

EXETER TOWN WARRANT – 2024

To the inhabitants of the Town of Exeter, in the County of Rockingham, in the said State, qualified to vote in Town affairs:

**First Session**

You are hereby notified that the first session (the Deliberative Session) of the Annual Town Meeting will be held on Saturday, February 3<sup>rd</sup>, 2024 beginning at 9:00 a.m. at the Arthur L. Hanson III Center for the Performing Arts at Exeter High School, 1 Blue Hawk Drive. The first session will consist of explanation, discussion and debate of each of the following warrant articles, and will also afford voters who are present the opportunity to propose, debate and adopt amendments to warrant articles, except those articles in which wording is prescribed by state law.

**Second Session**

The second session of the Annual Town Meeting, to elect Town officers by official ballot and to vote on all warrant articles as they may have been amended at the first session, will be held on Tuesday, March 12<sup>th</sup>, 2024 at the Talbot Gymnasium at the Tuck Learning Center, 30 Linden Street. Polls for voting by official ballot will open at 7:00 a.m. and close at 8:00 p.m.

**Article 1 (Election Article)**

To choose the following: 1 Select Board member for a 3 year term; 1 Checklist Supervisor for a 6 year term; 1 Swasey Parkway Trustee for a 3 year term; 1 Robinson Fund Trustee for a 7 year term; 3 Library Trustees for a 3 year term; 1 Trustee of the Trust Fund for a 3 year term.

**Article 2 Zoning Amendment #1:** Are you in favor of the adoption of Amendment #1 as proposed by the Planning Board for the town zoning ordinance, by amending Article 4, District Regulations, Section 4.2, Schedule I: Notes of the Exeter Zoning Ordinance regarding Residential Conversions and Accessory Dwelling Units (ADU's)? The purpose of this amendment is to continue to allow residential conversions and accessory dwelling units but make the language on conversions and ADU's consistent, require access to municipal water and sewer for conversions, and to streamline the process for property owners.

Recommended by the Planning Board 5-0.

**Article 3 Zoning Amendment #2:** Are you in favor of the adoption of Amendment #2 as proposed by the Planning Board for the town zoning ordinance, by modifying Article 6.19 Mixed Use Neighborhood Development? The purpose of this amendment is to extend the provisions of the Mixed Use Neighborhood District (MUND) to include the C2 Highway Commercial zoning district that includes a portion of Portsmouth Avenue between Green Hill Road and the Stratham town line and a portion of Epping Rd from just north of Brentwood Road to Industrial Drive. The MUND allows for mixed use development to occur at different scales. MUND uses a series of incentives to create a mix of housing units (including 10% affordable units) and neighborhood scale commercial uses. Design standards are included to ensure high quality development that is consistent with the scale and historic character of these neighborhoods. The amendment also modifies some existing language to incentivize the use of this innovative land use control.

Recommended by the Planning Board 4-1.

**Article 4 – Police Station and Fire Substation (\$17,522,500)**

To see if the Town will vote to raise and appropriate the sum of seventeen million five hundred twenty two thousand and five hundred dollars (\$17,522,500) for the purpose of design, engineering and “net zero” construction of a new police station and fire substation on Continental Drive including equipment, furnishings and related costs, and to authorize the issuance of not more than \$17,522,500 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and further to authorize the Select Board 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 further to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, which may become available for this project and to comply with all laws applicable to such project; and further to authorize the Select Board to take any other action or to pass any other vote relative thereto. Debt service to be paid from the general fund. (Estimated Tax Impact: assuming 20-year bond at 3.65% interest: .68/1,000, \$68/100,000 of assessed property value). Bond payments would begin approximately one year after issuance.

(3/5 ballot vote required for approval.) Recommended by the Select Board 5-0.

**Article 5 – School Street Area Design/Reconstruction (\$6,510,000)**

To see if the Town will vote to raise and appropriate the sum of six million five hundred ten thousand and zero dollars (\$6,510,000) for the purpose of construction of water, sewer and drainage improvements in the School Street area, and to authorize the issuance of not more than \$6,510,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and further to authorize the Select Board 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 further to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, which may become available for this project and to comply with all laws applicable to such project; and further to authorize the Select Board to take any other action or to pass any other vote relative thereto. The Town anticipates receiving 35% debt forgiveness from NHDES to offset a portion of the sewer cost of this project. Debt service will be paid from the general fund, and notwithstanding the general obligation nature of the bonds or notes, it is anticipated that debt service will also be paid from the water fund, and sewer fund. (Estimated Tax Impact: assuming 15-year bond at 3.35% interest: \$.10/1,000, \$10/100,000 of assessed property value). Bond payments would begin approximately one year after issuance.

(3/5 ballot vote required for approval.) Recommended by the Select Board 5-0.

**Article 6 – Webster Avenue Pump Station (\$213,300)**

To see if the Town will vote to raise and appropriate the sum of two hundred thirteen thousand and three hundred dollars (\$213,300) for the purpose of replacement of the Webster Avenue Sewer Pump Station, and to authorize the issuance of not more than \$213,300 of bonds or notes, in accordance with the provisions of the Municipal Finance Act (RSA 33); and further to authorize the Select Board 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 further to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, which may become available for this project and to comply with all laws applicable to such project; and further to authorize the Select Board to take any other action or to pass any other vote relative thereto. Without impairing the general obligation nature of the bonds or notes, it is anticipated that debt service will be paid by the sewer fund. Bond payments would begin approximately one year after issuance. This appropriation is in addition to the \$5,700,000 in bonding authority approved by Article 3 of the 2022 Town Meeting.

(3/5 ballot vote required for approval.) Recommended by the Select Board 5-0.

**Article 7 – Surface Water Treatment Plant Design/Engineering (\$500,000)**

To see if the Town will vote to raise and appropriate the sum of five hundred thousand dollars (\$500,000) for the purpose of design and engineering of a new surface water treatment plant, and to authorize the issuance of not more than \$500,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and further to authorize the Select Board to issue, negotiate, sell and deliver such bonds or notes and to determine the rate of interest thereon and the maturity and other items thereof; and further to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, which may become available for this project and to comply with all laws applicable to such project; and further to authorize the Select Board to take any other action or pass any other vote relative thereto. Without impairing the general obligation nature of the bonds or notes, it is anticipated that debt service will be paid from the water fund. Bond payments would begin approximately one year after issuance.

(3/5 ballot vote required for approval.) Recommended by the Select Board 5-0.

**Article 8 – Excess Construction Proceeds – Police Vehicle Purchase (\$120,000) and Principal Payments on Outstanding Bond Issues (\$93,971)**

To see if the Town will vote to authorize the expenditure of the unused portion of the bonds approved in 2011 for Great Dam Design and Water/Sewer Line Replacement; and in 2012 for Wastewater Treatment Facility Design and Jady Hill Utilities (totaling \$213,971) as follows: to raise and appropriate the sum of \$120,000 for the purchase of two Police vehicles per RSA 33:3-a, II. The remaining unused bond proceeds (\$93,971) to be applied to the principal payment on the Great Dam Removal bond issued in 2014. (Estimated Tax Impact: None).

(3/5 ballot vote required for approval.) Recommended by the Select Board 5-0.

**Article 9 – Choose Town Officers**

To choose all other necessary Town Officers, Auditors or Committees for the ensuing year.

**Article 10 – 2024 Operating Budget**

Shall the Town of Exeter 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 \$22,860,862. Should this article be defeated, the default budget shall be \$22,572,676, which is the same as last year, with certain adjustments required by previous action of the Town of Exeter 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. (Estimated Tax Impact: .29/1,000 assessed property value, \$29/100,000 assessed property value).

(Majority vote required.) Recommended by the Select Board 5-0.

**Article 11 – 2024 Water Fund Budget**

Shall the Town of Exeter raise and appropriate as a water 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 \$4,962,773. Should this article be defeated, the water default budget shall be \$4,828,764, which is the same as last year, with certain adjustments required by previous action of the Town of Exeter or by law.

(Majority vote required.) Recommended by the Select Board 5-0.

**Article 12 – 2024 Sewer Fund Budget**

Shall the Town of Exeter raise and appropriate as a sewer operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$7,490,430. Should this article be defeated, the default budget shall be \$7,569,284, which is the same as last year, with certain adjustments required by previous action of the Town of Exeter or by law.

(Majority vote required.) Recommended by the Select Board 5-0.

**Article 13 – Planet Playground (\$595,000)**

To see if the Town will raise and appropriate, through special warrant article, the sum of five hundred ninety-five thousand dollars (\$595,000), for the purpose of purchase and installation of a new Planet Playground including equipment, at the Town Recreation Park at 4 Hampton Road. Approximately \$297,500 of this appropriation will be funded by a Land Water Conservation Fund (LWCF) grant. The remaining sum to come from unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation). The Select Board has designated this a special warrant article.

(Majority vote required.) Recommended by the Select Board 5-0.

**Article 14 – Clean Water State Revolving Fund Loan – Water Street Stormwater (\$100,000)**

To see if the Town will authorize the Exeter Select Board to enter into a loan agreement of no more than \$100,000 through the New Hampshire Department of Environmental Services Clean Water State Revolving Loan Fund for the purpose of developing a replacement plan for Water Street stormwater infrastructure. The loan will provide up to \$100,000 principal forgiveness; therefore, no repayment of the loan will be required.

(3/5 vote required.) Recommended by the Select Board 5-0.

**Article 15 – Appropriate to Sick Leave Trust Fund (\$100,000)**

To see if the Town will vote to raise and appropriate the sum of one hundred thousand dollars (\$100,000) to be added to the Sick Leave Expendable Trust Fund previously established. This sum to come from the unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation).

(Majority vote required.) Recommended by the Select Board 5-0.

**Article 16 – Appropriate to Capital Reserve Fund – Parks Improvements (\$75,000)**

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 Parks Improvement Capital Reserve Fund previously established. (Estimated Tax Impact: .03/1,000 assessed property value, \$3.34/100,000 assessed property value).

(Majority vote required.) Recommended by the Select Board 4-1.

**Article 17 – Appropriate to Non-Capital Reserve Fund – Snow and Ice Deficit (\$50,000)**

To see if the Town will vote to raise and appropriate the sum of fifty-thousand dollars (\$50,000) to be added to the Snow and Ice Deficit Non-Capital Reserve Fund previously established. This sum to come from the unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation).

(Majority vote required.) Recommended by the Select Board 5-0.

**Article 18 – Appropriate to Capital Reserve Fund – ADA Fund (\$50,000)**

To see if the Town will vote to raise and appropriate the sum of fifty thousand dollars (\$50,000) to be added to the ADA Capital Reserve Fund previously established. (Estimated Tax Impact: .02/1,000 assessed property value, 2.21\$/100,000 assessed property value).

(Majority vote required.) Recommended by the Select Board 5-0.

**Article 19 – Appropriate to Trust Fund – Swasey Parkway (\$3,500)**

To see if the Town will vote to raise and appropriate the sum of three thousand five hundred dollars (\$3,500) to be added to the Swasey Parkway Expendable Trust Fund previously established. This sum to come from unassigned fund balance. This amount is equivalent to the amount of permit fees collected during 2023 for use of the Swasey Parkway. (Estimated Tax Impact: None. No amount to be raised by taxation).

(Majority vote required.) Recommended by the Select Board 5-0.

**Article 20 – Adopt Investment Services for Capital Reserve Funds**

To see if the Town will vote, pursuant to RSA 35:9-a-II, to authorize the Trustees of Trust Funds to pay for Capital reserve fund investment services, and any other expenses incurred, from capital reserve funds income. Such authority shall remain in effect until rescinded by vote of the Town. No vote to rescind the authority shall occur within 5 years of the original adoption of this article. (Estimated Tax Impact: None. No amount to be raised by taxation).

(Majority vote required.) Recommended by the Select Board 5-0.

**Article 21 – Establish Town Solar Array Revolving Fund**

To see if the town will vote to establish a revolving fund pursuant to RSA 31:95-h, for the purpose of constructing and maintaining a solar array on the Cross Road Town Landfill. All revenues received for array operations from net metering credits, federal grants and aid, and REC (renewable energy credit) sales will be deposited into the fund, and the money in the fund shall be allowed to accumulate from year to year, and shall not be considered part of the town's general fund balance. The town treasurer shall have custody of all moneys in the fund, and shall pay out the same only upon order of the governing body and town manager, and no further approval is required by the legislative body to expend. Such funds may be expended only for the purpose for which the fund was created. (Majority vote required)

(Majority vote required.) Recommended by the Select Board 5-0.

**Article 22 – Water/Sewer Advisory Committee**

To see if the Town will amend Article 20 of the 2011 Town Meeting by reducing the number of members of the Water/Sewer Advisory Committee from seven (7) members to five (5) members. Of the five members, two (2) members shall be members of the Select Board. Members of the Select Board shall be voting members of the Water/Sewer Advisory Committee.

(Majority vote required.) Recommended by the Select Board 5-0.

**Article 23 – Heritage Commission**

To see if the Town will vote to reduce the number of members of the Heritage Commission from seven (7) members to five (5) members. The composition of the Heritage Commission will include one (1) Select Board representative, one (1) Planning Board representative, one (1) Historic District Commission representative, and two (2) at large members appointed by the Select Board. The Heritage Commission will include three (3) alternate members appointed by the Select Board.

(Majority vote required.) Recommended by the Select Board 5-0.

**Article 24 – Citizen’s Petition – ‘Rugg Property’**

On petition of Tom Jelinek and others, to see if the voters in the Town of Exeter support the future purchase of approximately 47 acres of property owned by the Rugg family located north of Oaklands Town Forest and east of Wood Ridge Lane by the Town of Exeter for the purposes of expanding the town-owned Oakland Town Forest, and preserving open space, trails, public outdoor recreation, drinking water supplies, and wildlife habitat; to request that the Selectmen review the project, including evaluation of potential funding options such as bonds; and to advise and authorize the Selectmen to apply for, obtain, accept, and pass through any federal or state grants, loans, or private gifts, if any, which may be available for said acquisition, in collaboration with and facilitated by conservation organizations.

(Majority vote required)

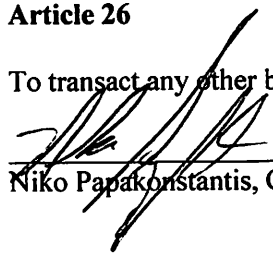
**Article 25 – Citizen’s Petition – Swasey Parkway**

On petition of Donald Clement and others to see if the Town will vote to make the Swasey Parkway a one way road northbound in its entirety for motorized vehicular traffic and raise and appropriate the sum of \$2500 to construct speed bumps and maintain the road.

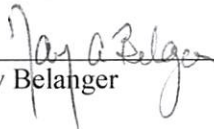
(Majority vote required.) Not Recommended by the Select Board 0-5.

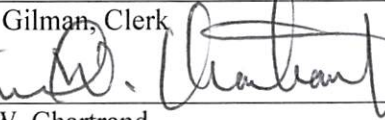
**Article 26**

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

  
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Niko Papakonstantis, Chair

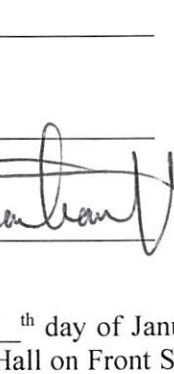
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Molly Cowan, Vice Chair

  
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Nancy Belanger


Julie D. Gilman, Clerk  
  
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Daniel W. Chartrand

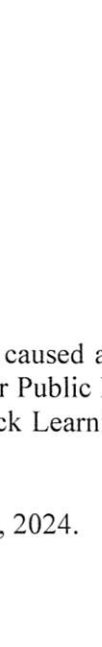
We certify that on the 29<sup>th</sup> day of January, 2024, we caused a true copy of the within warrant to be posted at the Exeter Town Hall on Front Street, the Exeter Public Library at Founder's Park, Exeter High School at 1 Blue Hawk Drive, Talbot Gymnasium at Tuck Learning Campus, 40 Linden Street, and the Town Clerk's Office, 10 Front Street.

Given under our hands and seal this 29<sup>th</sup> day of January, 2024.

  
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Niko Papakonstantis, Chair

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Molly Cowan, Vice Chair

  
\_\_\_\_\_  
Nancy Belanger

Julie D. Gilman, Clerk  
  
\_\_\_\_\_  
Daniel W. Chartrand