

TOWN MEETING WARRANT
SB2
TOWN OF WINCHESTER
STATE OF NEW HAMPSHIRE

To the inhabitants of the Town of Winchester, in the County of Cheshire in said state, qualified to vote in Town affairs:

You are hereby notified to meet at the Winchester School in said Winchester on **Saturday the 5th of February** next 2022 at eleven o'clock in the forenoon to discuss, debate and amend warrant articles #1 through #35 and to receive the reports of the selectmen, town treasurer and other town officers including the agents and committees, and act thereon. Final vote will be by the official ballot on **Tuesday, March 8, 2022**.

You are hereby notified to meet at the Winchester School, 85 Parker St.in said Winchester on Tuesday the 8th of March next 2022 at eight o'clock in the forenoon to act upon the following subjects. The Polls not to close an hour earlier than seven of the clock in the afternoon.

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

Article 2: To see if the town will vote to raise and appropriate the sum of \$4,700,000 (four million, seven hundred thousand dollars) for the purpose of **Biosolids Improvements and Upgrades at the Wastewater Treatment**; and to authorize the issuance of not more than \$4,700,000 (four million, seven hundred thousand dollars) of bonds and/or notes in accordance with the provisions of the Municipal Finance Act (RSA 33:1 et.seq.) as amended, and to authorize the Board of Selectmen to issue, negotiate, sell and deliver such bonds or notes, and to determine the rate of interest thereon and the maturity and other terms thereof, and to take any other action the Board of Selectmen deems appropriate to effectuate the sale and/or issuance of said bonds. And further, to authorize the Board of Selectmen to apply for, obtain, accept, and expend federal, state, or other aid, gifts and donations which may be available for said project and to comply with all laws applicable to this project and to authorize the Board of Selectmen to take any other action or to pass any other vote relative thereto. This article is contingent upon the town's receipt of aid, including, but not limited to the receipt of USDA Rural Development grant funding. 3/5 Majority vote required.

Recommended by the Board of Selectmen 4-0
Recommended by the Budget Committee 4-1

Article 3: To see if the town will vote to raise and appropriate the sum of 2,700,000 (two million, seven hundred thousand dollars) for the purpose of expanding broadband services to unserved area in the Town of Winchester; and to authorize the issuance of not more than 2,700,000 (two million, seven hundred thousand dollars) of bonds and/or notes in accordance with the provisions of the Municipal Finance Act (RSA 33:1 et.seq.) as amended, and to authorize the Board of Selectmen to issue, negotiate, sell and deliver such bonds or notes, and to determine the rate of interest thereon and the maturity and other terms thereof, and to take any other action the Board of Selectmen deems appropriate to effectuate the sale and/or issuance of said bonds and/or notes. And further, to authorize the Board of Selectmen to apply for, obtain, accept, and expend federal, state, or other aid, gifts and donations which may be available for said project and to comply with all laws applicable to this project and to authorize the Board of Selectmen to take any other action or to pass any other vote relative thereto. 3/5 Majority vote required.

Recommended by the Board of Selectmen 3-0-1
Recommended by the Budget Committee 3-2

Article 4: Shall the Town of Winchester 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 \$3,870,989 (Three Million Eight Hundred Seventy Thousand Nine Hundred Eighty-Nine Dollars). Should this article be defeated, the default budget shall be \$ 3,909,051 (Three Million Nine Hundred Nine Thousand Fifty-One Dollars), which is the same as last year, with certain adjustments required by previous action of the Town of Winchester or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only. (Majority vote required)

**The vote by the Board of Selectmen on whether to recommend was 2 for and 2 against.
Recommended by the Budget Committee 4-1**

Article 5: Shall the Town of Winchester raise and appropriate the sum of \$ 336,379 (Three Hundred Thirty-Six Thousand Three Hundred Seventy-Nine Dollars) for the operations of the Water Department, the funds to be raised by user fees, or act in a manner thereon. This article will not affect taxation. Should this article be defeated, the default budget shall be \$332,379.00 (Three Hundred Thirty-Two Thousand Three Hundred Seventy-Nine Dollars). If the appropriation proposed in the article is not approved, the default amount shall be deemed to have been approved. "With certain adjustments required by previous action of the Town of Winchester or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only. (Majority vote required)

**Recommended by the Board of Selectmen 4-0
Recommended by the Budget Committee 5-0**

Article 6: Shall the Town of Winchester raise and appropriate the sum of \$ 407,734 (Four Hundred Seven Thousand Seven Hundred Thirty-Four Dollars) for the operations of the Sewer Department, the funds to be raised by user fees, or act in a manner thereon. This article will not affect taxation. Should this article be defeated, the default budget shall be \$ 402,737 (Four Hundred Two Thousand Seven Hundred Thirty-Seven Dollars). If the appropriation proposed in the article is not approved, the default amount shall be deemed to have been approved. "With certain adjustments required by previous action of the Town of Winchester or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only. (Majority vote required)

**Recommended by the Board of Selectmen 4-0
Recommended by the Budget Committee 5-0**

Article 7: To see if the Town will vote to raise and appropriate **\$16,522.00** (sixteen thousand five hundred and twenty-two dollars) to be placed in the existing non-lapsing Assessing & Revaluation Capital Reserve Fund established under Article 16 at the March 2006 Town Meeting for the purpose of performing the assessing update or revaluation of the real estate in the Town of Winchester scheduled for 2020-2025.

**Recommended by the Board of Selectmen 4-0
Recommended by the Budget Committee 5-0**

Article 8: To see if the Town will vote to raise and appropriate the sum of **\$10,000** (ten thousand dollars) to be placed into the existing non-lapsing Town Owned Building Upgrades Capital Reserve Fund for the purpose of upgrades for Town owned buildings?

**Recommended by the Board of Selectmen 4-0
Recommended by the Budget Committee 5-0**

Article 9: To see if the Town will vote to raise and appropriate the sum of **\$5,000** (Five thousand dollars) for the Town's share of State Road grant reconstruction costs for bridges and place it in the existing non-lapsing **Bridge Reconstruction** Capital Reserve Fund established at the March 2006 Town Meeting under Article 19 for that purpose.

Recommended by the Board of Selectmen 3-1

Not Recommended by the Budget Committee 3-2

Article 10: To see if the Town will vote to raise and appropriate the sum of **\$30,000** (thirty thousand dollars) to be placed into the existing non-lapsing Highway Equipment Capital Reserve Fund for the purpose of purchasing **Highway equipment**.

Recommended by the Board of Selectmen 4-0

Recommended by the Budget Committee 5-0

Article 11: To see if the Town will vote to raise and appropriate the sum of **\$50,000** (fifty thousand dollars) to be placed into the existing non-lapsing **Ambulance** Capital Reserve Fund for the purpose of purchasing an Ambulance.

Recommended by the Board of Selectmen 3-0-1

Recommended by the Budget Committee 5-0

Article 12: To see if the Town will vote to raise and appropriate the sum of **\$50,000** (fifty thousand dollars) to be placed into the existing non-lapsing Fire Apparatus Capital Reserve Fund for the purpose of purchasing **Fire equipment**.

Recommended by the Board of Selectmen 4-0

Recommended by the Budget Committee 5-0

Article 13: To see if the Town will vote to raise and appropriate the sum of **\$13,000** (thirteen thousand dollars) to be placed into the existing non-lapsing **Police Cruiser** Capital Reserve Fund for the purpose of updating the current Police fleet.

Recommended by the Board of Selectmen 4-0

Recommended by the Budget Committee 4-1

Article 14: To see if the Town will vote to raise and appropriate the sum of **\$30,000** (thirty thousand dollars) to be placed into the existing non-lapsing **Computer** Capital Reserve Fund for the purpose of purchasing/maintenance of computers.

Recommended by the Board of Selectmen 5-0

Recommended by the Budget Committee 4-1

Article 15: To see if the Town will vote to raise and appropriate the sum of **\$20,000** (twenty thousand dollars) to be placed into the existing non-lapsing **Culvert Repair** Capital Reserve Fund for the purpose of repairs & maintenance.

Recommended by the Board of Selectmen 3-1

Recommended by the Budget Committee 5-0

Article 16: To see if the Town will vote to raise and appropriate the sum of **\$10,000** (ten thousand dollars) to be placed into the existing non-lapsing Ashuelot Rail Trail Capital Reserve Fund for the purpose of repairs & maintenance to the trails.

Recommended by the Board of Selectmen 3-1
Not Recommended by the Budget Committee 4-1

Article 17: To see if the Town will vote to raise and appropriate the sum of **\$10,000** (ten thousand dollars) to be placed into the existing non-lapsing Beach Ramp Capital Reserve Fund for the purpose of installing a ramp at the Town Beach.

Recommended by the Board of Selectmen 4-0
Not Recommended by the Budget Committee 3-2

Article 18: To see if the Town will vote to establish the Capital Reserve Fund under the provisions of RSA 35:1 II for the purpose of purchasing a new Electronic Balloting device and/or future repairs and raise and appropriate the sum of **\$3,000** (Three thousand dollars) to be placed in this fund with the board of selectmen being the agent of said fund?

Recommended by the Board of Selectmen 5-0
Recommended by the Budget Committee 5-0

Article 19: To see if the Town will vote to establish the Capital Reserve Fund under the provisions of RSA 35:1 II for the purpose of repairs/maintenance to the Forest Lake Dam and raise and appropriate the sum of **\$25,000** (twenty-five thousand dollars) to be placed in this fund with the board of selectmen being the agent of said fund?

Recommended by the Board of Selectmen 4-0
Recommended by the Budget Committee 3-2

Article 20: Shall the Town of Winchester accept the road known as Opportunity Drive (Stone Mtn Business Park) as a town road?

Recommended by the Board of Selectmen 4-0

Article 21: Shall the Town of Winchester in accordance with RSA 674:40-a permit the local governing body (Board of Selectmen) to accept any dedicated street?

Article 22: To see if the Town will vote to adopt, pursuant to RSA 72:81, a new construction property tax exemption for commercial and industrial uses (as defined in RSA 72:80). The intent of the exemption is to provide incentives to businesses to build, modernize, or enlarge within the Town. The exemption shall apply only to municipal and local school property taxes assessed by the Town. State education and county taxes are excluded from the exemption. The exemption shall be granted for a maximum of 50 percent of the increase in assessed value attributable to the improvements and shall remain in effect for a maximum period of 10 years. If adopted, the exemption shall apply to all properties within the municipality for which a proper application is filed. The percentage rate and duration of the exemption shall be granted on a per case basis based on the amount and value of public benefit provided, as determined by the Board of Selectmen. For the purpose of this exemption, in order to satisfy the public benefit requirement a minimum of one of the following must be provided: enhance economic growth and increase the Town's tax base; creation of needed services or facilities not currently available in the Town; redevelop and revitalize commercial or industrial area; prevent or eliminate blight; or retain local jobs, increase local job base, and/or provide diversity in the job base. If approved this exemption shall take effect in the tax year beginning April 1, 2023 and shall remain in effect for a maximum of 5 tax years.

Article 23: To see if the Town will vote to authorize the selectmen to enter into a 5-year lease/purchase agreement with a non-appropriation clause in the amount of \$273,600 (two hundred seventy-three thousand six hundred dollars), for the purpose of purchasing a 2022 PL Custom Type I Ambulance and to use the current 2003 Ambulance as a trade to offset the total cost of the agreement in the amount \$3,500. Furthermore, to raise and appropriate the sum of \$ 59,737 (Fifty-nine thousand seven hundred thirty-seven dollars) for the first year's payment, At the end of the 5-year lease agreement, the Town will buy and own the 2022 PL Custom Type I Ambulance for \$1.00 (one dollar). (Majority vote required) ."

Inserted by Petition

- **Not Recommended by the Board of Selectmen 2-1-1**
- **Not Recommended by the Budget Committee 4-0-1**

Article 24: To see if the Town will raise and appropriate the sum of \$55,000 (Fifty-five thousand dollars) for the purpose of subsidizing recreation in the Town of Winchester to be paid to the Ellen Lambert Murphy Memorial Community Center on a contractual basis.

Inserted by Petition

- **Recommended by the Board of Selectmen 4-0**
- **Recommended by the Budget Committee 5-0**

Article 25: To determine if the Town of Winchester will appropriate the sum of \$40,000 (Forty thousand dollars) for the purpose of supporting year-long youth activities with ACCESS. The monies support ACCESS to scholarship children throughout the year who might not otherwise be able to attend the program and supports obtaining resources for programming such as appropriate staffing, curriculum, and materials. While at ACCESS, children receive homework assistance and participate in enrichment clubs that foster life-long learning that helps the youth be contributing members to their community. ACCESS provides mentorship and a safe, productive learning environment for the youth of Winchester and Ashuelot to take advantage of opportunities to learn, help their community, and have fun activity experiences with their peers. The monies will also assist with providing summer camp programming and activities.

Inserted by Petition

- **Recommended by the Board of Selectmen 4-0**
- **Recommended by the Budget Committee 3-2**

Article 26: To see if the Town will vote to raise and appropriate the sum of \$5,000 (Five thousand dollars) to be given to the Winchester Historical Society for the purpose of operating and maintaining the Sheridan House so that this museum may continue to preserve the history of Winchester for benefit of the public.

Inserted by Petition

- **Recommended by the Board of Selectmen 4-0**
- **Recommended by the Budget Committee 5-0**

Article 27: Shall the Town of Winchester raise and appropriate the sum of \$800.00 (Eight Hundred dollars) to support the annual Winchester Pickle Festival.

Inserted by Petition

- **Recommended by the Board of Selectmen 4-0**
- **Recommended by the Budget Committee 4-1**

Article 28: Beginning Fiscal year 2023 until Fiscal year 2028, the Town of Winchester's operating budget cannot increase at a rate higher than the annual inflation rate based on the Social Security COLA (cost of living adjustment) or to exceed an increase of 3.5% from previous fiscal years operating budgets. The Social Security COLA would be snap-shot at the start of the budget update process.

Inserted by Petition

Article 29: Are you in favor of Amendment #1 as proposed by the Planning Board? To amend Article III, J,1- Multiple Housing and Density Requirements. Add on: Residential zoned lots 15,000 sqft or larger in size with town water and sewer shall permit duplexes by right.

Article 30: Are you in favor of Amendment #2 as proposed by the Planning Board? To amend Article III- Add "U"; A storage or cargo unit/box trailer, sometimes known as a pod, requires a permit for the temporary or permanent placement of the unit. All permanent units shall meet setback requirements of the district and placed in the side or back of the primary structure. A temporary unit timeframe is 3 months unless it is a construction site.

Article 31: Are you in favor of Amendment #3 as proposed by the Planning Board? To amend Article XXI Definitions- L- Add on: Multifamily residential is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. Units can be next to each other or stacked on top of each other. A common form is an apartment building.

Article 32: Are you in favor of Amendment #4 as proposed by the Planning Board? To amend Article XXI Definitions- Add "HH"; A storage or cargo unit/ box trailer is an enclosed metal type structure with a floor, ceiling, and wall with an access door, that is transported the site to be used as storage. This is not relating to the conversion of storage containers reconstructed to a living unit.

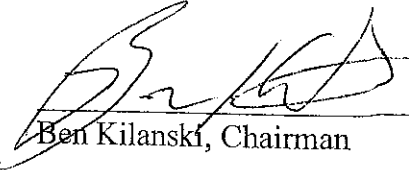
Article 33: Are you in favor of Amendment #5 as proposed by the Planning Board? To amend the Planned Residential Development (PRD)- Updates to **Purpose**- Reword sections (4-6) and add- *clarifying the need for Workforce housing and when to permit Market Rate housing, to increase the housing stock in increments as not to burden town services, and continuing the 25% open space requirement, renumber (4-8); Standards*- Section (1) *continue a PRD is permitted in the Residential and Agricultural districts and add- allowed by special exception in the Commercial, Central Business and Highway Commercial Districts; Section (2) add- parcel sizes determined by water a sewer availability, development within a radius of downtown, New section to add- height limit is 2 story, and architectural requirements, section (4) Delete and replace with- to limit the number of bedrooms, add new section density of project and density of occupancy, and limit combined total amount of units to a max of 25 per year, Section (7) replace "shall" with "should", Section (8) decrease buffers to 25ft, section (9) delete (b&c) to remove Conservation Trust and Town of Winchester from receipt of open space and rely on deed restrictions, and renumber. Procedure*- Sections (2,a,4) *delete reference to section III, (2,a,5,b) add include style, design, description and materials; add new Section- Definitions of Workforce Housing per RSA 674:58,IV, and Deed Restrictions.*

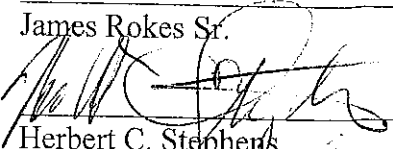
Article 34: To see if the Town will vote to accept and adopt the reports of the Selectmen, Auditors, and other Town Officers.

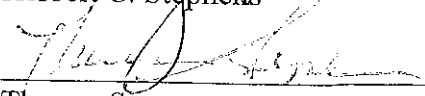
Article 35: To transact any other business that may legally come before this meeting.

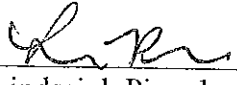
We, the undersigned Selectmen of the Town of Winchester, hereby certify on the 21 day of Jan, 2021 an Attested copy of the Original Warrant was posted at the place of meeting within specified, at the Post Office in Winchester and the Post Office in Ashuelot, New Hampshire being public places in said town.

True Copy of Warrant-Attest:


Ben Kilanski, Chairman

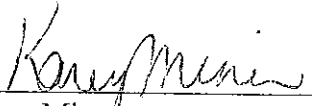
James Rokes Sr.

Herbert C. Stephens


Theresa Sepe


Lindseigh Picard

Then personally appeared: Ben Kilanski, Herbert C. Stephens, Theresa Sepe, James Rokes Sr. and Lindseigh Picard. Selectmen of the Town of Winchester and made oath that the foregoing affidavit by them is true.

Before me:


Karey Miner
Notary Public
Commission Expires:

KAREY MINER
Notary Public, State of New Hampshire
My Commission Expires Nov. 18, 2025