

2023 ANNUAL TOWN MEETING WARRANT

To the inhabitants of the Town of Wakefield in the State of New Hampshire qualified to vote in town affairs:

You are hereby notified of the First and Second Session of the 2023 Annual Town Meeting as follows:

FIRST SESSION

You are notified to meet for the First Session of the Annual Town Meeting, to be held in the Town Hall Opera House, 2 High Street, Sanbornville, New Hampshire, on Saturday, February 4, 2023 at 9:00 a.m. The First Session will consist of explanation, discussion, and debate of each of the following warrant articles, and will afford those voters who are present the opportunity to debate, propose and adopt amendments to each warrant article, except those 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 to elect town officers by official ballot and to vote by official ballot on the warrant articles as may be amended at the First Session, to be held at the Opera House of the Wakefield Town Hall, 2 High Street, Sanbornville, New Hampshire, on Tuesday, March 14, 2023. Polls for voting by official ballot will open at 8:00 a.m. and will close at 7:00 p.m., unless the town votes to keep the polls open to a later hour.

Article 1: To choose all necessary Town Officers for the ensuing year.

Article 2: Are you in favor of adoption of Amendment 1 as proposed by the Planning Board for the town's zoning ordinance as follows: Amend Article 33-Definitions, to edit the definitions of buildable area and unbuildable land to be consistent in what areas are considered buildable or not, as well as, allow setback areas to be included in the calculation of buildable area where previously excluded; and add a new definition for the term "junkyard" that references the existing definition of the term in state statute.

The Planning Board recommends this amendment. (Majority vote required.)

Article 3: Are you in favor of adoption of Amendment 2 as proposed by the Planning Board for the town's zoning ordinance as follows: Amend Article 3, Table 3 to add a minimum required living area of 800 square feet for two-family residences (duplexes) to the table of Building Area Requirements. The Planning Board recommends this amendment. (Majority vote required.)

Article 4: Are you in favor of adoption of Amendment 3 as proposed by the Planning Board for the town's zoning ordinance as follows: Amend Article 3, Table 3 (Density and Minimum Dimensional Requirements), and Article 18 (Residential and Commercial Units – Maximum), to clarify the requirements for minimum lot sizes, required buildable area, and maximum density. To do so, this Amendment proposes to remove maximum density requirements from Table 3 and delete footnote 1 that relates to the calculations of maximum densities, and instead relies on minimum lot size to define the town's allowed development density. In addition, it seeks to clarify that the minimum buildable area is equal to the minimum lot size for all parcels*; and amend Article 18 to clarify that it applies where there are 2 or more units proposed to be constructed on a single parcel. *Note:

Minimum lot sizes remain unchanged. The Planning Board recommends this amendment. (Majority vote required.)

Article 5: Are you in favor of adoption of Amendment 4 as proposed by the Planning Board for the town's zoning ordinance as follows:

Amend Article 24, Personal Wireless Service Facilities, Section E. Procedure, to add new requirements that proposed cell towers expand coverage beyond that which is available from existing or currently permitted cell tower sites and the procedure in which the board will verify how this is achieved. The Planning Board recommends this amendment. (Majority vote required.)

Article 6: Are you in favor of adoption of Amendment 5 as proposed by the Planning Board for the town's zoning ordinance as follows: Amend Article 8, the Aquifer Conservation Overlay District, to clarify the mapped extents of the aquifer; incorporate wellhead protection areas; revise the performance standards for storage of petroleum products and regulated hazardous substances; require a conditional use permit for impervious surfaces greater than 15% or 2,500 square feet, whichever is greater, but not to exceed 50% impervious; include a new section on exceptions from the ordinance; require a conditional use permit for the storage of hazardous substances in excess of the quantities equivalent to a large spill requiring emergency response; require a conditional use permit for the blasting of bedrock in the overlay district. Amend Article 33, Definitions, to include terms included within the amended Aquifer and Wellhead Conservation Overlay District. Amend Article 3, Table 1 to update references the overlay district's title to reflect changes to Article 8. The Planning Board recommends this amendment. (Majority vote required.)

Article 7: Are you in favor of adoption of Amendment 6 as proposed by the Planning Board for the town's zoning ordinance as follows: Amend Article 13, Recreational Campgrounds and Camping Parks, by setting a minimum length of 12.5 feet of water frontage required per cabin or camp site for new campground parcels with water frontage. Allow existing campgrounds that do not meet the minimum shore frontage to expand subject to receiving a conditional use permit as allowed by Article 29. The Planning Board recommends this amendment. (Majority vote required.)

Article 8: To see if the Town will vote to raise and appropriate the sum of Four Million Nine Hundred Thousand Dollars (\$4,900,000) for the purpose of constructing and outfitting a Multi-Generational facility; Four Million Nine Hundred Thousand Dollars (\$4,900,000) 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 apply for, obtain and accept federal, state or other aid and/or donations, if any, which may be available for said project, to use such funds to reduce the amount of bonds or notes issued for the project and to comply with all laws applicable to said project; 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 authorize the Selectmen to take any other action or to pass any other vote relative thereto. This article is recommended by the Board of Selectmen by a vote of 3-0 and recommended by the Budget Committee by a vote of 8-1 (3/5 ballot vote required.) *Estimated tax impact: \$0.00 per \$1000 of assessed valuation for 2022.*

Article 9: To see if the Town will vote to raise and appropriate the sum of Thirty-Eight Thousand Five Hundred Dollars (\$38,500) to be added to the Parks & Rec Field Maintenance Capital Reserve Fund previously established for the purpose of upgrading fields at the Ballpark Complex. This article is recommended by the Board of Selectmen by a vote of 3-0, and not recommended by the

Budget Committee by a vote of 9-2. (Majority vote required.) *Estimated tax impact: \$0.03 per \$1000 of assessed valuation.*

Article 10: To see if the Town will vote to establish a Town Owned Boat Launch Expendable Trust Fund under the provisions of RSA 31:19-a for the purpose of improving and repairing any and all Town owned boat launch areas and to raise and appropriate the sum of Ten Thousand Dollars (\$10,000) to be placed in this fund. Further, to name the Selectmen as agents to expend from said fund. This article is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 8-1. (Majority vote required.) *Estimated tax impact: \$0.01 per \$1000 of assessed valuation.*

Article 11: To see if the Town will vote to raise and appropriate the sum of Seventy-Five Thousand Dollars (\$75,000) to be added to the Bridge Construction Capital Reserve Fund previously established. This article is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 9-0. (Majority vote required). *Estimated tax impact: \$0.07 per \$1000 of assessed valuation.*

Article 12: To see if the Town will vote to raise and appropriate the sum of Twenty-Five Thousand Dollars (\$25,000) to be added to the Highway Heavy Equipment Capital Reserve Fund previously established. This article is recommended by the Board of Selectmen by a vote of 3-0, and not recommended by the Budget Committee by a vote of 6-5. (Majority vote required). *Estimated tax impact: \$0.02 per \$1000 of assessed valuation.*

Article 13: To see if the Town will vote to raise and appropriate the sum of Seventy-Five Thousand Dollars (\$75,000) to be added to the Highway Truck Capital Reserve Fund previously established. This article is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 8-1. (Majority vote required). *Estimated tax impact: \$0.07 per \$1000 of assessed valuation.*

Article 14: To see if the Town will vote to raise and appropriate the sum of Three Hundred Twenty-five Thousand Dollars (\$325,000) to be added to the Highway Construction Project Capital Reserve Fund previously established. This article is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 8-1. (Majority vote required). *Estimated tax impact: \$0.28 per \$1000 of assessed valuation.*

Article 15: To see if the Town will vote to raise and appropriate the sum of Twenty-Five Thousand Dollars (\$25,000) to be added to the Transfer Station Heavy Equipment Capital Reserve Fund previously established. This article is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 10-1. (Majority vote required). *Estimated tax impact: \$0.02 per \$1000 of assessed valuation.*

Article 16: To see if the Town will vote to raise and appropriate the sum of Twenty-Five Thousand Dollars (\$25,000) to be added to the Transfer Station Facility Capital Reserve Fund previously established. This article is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 11-0. (Majority vote required.) *Estimated tax impact: \$0.02 per \$1000 of assessed valuation.*

Article 17: To see if the Town will vote to establish a Transfer Station Trucks Capital Reserve Fund under the provisions of RSA 35:1 for the purpose of purchasing and equipping vehicles for the

Transfer Station and to raise and appropriate Five Thousand Dollars (\$5,000) to be placed in this fund. Further, to name the Selectmen as agents to expend from this fund. This article is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 11-0. (Majority vote required). *Estimated tax impact: \$0.01 per \$1000 of assessed valuation.*

Article 18: To see if the Town will vote to raise and appropriate the sum of Twenty-Five Thousand Dollars (\$25,000) to be added to the Wastewater Treatment Capital Reserve Fund previously established. This article is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 11-0. (Majority vote required). *Estimated tax impact: \$0.02 per \$1000 of assessed valuation.*

Article 19: To see if the Town will vote to raise and appropriate the sum of Sixty Thousand Dollars (\$60,000) to be added to the Ambulance Capital Reserve Fund previously established. This appropriation is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 11-0. (Majority vote required). *Estimated tax impact: \$0.05 per \$1000 of assessed valuation.*

Article 20: To see if the Town will vote to raise and appropriate the sum of Ninety-Five Thousand Dollars (\$95,000) to be added to the Fire Truck Capital Reserve Fund previously established. This appropriation is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 11-0. (Majority vote required). *Estimated tax impact: \$0.08 per \$1000 of assessed valuation.*

Article 21: To see if the Town will vote to establish an East Wakefield and Union Precincts Capital Reserve Fund under the provisions of RSA 35:1 for the purpose of maintenance and repairs to both facilities and to raise and appropriate Twenty-Three Thousand (\$23,000) to be placed in this fund. Further to name the Selectmen as agents to expend from this fund. This article is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 9-0. (Majority vote required). *Estimated tax impact: \$0.02 per \$1000 of assessed valuation.*

Article 22: To see if the Town will vote to raise and appropriate the sum of Thirty-four Thousand Five Hundred Twenty-Five Dollars (\$34,525) to be added to the Invasive Species Expendable Trust Fund previously established. This appropriation is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 11-0. (Majority vote required). *Estimated tax impact: \$0.03 per \$1000 of assessed valuation.*

Article 23: To see if the Town will vote to raise and appropriate the sum of Forty-Four Thousand Dollars (\$44,000) to be added to the Police Cruiser Capital Reserve Fund previously established. This appropriation is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 11-0. (Majority vote required). *Estimated tax impact: \$0.04 per \$1000 of assessed valuation.*

Article 24: To see if the Town will vote to raise and appropriate the sum of Fifty-Eight Thousand Five Hundred Dollars (\$58,500) to be added to the Public Safety Building Capital Reserve Fund previously established. This article is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 9-0. (Majority vote required). *Estimated tax impact: \$0.05 per \$1000 of assessed valuation.*

Article 25: To see if the Town will vote to raise and appropriate the sum of Two Thousand Five Hundred Dollars (\$2,500) to be added to the Technology Capital Reserve Fund previously established. This appropriation is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 9-0. (Majority vote required). *Estimated tax impact: \$0.002 per \$1000 of assessed valuation.*

Article 26: To see if the Town will vote to raise and appropriate the sum of Fifty Thousand Dollars (\$50,000) to be added to the Town Hall Improvement Capital Reserve Fund previously established. This appropriation is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 11-0. (Majority vote required). *Estimated tax impact: \$0.04 per \$1000 of assessed valuation.*

Article 27: To see if the Town will vote to raise and appropriate the sum of Twelve Thousand Dollars (\$12,000) to be added to the Assessing Statistical Update Capital Reserve Fund previously established. This appropriation is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 11-0. (Majority vote required). *Estimated tax impact: \$0.01 per \$1000 of assessed valuation.*

Article 28: To see if the Town will vote to raise and appropriate the sum of Thirteen Thousand Dollars (\$13,000) to be added to the Greater Wakefield Resource Center Building Capital Reserve Fund previously established. This appropriation is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 8-1. (Majority vote required). *Estimated tax impact: \$0.01 per \$1000 of assessed valuation.*

Article 29: To see if the Town will vote to raise and appropriate the sum of Eight Thousand Dollars (\$8,000) to be added to the Cemetery Maintenance Capital Reserve Fund previously established. This article is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 11-0. (Majority vote required). *Estimated tax impact: \$0.01 per \$1000 of assessed valuation.*

Article 30: Shall the Town vote in accordance with RSA 72:27-a to: (1) readopt the provisions of RSA 72:28, II, previously adopted, for an Optional Veterans' Tax Credit at Seven Hundred Fifty Dollars (\$750.00) per year; and also (2) readopt the provisions of RSA 72:28-b, II, previously adopted, for an All Veterans' Tax Credit at Seven Hundred Fifty Dollars (\$750.00) per year? If readopted, both the All Veterans' Tax Credit and the Optional Veterans' Tax Credit will be \$750.00 per year. If readopted and approved, this article shall take effect for the 2023 property tax year. (Majority vote required.)

Article 31: To see if the Town will vote to modify the provisions of RSA 72:39-a for elderly exemption from property tax in the Town of Wakefield, based on assessed value for qualified taxpayers to be as follows: For a person 65 years of age up to 75 years, \$64,000 (currently \$56,000); for a person 75 years of age up to 80 years of age, \$86,000 (currently \$75,500); for a person 80 years of age or older, \$107,000 (currently \$94,000). To qualify, the person must have been a New Hampshire resident for at least 3 consecutive years, own the real estate individually or jointly, or if the real estate is owned by such person's spouse, they must have been married to each other for at least 5 consecutive years. In addition, the taxpayer must have a net income of not more than

\$25,000; or if married, a combined net income of less than \$37,000 and own assets not in excess of \$150,000, excluding the value of the person's residence. (Majority vote required.)

Article 32: By Petition: To see if the Town will vote and appropriate the sum of Sixty-Five Thousand Dollars (\$65,000) as matching funds to repair the Drew Mill Dam in Union, NH. This sum will match a \$65,000 grant from Land 7 Community heritage Investment Program (LCHIP) which has already been received by Union village Community Association (UVCA – a non profit 501(c)3 charity) thus assuring the continuation of the Drew Mill Pond for fire protection, conservation and historical value. These combined funds represent the total cost of repairs. This appropriation is recommended by the Board of Selectmen by a vote of 3-0, and not recommended by the Budget Committee by a vote of 7-1. (Majority vote required.)

Article 33: 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 purpose set forth herein, totaling \$7,697,739? Should this article be defeated, the default budget shall be \$6,874,366 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 VI, to take up the issue of a revised operating budget only. This appropriation is recommended by the Board of Selectmen by a vote of 3-0, and recommended by the Budget Committee by a vote of 9-0. (Majority vote required). *Estimated tax impact: \$6.68 per \$1000 of assessed valuation; Default Budget estimated tax impact: \$5.97 per \$1000 of assessed valuation.*

Article 34: To transact any further business that may legally come before this meeting.

Given under our hands and seal, this 25th day of January, Two Thousand Twenty-Three.

WAKEFIELD BOARD OF SELECTMEN


Richard C. Edwards, Chairperson


Mark P. Duffy


Kenneth G. Fifield