

**STATE OF NEW HAMPSHIRE
2021 TOWN WARRANT**

*To the inhabitants of the Town of Newington in the County of Rockingham and said State
qualified to vote in Town affairs:*

You are hereby notified to meet at the Newington Town Hall on Tuesday, March 9, 2021 to act on Articles 1-8. The polls will open at 11:00am and will close at 7:00pm.

The business portion of the meeting to act on Articles 9-26 will resume at the Newington Town Hall and Fire Station on Saturday, March 13, 2021 at 10:30am.

ARTICLE 1: To select by non-partisan ballot: One (1) Selectman for 3 years; One (1) Police Commissioner for 3 years; One (1) Fire Engineer for 3 years; Two (2) Planning Board members for 3 years; One (1) Sewer Commissioner for 3 years; Two (2) Library Trustees for 3 years; One (1) Cemetery Trustee for 3 years; One (1) Trustee of the Trust Funds for 3 years; One (1) Supervisor of the Checklist for 5 years; One (1) Supervisor of the Checklist for 1 year; One Town Clerk/Tax Collector for 3 years; Three (3) Budget Committee members for 3 years; One (1) School Moderator for 3 years; One (1) School Treasurer for 3 years; One (1) School Board member for 3 years; One (1) School Clerk for 3 years.

ARTICLE 2: To see if the Town will amend the Zoning Ordinance, as proposed by the Planning Board as follows:

Zoning Amendment #1:

Are you in favor of the adoption of Zoning Amendment #1 as proposed by the Newington Planning Board as follows: To provide the following references in Item XII - Floodplain Management: In Zone **AE** refer to the elevation data provided in the community's Flood Insurance Study and accompanying **Flood Insurance Rate Map (FIRM)**.

Explanatory Note: This amendment corrects a missing reference and adds the meaning of FIRM.

ARTICLE 3: To see if the Town will amend the Zoning Ordinance, as proposed by the Planning Board as follows:

Zoning Amendment #2:

Are you in favor of the adoption of Zoning Amendment #2 as proposed by the Newington Planning Board as follows: Add a new Section to Article III, Section 9. b. as follows: **In the event that any land under the control of the Pease Development Authority (PDA) within the Town of Newington is transferred or sold to any entity other than the PDA, NO further development of any property may occur until such time as the Town of Newington adopts**

Ordinances and Regulations that address future development of land in Newington that was formerly under PDA Control.

Explanatory Note: This amendment provides a mechanism for the Town to adopt ordinances and regulations as our current ordinances and regulations do not apply to property at Pease.

ARTICLE 4: To see if the Town will amend the Zoning Ordinance, as proposed by the Planning Board as follows:

Zoning Amendment #3:

Are you in favor of the adoption of Zoning Amendment #3 as proposed by the Newington Planning Board as follows: Add a new Section to Article VII – Dimensional Requirements, by adding a new Section 2 as follows: **SECTION 2 – Maximum Length of Residential Roads: Dead end streets located in Residential Zoning Districts shall not exceed 1,500’ in length measured along the centerline of the road commencing at the edge of pavement of the existing road to the farthest point of the cul de sac.**

Explanatory Note: The language in this amendment is the exact language currently in the Newington Subdivision Regulations, however, it was recommended that it be moved to the Zoning Ordinance with other Dimensional Requirements.

ARTICLE 5: To see if the Town will amend the Zoning Ordinance, as proposed by the Planning Board as follows:

Zoning Amendment #4:

Are you in favor of the adoption of Zoning Amendment #4 as proposed by the Newington Planning Board as follows: Article III – Zoning Districts, Section 2.A. Description and Purpose: The *Office District* is a zone in which the principal use of the land is office buildings, research & development facilities, and light manufacturing. **The Office District, like the other commercial / non-residential zoning districts in Newington, was strategically located between other commercial zoning districts which allow for very intense industrial and commercial uses. The portion of this district on the Easterly side of the Spaulding Turnpike provides for a large geographical separation from the Residential District to provide an adequate buffer from the noise, light, traffic and noxious fumes associated with commercial and industrial operations. The separation of residential and non-residential uses has been supported by the Master Plan for decades through many revisions.** It is also the intent of the ordinance to encourage the provision of safe and convenient pedestrian access between the district's office buildings and nearby restaurants.

Explanatory Note: The language in this amendment better explains the purpose and intent of the Office Zoning District and why there are specific uses allowed in the zone that are designed to complement other similar uses.

ARTICLE 6: To see if the Town will amend the Zoning Ordinance, as proposed by the Planning Board as follows:

Zoning Amendment #5:

Are you in favor of the adoption of Zoning Amendment #5 as proposed by the Newington Planning Board as follows: Article III – Zoning Districts, Section 3, A – Commercial District: Description and Purpose: The *Commercial District* is a mixed-use zone in which the principal use of the land is retail sales, office buildings, research & development facilities, and light manufacturing. **The Commercial District, like the other commercial / non-residential zoning districts in Newington, was strategically located between the Spaulding Turnpike and the Office District providing for a large geographical separation from the Residential District to provide an adequate buffer from the noise, light, traffic and noxious fumes associated with commercial and industrial operations within and adjacent to this district. The separation of residential and non-residential uses has been supported by the Master Plan for decades through many revisions.** The rationale for permitting non-retail uses in this predominately retail area is to reduce the district's traffic congestion and safety problems by encouraging land uses which generate lower traffic volumes.

Explanatory Note: The language in this amendment better explains the purpose and intent of the Commercial Zoning District and why there are specific uses allowed in the zone that are designed to complement other similar uses.

ARTICLE 7: To see if the Town will amend the Zoning Ordinance, as proposed by the Planning Board as follows:

Zoning Amendment #6:

Are you in favor of the adoption of Zoning Amendment #6 as proposed by the Newington Planning Board as follows: Article III – Zoning Districts, Section 5.A – Description and Purpose: The "I" District is established as a zone in which the principal use of the land is for industry and associated uses. **The Industrial District, like the other commercial / non-residential zoning districts in Newington, was strategically located between other commercial and waterfront industrial zoning districts which allow very intense industrial and commercial uses and provides for a large geographical separation from the Residential District (excepting Patterson Lane which predated zoning in Newington) to provide an**

adequate buffer from the noise, light, traffic and noxious fumes associated with commercial and industrial operations. The separation of residential and non-residential uses has been supported by the Master Plan for decades through many revisions. Certain open areas favorably situated with respect to transportation and containing other factors conducive to industrial development are also included. This is for the purpose of reserving suitable land for the expansion of existing industry and location of new industry.

Explanatory Note: The language in this amendment better explains why the Industrial Zoning District is located where it is and why the District needs separation from dissimilar uses in other Zoning Districts.

ARTICLE 8: To see if the Town will amend the Zoning Ordinance, as proposed by the Planning Board as follows:

Zoning Amendment #7:

Are you in favor of the adoption of Zoning Amendment #7 as proposed by the Newington Planning Board as follows: Article XVIII – Workforce Housing Overlay District, Section 3 - The Workforce Housing Overlay Zoning District shall apply to the following lots in the Office Zoning District **on the West side of the Spaulding Turnpike:** Tax map lot 12-15, 12-16, and 12-13. **This area is adjacent to existing rural residential neighborhoods and has existing public water, sewer, and natural gas as well as access for emergency services. While Newington recognizes the need to support housing affordable for a workforce, such growth must be proportional to the town's small number of residents to not undermine the fundamental principles of sound growth adopted and followed in the town's Master Plans since the 1960's.** All uses permitted in the underlying zoning district shall continue to be allowed uses.

Explanatory Note: The language in this amendment only seeks to better explain why the Workforce Housing Overlay District was located on the West side of the Spaulding turnpike in close proximity to residential area of Town, and to clarify why the Overlay Zone was necessary.

ARTICLE 9: To see if the Town will vote to raise and appropriate the Budget Committee recommended sum of *Seven Million Nine Hundred Eighty-Eight Thousand Eight Hundred Thirty-Eight Dollars* (\$7,988,838) for the operating budget. This article does not include appropriations voted in special or individual warrant articles addressed separately.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)
THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (9-0)

ARTICLE 10: To see if the Town will vote to raise and appropriate the sum of *Six Hundred Twenty Thousand Two Hundred Eight Dollars* (\$620,208). for the purpose of designing and constructing a safety lane along Nimble Hill Road from Shattuck Way to Arboretum Drive and to authorize the Selectmen to accept *Four Hundred Ninety-Six Thousand One Hundred Sixty-Six Dollars* (\$496,166). to be reimbursed to the Town from Federal funds administered through the NH DOT Transportation Alternatives Program (TAP); the balance of the appropriation is *One Hundred Twenty-Four Thousand Forty-Two Dollars* (\$124,042). (20% match). This shall come from unassigned fund balance. No amount to be raised by taxation. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the project is completed or by December 31, 2024, whichever is sooner.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)
THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (8-1)

ARTICLE 11: To see if the Town will vote to raise and appropriate the sum of *Two Hundred Thousand Dollars* (\$200,000) to be placed in the Replacement of Vehicles Operated by the Fire Department Capital Reserve Fund.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)
THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (9-0)
Est. in 1986, Revised in 1998 and 2020; added \$100,000 last year. As of December 31, 2020, this fund had a balance of \$281,647.06

ARTICLE 12: To see if the town will vote to authorize the Selectmen to enter into a ten year lease/purchase agreement of a new Fire Engine to replace Engine 5 in the amount of *Six Hundred Seventy Thousand Dollars* (\$670,000), This will be financed over ten years in estimated equal payments of *Seventy Eight Thousand Two Hundred Eight Dollars and Eight Cents* (\$78,208.08) starting in 2022. This lease agreement contains an escape clause. (Majority vote required)
If Article 11 passes, Article 12 will be withdrawn.

THIS ARTICLE IS NOT RECOMMENDED BY THE SELECTMEN (3-0)
THIS ARTICLE IS NOT RECOMMENDED BY THE BUDGET COMMITTEE (9-0)

ARTICLE 13: To see if the town will vote to raise and appropriate the sum of *One Hundred Thirty-Two Thousand Dollars* (\$132,000) to be added to the Major Road Work Capital Reserve Fund previously established. These funds to come from Eversource Seacoast Reliability Project rental of laydown area totaling \$132,000. (Majority vote required)

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)
THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (9-0)
(2021 Eversource Laydown Area rental income)
Est. in 2001; added \$132,000 last year. As of December 31, 2020, this fund had a balance of \$407,620.12 (prior to Woodbury Ave payment to State of NH \$284,681)

ARTICLE 14: To see if the town will vote to raise and appropriate the sum of *Fifty-Five Thousand Dollars* (\$55,000) to be added to the Major Road Work Capital Reserve Fund previously established. These funds to come from the Eversource Reliability Project rental of laydown area totaling \$55,000. This sum to come from unassigned fund balance. No amount to be raised from taxation. (Majority Vote Required).

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)

THIS ARTICLE IS NOT RECOMMENDED BY THE BUDGET COMMITTEE (6-3)

(2020 Eversource Laydown Area rental income)

Est. in 2001; added \$132,000 last year. As of December 31, 2020, this fund had a balance of \$407,620.12 (prior to Woodbury Ave payment to State of NH \$284,681)

ARTICLE 15: To see if the Town will vote to raise and appropriate the sum of *Fifty Thousand Dollars* (\$50,000) for the purpose of purchasing and outfitting a new ½ ton pickup truck style vehicle to replace Car 2 for the Fire Department. (Majority Vote Required).

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)

THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (9-0)

ARTICLE 16: To see if the Town will vote to raise and appropriate the sum of *Fifty Thousand Dollars* (\$50,000) to be placed in the Replacement of the Town Ambulance and any Major Medical Equipment Capital Reserve Fund.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)

THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (9-0)

Est. in 1998; added \$50,000 last year. As of December 31, 2020, this fund had a balance of \$204,045.54

ARTICLE 17: 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 Major Repairs of Vehicles Operated by the Fire Department Capital Reserve Fund. (Majority Vote Required).

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)

THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (9-0)

Est. in 2020; added \$25,000 last year. As of December 31, 2020, this fund had a balance of \$25,000

ARTICLE 18: To see if the Town will vote to raise and appropriate the sum of *Twenty-Five Thousand Dollars* (\$25,000) to be placed in the Town Wide Revaluation Capital Reserve Fund.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)

THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (9-0)

Est. in 1999; Added \$25,000 last year. As of December 31, 2020, this fund had a balance of \$25,571.38

ARTICLE 19: 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 Replacement of Vehicles Operated by the Highway Department Capital Reserve Fund.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)

THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (7-2)

Est. in 2006; As of December 31, 2020, this fund had a balance of \$69,351.31

ARTICLE 20: To see if the Town will vote to raise and appropriate the sum of *Fifteen Thousand Dollars* (\$15,000) for the Board of Fire Engineers to purchase appropriate gym equipment to replace and expand existing used equipment. (Majority Vote Required).

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)

THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (9-0)

ARTICLE 21: To see if the Town will vote to raise and appropriate the sum of *Ten Thousand Dollars* (\$10,000) to be placed in the Fire Department Communications Capital Reserve Fund.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)

THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (9-0)

Est. in 2015; added \$10,000 last year. As of December 31, 2020, this fund had a balance of \$24,669.08

ARTICLE 22: To see if the town will vote to establish a Police Computer Equipment Capital Reserve Fund under the provisions of RSA 35:1 for the purpose of purchasing in house servers, computers, laptops, communications and monitors and to raise and appropriate the sum of *Ten Thousand Dollars* (\$10,000) to be placed in this fund. Further to name the Board of Selectmen as agents to expend from said fund. (Majority Vote Required)

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)

THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (9-0)

ARTICLE 23: To see if the Town will vote to raise and appropriate the sum of *Ten Thousand Dollars* (\$10,000) to be placed in the Town Generators Capital Reserve Fund.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)

THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (9-0)

Est. in 2016; added \$10,000 last year. As of December 31, 2020, this fund had a balance of \$50,994.99

ARTICLE 24: To see if the Town will vote to raise and appropriate the sum of *Five Thousand Dollars* (\$5,000) to be placed in the Police Department Radio/Electronics Capital Reserve Fund.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)

THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (9-0)

Est. in 1998; added \$5,000 last year. As of December 31, 2020, this fund had a balance of \$10,037.98

ARTICLE 25: To see if the Town will vote to establish a Replacement of Major Fire Department Equipment Capital Reserve Fund under the provisions of RSA 35:1 for the purpose of replacing broken and/or outdated equipment and to raise and appropriate the sum of *Five Thousand* (\$5,000) to be placed into this fund. Further to name the Board of Selectmen as agents to expend from said fund. (Majority vote required.)

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN (3-0)

THIS ARTICLE IS RECOMMENDED BY THE BUDGET COMMITTEE (9-0)

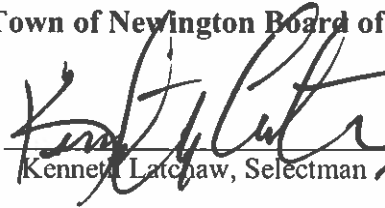
ARTICLE 26: To hear the report of the Moderator on the election of officers.

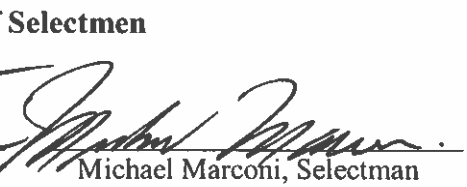
Given under our hands and seal this 22nd day of February 2021.

We certify and attest that on or before the 22nd day of February 2021, we posted a true and attested copy of the within Warrant at the two places of Meeting, and like copies at the South Newington Bulletin Board and the Meeting House, and delivered the original to the Town Clerk.

The Town of Newington Board of Selectmen


Timothy "Ted" Connors, Chair


Kenneth Latchaw, Selectman


Michael Marconi, Selectman