As such, this amendment proposes allowing multi-family development by right in the Commercial Zone.

(Recommended by the Planning Board 5-0-1)

Under 215

1867 YES ○

1190 NO ○

Article 54: Historic District Abutter Definition

Are you in favor of the adoption of Amendment No. 10 to the existing Town Zoning Ordinance as proposed by the Planning Board?

Amend Article IV, Zoning Regulations, Section 4.15 Historic District, Paragraph B Definitions, to amend the definition of Abutter, as detailed in the full-text copy of the 2026 Amendments to the Amherst Zoning Ordinance as proposed by the Amherst Planning Board.

EXPLANATION:

This proposal amends the definition of abutter to refer to the statutory definition, as amended. This will eliminate the need to update the Zoning Ordinance if the definition is changed again by the legislature at some point in the future.

(Recommended by the Planning Board 5-0-1)

under 277

2278 YES ○

718 NO ○

YOU HAVE NOW