

Town of Barrington, New Hampshire



2024 Town Meeting Voter Guide

Deliberative Session was February 3, 2024
[\(Video Recording\)](#)

VOTE on Tuesday, March 12, 2024
Polls Open 8:00am to 7:00pm

Barrington Middle School – 51 Haley Drive

Electronic Version, Sample Ballots, and Additional Details:
www.barrington.nh.gov/2024warrant





TOWN OF BARRINGTON
NEW HAMPSHIRE

Office of the Select Board

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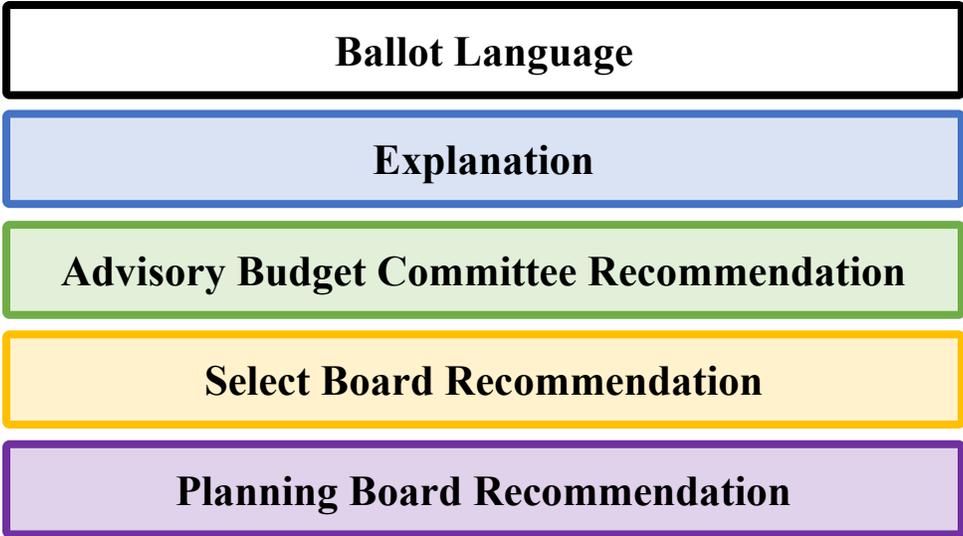
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Using the Voter Guide



Budget and Warrant Development Process

The 2024 budget and warrant development process started in August. Department Heads start from scratch (zero-based budgeting) and present a proposed budget and warrant article to the Town Administrator. Through meetings and negotiations, the Town Administrator finalized a budget to be presented to the Advisory Budget Committee (ABC) and Select Board. The ABC met more than a dozen times and discussed all proposals with the Town Administrator and Department Heads. The ABC challenged assumptions while reviewing every line-item and funding request. Throughout this process, presentations were made to the Select Board and the public. The budget and warrant articles were finalized after the January 8th public hearing.

Proposed Zoning Amendments were reviewed by the Planning Board starting in October. The group discussed many aspects of the zoning ordinance which needed updates. They considered feedback from residents and applicants while preparing a slate of zoning amendments. The Planning Board held multiple public hearings through late January before finalizing 19 proposed zoning amendments.

Article 1 – Election of Officers

Ballot Question

Select Board: One for 3-year term
 Town Clerk: One for a 3-year term
 Town Moderator: One for a 2-year term
 Trustee of Trust Funds: One for 3-year term
 Cemetery Trustees: One for 3-year term
 Library Trustees: Three for 3-year term
 Library Trustees: One for 1-year term
 Supervisors of the Checklist: One for a 2-year term
 Supervisors of the Checklist: One for a 6-year term

Explanation

The filing period for Town Offices ended on Friday, February 2, 2024. A candidate forum will be hosted by the Moderator on February 22, 2024. Virtual participation and a recording will be available. Details of the 2024 Candidate Forum can be found at www.barrington.nh.gov/2024candidateforum. The recording of the event will be available on the Town's YouTube Channel. Contact the Town Administrator to learn more about open positions.



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Article 21 –Library Bond

Ballot Question

To see if the Town will vote to raise and appropriate the sum of \$3,631,324 (gross budget) for the purchase and renovation of the property at 426 Calef Highway (former Frisbie Urgent Care) for the purpose of a library, and renovations to the existing library space at 105 Ramsdell Lane for the purpose of recreation and community center uses, including but not limited to land and building acquisition, building construction, site work, architectural fees, engineering, permitting, inspection, outfitting, furniture, commissioning and other expenses necessary to occupy the building. Further, to authorize the issuance of not more than \$3,304,324 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Select Board to issue and negotiate such bonds or notes and to determine the rate of interest thereon. The remaining \$327,000 required for the project will come from the Barrington Library Foundation. Further, to authorize the Select Board to apply for and accept any grants or other donations which may be available for this project. Should such grants or donations be received, the amount of the bonds or notes issued will be reduced by the amount received. [3/5th (60%) Majority Required]. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article will have no impact on 2024 property taxes but there is a commitment to make payments in future years which will increase property taxes in those years approximately 14 cents per \$1,000 of assessed value or \$60 per year on a \$425,000 property.

Explanation

This building is the former Barrington Family Practice and Walk-In Care facility at 426 Calef Highway (Rte. 125) across from the Barrington Health Center. As a medical facility it was meticulously cared for both inside and outside. The library trustees, the building committee, the library's architect, and the construction manager reviewed the building and unanimously support acquiring this property for its potential as a town library.

The total proposed bond is \$3,304,324, as calculated below.

- 1) **\$3,631,324** - This is the cost to fund the new library and to make renovations to the existing library space for recreation and community center purposes.
 - a) \$3,331,324 - This is the cost to purchase and renovate 426 Calef Highway into a library.
 - b) \$300,000 - The cost to renovate the current library space at 105 Ramsdell Lane for Recreation and Community Center purposes.
- 2) **Subtract \$327,000** - This is the amount of donated cash on hand from the Barrington Library Foundation to be used to reduce the bond necessary for the proposed library project.
- 3) **Total Bond \$3,304,324** - This is the total proposed bond which reflects the total minus donations. This component represents the future tax rate impact based on the debt schedule. Note: the repayments (and tax impact) reduce gradually over the term of the bond.

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Additional Details: www.barrington.nh.gov/2024warrant

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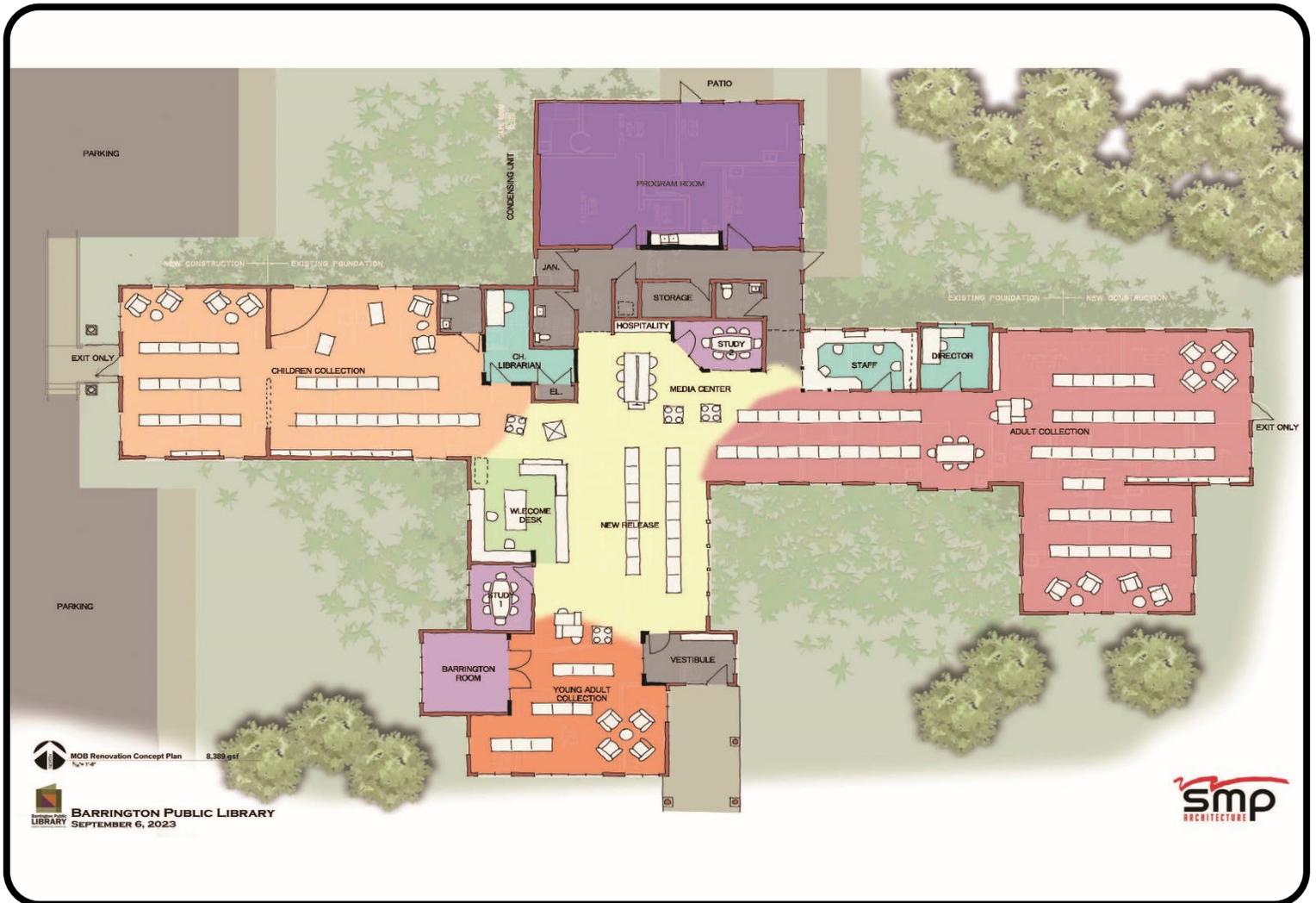
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Article 21 –Library Bond (continued)

The Advisory Budget Committee recommends this article by a vote of 4 to 1. The majority feel this is the best proposal to secure a new library for Barrington and to address the space and configuration deficiencies of the existing library at 105 Ramsdell Lane. They feel this approach is more cost effective than new construction and is smaller in square footage than previous proposals. The minority feels that there are more important priorities as part of the Capital Improvements Program which will result in tax increases such as the planned Public Safety Building renovation/addition and infrastructure projects (culverts, roads, and bridges).

The Select Board unanimously recommends this article. They feel that the Library Trustees have listened to voters who defeated new library proposals in 2019 and 2020. They explain that this proposal is smaller and cheaper than any previous proposal.





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Article 22 – Community Center Investment Program

Ballot Question

To see if the Town will vote to raise and appropriate the sum of \$1,150,000 (gross budget) for improvements to the recreation and community center facility at 105 Ramsdell Lane including, but not limited to, the addition of programming space and to authorize the Select Board to apply for and accept a \$1,000,000 Community Center Investment Program (CCIP) loan for this project. It is anticipated that the loan will be forgiven in its entirety. Further, to raise and appropriate \$150,000 from the Recreation Revolving Fund for the 15% required matching funds. [3/5th (60%) Majority Required]. Should the loan be denied, this article shall be null and void. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article will have no impact on 2024 property taxes.

Explanation

Barrington Recreation Department applied for a \$1 million Community Center Investment Program (CCIP) forgivable loan/grant opportunity in November 2023. This grant focuses on community centers and bringing residents together. There is a separate library bond warrant article which includes \$300,000 to make the existing library space functional. This grant would allow a larger scope of improvements, including new indoor programming space. This warrant article is contingent on receiving the grant and we expect to hear about the award sometime in March. This warrant article is solely for the acceptance of these funds (if awarded), with the required \$150,000 match coming from the Recreation Revolving Fund. [Click Here](#) to view a breakdown of potential outcomes based on approved funding.

The Advisory Budget Committee unanimously recommends this article. They feel that this investment of user fees is appropriate to receive the \$1 million refundable loan (grant). Additionally, the group appreciates that the Recreation Department is primarily self-funding through user fees and the added space would allow them to provide many additional user-fee-funded programs to the community. They recognize that the 1972 facility requires many improvements both to address the growing population and to address the aging facility. Specifically, the building was built when Barrington had fewer than 2,000 residents and lacks indoor programming space. Additionally, [a recent energy audit](#) identified many issues which could be addressed with a renovation/addition to the building. This article is a great way to make lasting improvements without a tax burden. Importantly, this article is contingent on receiving the \$1 million award.

The Select Board unanimously recommends this article. They have supported and prioritized improvements to the facility at 105 Ramsdell Lane many times in recent years. They appreciate that many of the recent improvements (walls, floors, and bleachers) have happened without an impact to taxpayers (by being funded through the Recreation Revolving Fund) and this article will continue improvements at no taxpayer expense. The grant-funded [energy audit](#) is a priority for the Select Board to address and this grant opportunity is a great way to do so.



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Article 23 – Operating Budget

Ballot Question

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 purposes set forth therein, totaling \$8,998,280? Should this article be defeated, the default budget shall be \$8,666,644, 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. [Majority Vote Required]. This article is projected to add 8 cents per \$1,000 of assessed value to the 2024 tax rate or \$34 to the tax bill on a \$425,000 property.

Explanation

The annual operating budget covers all Town departments including Fire/EMS, Police, Highway, Recreation, and the Town Offices. The Select Board and Advisory Budget Committee began review of budget proposals in August of 2023. Throughout the review process, they worked to balance the level of services provided by the Town with inflation and a growing population. The 2024 budget proposal represents an 7.7% increase and non-property tax revenue represents a 5.7% increase. At \$2.66, the Town's property tax rate is 16% of the total tax rate. Inflation made the largest impact on the 2024 budget including vehicle fuel, heating fuel, electricity, paving, salt, staffing, and benefit costs. The entire budget binder is available at www.barrington.nh.gov/2024budget.

The Advisory Budget Committee unanimously recommends this article. They feel that the Town Administrator and Department Heads perform a fiscally sound and thorough budget development process which identifies departmental needs to perform their required level of service. Each budget request is justified by detailed itemization of expenditures and conservative staffing levels to provide those services. Cost of living increases and step increases are the minimal amounts to reward and retain the Town's dedicated employees. The estimated 2023 unassigned fund balance results from sound management of expenditures with the budget and the fact that State revenues have exceeded expectations and provide the means to fund approximately half of the requested warrant articles presented with this budget.

The Select Board unanimously recommends this article. In 2023, the Select Board challenged the Town Administrator and Department Heads to prepare a fiscally conservative budget proposal which maintained Barrington's existing level of service and met the demand for additional services. They feel that the budget, as presented, strikes the perfect balance between cost and level of service. The Select Board is proud of the work staff has done to secure millions of dollars in grants over the past few years (two highlights include over \$2 million for the Greenhill Road Bridge and \$1.5 million for the Town Hall). In addition to grants, staff have found ways to limit the tax rate impact while also meeting the needs of residents. Specifically, building permit fees were increased (to match the local average) in order to cover the costs of an additional part-time Building Inspector. In addition to raising fees, the Select Board pulled numerous one-time expenditures out of the 2024 operating budget in order to fund them from the Town's remaining balance of ARPA funds (federal stimulus). The Select Board is proud to present a unanimously-supported budget to voters at Town Meeting in 2024.



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Article 24 – Barrington Commons and Town Center Tax Increment Financing District

Ballot Question

To see if the Town will vote to purchase the 13-acre lot at Map 239, Lot 7 (to become the Town Center and a park) using Tax Increment Financing as the funding source. A tax increment financing district does not increase taxes. It affects property taxes because, for the period that the district is in place, taxes paid from new development within the district (tax increments) are used to pay for public improvements in the district, such as the Barrington Commons park; and not placed in the general fund. After the district expires, all value, including the new value, is returned to the tax lists. The Barrington Commons and Town Center Tax Increment Financing District is set to expire after eight years and to:

- a. Establish the Barrington Commons and Town Center Tax Increment Financing (TIF) District in accordance with RSA 162-K (adopted by Barrington Town Meeting in 1988). The proposed district includes 79 properties near the Routes 125 and 9 intersection as represented in the map found in Section 5 of the Development Program and Financing Plan adopted by the Select Board on December 11, 2023.
- b. Adopt the provisions of the Barrington Commons and Town Center TIF District Development Program and Financing Plan adopted by the Select Board on December 11, 2023 in accordance with RSA 162-K:6 and RSA 162-K:9. Copies of the Town Center TIF District Map, Development Program, and Financing Plan are available at the Town Hall and online at www.barrington.nh.gov/tif.
- c. Authorize the Select Board to appoint the District Administrator in accordance with RSA 162-K:13 and to create a five-member Advisory Board in accordance with RSA 162-K:14, with the Advisory Board membership to be determined by the Select Board.

[Majority Vote Required].

Explanation

This is a plan to preserve Barrington's character consistent with a goal of numerous Master Plans and visioning sessions since 2003. The plan is to buy the 13-acre vacant lot in-between Calef's Country Store, MD Motors (formerly Knight's Garage), and the Elementary School and establish a Barrington Commons park with gathering and recreation features. In addition to the public park benefits, this approach will secure redevelopment and expanded tax base opportunities for abutting properties with frontage/visibility on Routes 125 and 9. Additionally the plan calls for improvements to the Town Center area including school zones, crosswalk(s), and more. To pay for this plan, residents are asked to consider establishing a tax increment financing district which would capture taxes from new development within the district to pay for the plan.

The vision for Barrington's Town Center has always included extensive civic use/open space which preserves Barrington's character and supports the desire for commercial development. The footnote of that vision which has regularly been ignored is how to fund the type of civic use/open space which residents desire. A tax increment financing district would create that funding source by utilizing only the added tax value from within the district.

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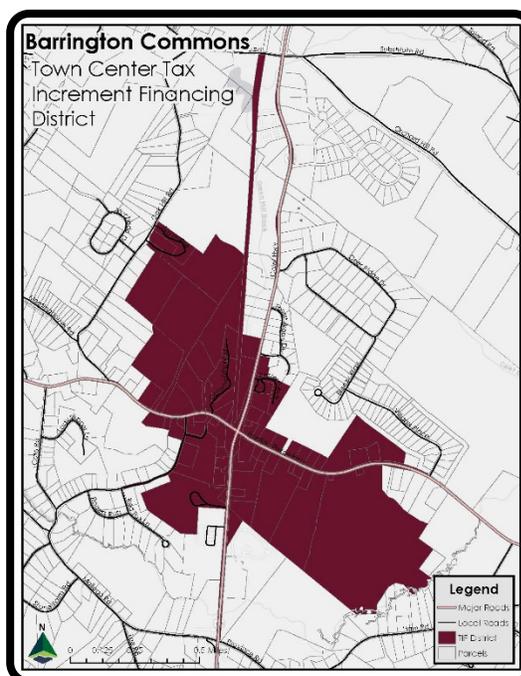
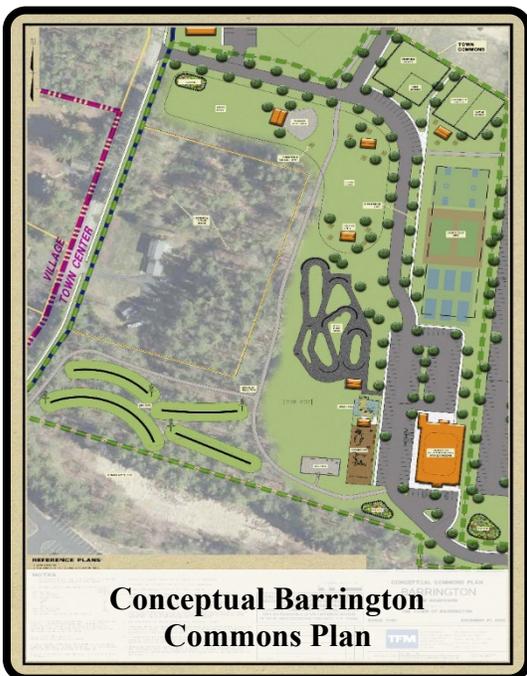
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Article 24 – Barrington Commons and Town Center Tax Increment Financing District (continued)

The Advisory Budget Committee recommends this article by a vote of 4 to 1. The majority feel that this is an excellent opportunity to preserve part of Barrington's rural character and invest in Barrington's future. This warrant article will enable the Town to purchase the last significant parcel of land in the Town Center area that can function as a public gathering place for Barrington residents. In addition, this lot will enable the Town to sell or license well and/or septic capacity to allow additional development and redevelopment of abutting properties, funding future enhancements to support community events. The minority is concerned future development or redevelopment of the adjacent lots is uncertain and may not generate sufficient offsetting revenue. Additionally, they note that a public park would have ongoing operating and maintenance costs, which would become a taxpayer expense once the district expires in eight years.

The Select Board unanimously recommends this article. It has been a priority for this Select Board to preserve Barrington's character and invest in Barrington's future. Preserving part of Calef's Field and developing places for residents to gather in the Town Center is a large part of the Select Board's vision for this proposal. They saw the 2022 development proposal for this lot and the marketing materials currently advertised and both represented extensive high-density residential development including nearly 100 units. They have heard resident concerns about the impacts to Barrington's character, especially as this lot sits atop a high-value aquifer. This plan provides residents a public park (with amenities), school zones, improved hike/bike trails, crosswalks, and other transportation improvements. They feel that using a temporary (eight years) tax increment financing approach is the best way to fund the plan. Tax increment financing takes the new (incremental) taxes generated in the district to directly pay for the proposed improvements. Everyone pays the same in taxes and once the district expires, the Town benefits from expanded tax base.





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Article 25 – Highway Heavy Equipment Capital Reserve

Ballot Question

To see if the Town will vote to raise and appropriate the sum of \$300,000 to be added to the Highway Heavy Equipment Capital Reserve Fund previously established, with \$150,000 to come from unassigned fund balance and \$150,000 to come from taxation. [Majority Vote Required]. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article is projected to add 5 cents per \$1,000 of assessed value to the 2024 tax rate or \$22 to the tax bill on a \$425,000 property.

Established in 1981 • Current Balance: \$244,860 • Request: \$300,000 • Tax Rate Impact: \$0.05

Explanation

The Highway Department has a detailed 10+ year plan for replacing heavy equipment such as plow trucks, loaders, graders, and pickups. The anticipated replacement schedule can be found here ([Highway Equipment Replacement Schedule 20230919](#)). Since 1981, the town has set aside money annually in this capital reserve to stabilize our future tax rate. Without this savings account, our tax rates would increase dramatically in the years we purchase new equipment, or we would need to borrow, paying long-term interest rates. As our town grows and new roads are added, the demand for our equipment increases.

The Advisory Budget Committee unanimously recommends this article. They feel that saving in capital reserve accounts is the most fiscally responsible way to plan for large future expenditures. The planned purchases from this capital reserve are essential operating costs and should not be deferred. Each year, the Advisory Budget Committee review updated plans for each capital reserve account and challenge Town staff to find cost savings and alternative purchase and replacement options.

The Select Board unanimously recommends this article. They feel that Barrington has a very successful program to save funds in advance of large expenditures. Support from voters is essential because missing an annual contribution to these savings accounts sets the expenditure plan behind. These funds are outside of the operating budget and require Select Board approval for all expenditures which are also monitored by the Trustees of the Trust Funds.



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Article 26 – Fire Truck Capital Reserve

Ballot Question

To see if the Town will vote to raise and appropriate the sum of \$100,000 to be added to the Fire Truck Capital Reserve Fund previously established, with \$50,000 to come from unassigned fund balance and \$50,000 to come from taxation. [Majority Vote Required]. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article is projected to add 2 cents per \$1,000 of assessed value to the 2024 tax rate or \$7 to the tax bill on a \$425,000 property.

Established in 1988 • Current Balance: \$607,246 •
Request: \$100,000 • Tax Rate Impact: \$0.02

Explanation

Like any vehicle, fire trucks must be replaced as they age. The cost of a new firetruck or other emergency response vehicles varies but can cost in excess of \$850,000. The anticipated replacement schedule can be found here ([Fire/EMS Truck Replacement Schedule 20230919](#)). Replacement costs are not optional to maintain fire and safety services. We set aside money annually in this capital reserve to stabilize our future tax rate. Without this savings account, our tax rates would increase dramatically in the years we purchase new equipment, or we would need to borrow, paying long-term interest rates.

The Advisory Budget Committee unanimously recommends this article. They feel that saving in capital reserve accounts is the most fiscally responsible way to plan for large future expenditures. The planned purchases from this capital reserve are essential operating costs and should not be deferred. Each year, the Advisory Budget Committee review updated plans for each capital reserve account and challenge Town staff to find cost savings and alternative purchase and replacement options.

The Select Board unanimously recommends this article. They feel that Barrington has a very successful program to save funds in advance of large expenditures. Support from voters is essential because missing an annual contribution to these savings accounts sets the expenditure plan behind. These funds are outside of the operating budget and require Select Board approval for all expenditures which are also monitored by the Trustees of the Trust Funds.



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Article 27 – Paving and Related Road Work Non-Lapsing Article

Ballot Question

To see if the Town will vote to raise and appropriate the sum of \$150,000 for road paving and reconstruction, with \$75,000 to come from unassigned fund balance and \$75,000 to come from taxation. This special warrant article will be a non-lapsing appropriation pursuant to RSA 32:7, V and will not lapse until December 31, 2025. [Majority Vote Required]. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article is projected to add 3 cents per \$1,000 of assessed value to the 2024 tax rate or \$11 to the tax bill on a \$425,000 property.

Explanation

This account serves as a dedicated savings account to protect the town's investment in roads by maintaining roads in good condition, so they do not deteriorate and to reconstruct roads in poor condition. This process follows the Town's Pavement Management Plan. This request is in addition to the highway budget line in the operating budget. These funds act as a buffer in situations when unexpected problems occur during budgeted road work. Although called non-lapsing funds, these funds do lapse within a specific time frame. These funds will lapse on December 31, 2025.

The Advisory Budget Committee unanimously recommends this article. They feel these additional funds are essential to continue making progress on the Pavement Management Plan. The \$50,000 increase in the operating budget for paving simply funds inflation and does not allow any additional paving. Allowing voters to add \$150,000 ensures that we keep up with the Pavement Management Plan.

The Select Board unanimously recommends this article. Maintaining good roads is of the utmost importance to the Select Board. The Select Board invested in a comprehensive Pavement Management Plan in 2021 and remains committed to implementing the recommendations. The Town will not be able to make progress on the plan in 2024 without the additional non-lapsing funds.



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Article 28 – Dam Repair/Engineering/Replacement Capital Reserve

Ballot Question

To see if the Town will vote to raise and appropriate the sum of \$200,000 to be added to the Dam Repair/Engineering/Replacement Capital Reserve Fund previously established, with \$100,000 to come from unassigned fund balance and \$100,000 to come from taxation. [Majority Vote Required]. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article is projected to add 4 cents per \$1,000 of assessed value to the 2024 tax rate or \$15 to the tax bill on a \$425,000 property.

Explanation

The Town is required to maintain Town-owned dams. Recently the Town performed above-water repairs to the concrete spillway of the Swains Lake Dam. Two years ago, dive inspections identified deterioration of the Swain's gate box, and the state requested the installation of a rip-rap filter to mitigate erosion. Without this savings account, our tax rates would increase dramatically in the years we invested in dams, or we would need to borrow, paying long term interest rates.

Established in 2017 • Current Balance: \$273,701 • Request: \$200,000 • Tax Rate Impact: \$0.04

The Advisory Budget Committee unanimously recommends this article. They feel that saving in capital reserve accounts is the most fiscally responsible way to plan for large future expenditures. The planned purchases from this capital reserve are essential operating costs and should not be deferred. Each year, the Advisory Budget Committee review updated plans for each capital reserve account and challenge Town staff to find cost savings and alternative purchase and replacement options.

The Select Board unanimously recommends this article. They feel that Barrington has a very successful program to save funds in advance of large expenditures. Support from voters is essential because missing an annual contribution to these savings accounts sets the expenditure plan behind. These funds are outside of the operating budget and require Select Board approval for all expenditures which are also monitored by the Trustees of the Trust Funds.



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Article 29 – Old Settler’s Road Bridge Project – 20% Grant Match

Ballot Question

To see if the Town will vote to raise and appropriate the sum of \$1,100,000 for the purpose of constructing a bridge on Old Settler's Road and to accept an \$880,000 grant from the New Hampshire Department of Transportation Bridge Fund, with the required 20% grant match to be raised as follows: \$110,000 to come from unassigned fund balance and \$110,000 to come from taxation. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the construction of the Old Settler's Road Bridge is completed or December 31, 2026, whichever is sooner. [Majority Vote Required]. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article is projected to add 4 cents per \$1,000 of assessed value to the 2024 tax rate or \$16 to the tax bill on a \$425,000 property.

Explanation

The culverts on Old Settler's Road have washed out multiple times in the past few years stranding the residents and requiring costly emergency repairs. Most recently, the nearly four inches of rain which fell on December 18, 2023 caused significant damage stranding the residents. Old Settler’s Road is not maintained as a through road, which is why, washouts and road closures strand the residents of the road. The plan includes a temporary water crossing which will allow the road to remain passable during construction. This project is designed to for current and future water capacity in order to prevent future washouts and is funded 80% through the State Bridge Aid program. The grant has been secured; the Town must fund their 20% of the cost to receive the grant monies to completely fund the total cost of \$1,100,000. Construction is scheduled for 2025.

The Advisory Budget Committee unanimously recommends this article. They recognize the tremendous value of the \$880,000 grant for taxpayers. This is the third bridge aid project in Barrington since 2019 (Mallego Road and Greenhill Road). The committee appreciates staff effort in finding additional funding sources for necessary local projects. Funding the local match of \$220,000 ensures the project remains on schedule.

The Select Board unanimously recommends this article. They feel that investing in the Town's infrastructure is part of the essential services the Town provides. The project design accommodates the 100-year flood threshold to ensure it can withstand significant weather events. Additionally, the project has a natural bottom and built-in wildlife shelf (at no extra cost) which is better for aquatic and non-aquatic animals alike. They feel this article is very important in order to secure the \$880,000 in grant funds.



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Article 30 – Police Equipment Capital Reserve

Ballot Question

To see if the Town will vote to raise and appropriate the sum of \$50,000 to be added to the Police Equipment Capital Reserve Fund previously established, with \$25,000 to come from unassigned fund balance and \$25,000 to come from taxation. [Majority Vote Required]. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article is projected to add 1 cent per \$1,000 of assessed value to the 2024 tax rate or \$4 to the tax bill on a \$425,000 property.

Explanation

This savings account is primarily used to pay for police body-worn cameras, computers, communication, firearms, and safety equipment. These large and/or infrequent Police equipment purchases would cause spikes in the tax rate in those years where regular contributions to this capital reserve fund help maintain a stable tax rate. Warrant article funding and spending is determined by a defined replacement schedule ([Police Equipment Capital Reserve Narrative 20230919](#)).

Established in 2017 • Current Balance: \$273,701 • Request: \$200,000 • Tax Rate Impact: \$0.01

The Advisory Budget Committee unanimously recommends this article. They feel that saving in capital reserve accounts is the most fiscally responsible way to plan for large future expenditures. The planned purchases from this capital reserve are essential operating costs and should not be deferred. Each year, the Advisory Budget Committee review updated plans for each capital reserve account and challenge Town staff to find cost savings and alternative purchase and replacement options.

The Select Board unanimously recommends this article. They feel that Barrington has a very successful program to save funds in advance of large expenditures. Support from voters is essential because missing an annual contribution to these savings accounts sets the expenditure plan behind. These funds are outside of the operating budget and require Select Board approval for all expenditures which are also monitored by the Trustees of the Trust Funds.



TOWN OF BARRINGTON

NEW HAMPSHIRE

Office of the Select Board

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Article 31 – Fire and Rescue Equipment Capital Reserve

Ballot Question

To see if the Town will vote to raise and appropriate the sum of \$10,000 to be added to the Fire and Rescue Equipment Capital Reserve Fund previously established, with \$5,000 to come from unassigned fund balance and \$5,000 to come from taxation. [Majority Vote Required]. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article is projected to add 0.2 cents per \$1,000 of assessed value to the 2024 tax rate or \$1 to the tax bill on a \$425,000 property.

Explanation

This savings account is primarily used for large and/or infrequent fire and rescue purchases. Examples of past purchases include jaws of life, air packs, and portable generators. Anticipated upcoming purchases include an exhaust vent system for the apparatus bays, cardiac monitors, and a power cot.

Established in 2012 • Current Balance: \$64,370 •
Request: \$10,000 • Tax Rate Impact: \$0.002

The Advisory Budget Committee unanimously recommends this article. They feel that saving in capital reserve accounts is the most fiscally responsible way to plan for large future expenditures. The planned purchases from this capital reserve are essential operating costs and should not be deferred. Each year, the Advisory Budget Committee review updated plans for each capital reserve account and challenge Town staff to find cost savings and alternative purchase and replacement options.

The Select Board unanimously recommends this article. They feel that Barrington has a very successful program to save funds in advance of large expenditures. Support from voters is essential because missing an annual contribution to these savings accounts sets the expenditure plan behind. These funds are outside of the operating budget and require Select Board approval for all expenditures which are also monitored by the Trustees of the Trust Funds.



TOWN OF BARRINGTON

NEW HAMPSHIRE

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Article 32 – Emergency Communications Upgrades Capital Reserve

Ballot Question

To see if the Town will vote to raise and appropriate the sum of \$50,000 to be added to the Communications Upgrades for Emergency Services Capital Reserve Fund previously established, with \$25,000 to come from unassigned fund balance and \$25,000 to come from taxation. [Majority Vote Required]. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article is projected to add 1 cent per \$1,000 of assessed value to the 2024 tax rate or \$4 to the tax bill on a \$425,000 property.

Explanation

This is a dedicated savings account to cover the costs of emergency communication equipment. In 2022, Barrington added a repeater to the Ramsdell lane tower to improve the Highway Department radio communications channel. Police radio improvements have occurred with county investments. Additionally, the Town made improvements to the Fire and Rescue Department communications district. Details of past and upcoming improvements can be found at: www.barrington.nh.gov/radioupgrades. In 2024, this fund will replace 17-year-old radios.

Established in 2005 • Current Balance: \$217,781 • Request: \$50,000 • Tax Rate Impact: \$0.01

The Advisory Budget Committee unanimously recommends this article. They feel that saving in capital reserve accounts is the most fiscally responsible way to plan for large future expenditures. The planned purchases from this capital reserve are essential operating costs and should not be deferred. Each year, the Advisory Budget Committee review updated plans for each capital reserve account and challenge Town staff to find cost savings and alternative purchase and replacement options.

The Select Board unanimously recommends this article. They feel that Barrington has a very successful program to save funds in advance of large expenditures. Support from voters is essential because missing an annual contribution to these savings accounts sets the expenditure plan behind. These funds are outside of the operating budget and require Select Board approval for all expenditures which are also monitored by the Trustees of the Trust Funds.



2024 Town Meeting Voter Guide

Article 33 – Public Safety Building Design and Impact Fee Study

Ballot Question

To see if the Town will vote to raise and appropriate the sum of \$150,000 for the design and engineering of a renovation/addition to the Public Safety Building and to fund a public safety facility impact fee study, with \$75,000 to come from unassigned fund balance and \$75,000 to come from taxation. This special warrant article will be a non-lapsing appropriation pursuant to RSA 32:7, V and will not lapse until December 31, 2025. [Majority Vote Required]. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article is projected to add 3 cents per \$1,000 of assessed value to the 2024 tax rate or \$11 to the tax bill on a \$425,000 property.

Explanation

The 23-year-old Public Safety Building is in need of improvements. A feasibility study was performed in 2022 and it was determined that a renovation/addition of 774 Franklin Pierce Highway was the best option. The proposal is a second story addition with a side sally port to improve operations and safety. This warrant article would fund the full design of a renovation/addition project which will be presented to voters as a bond article in 2025. The impact fee study will evaluate if the bond payments for this project can be partially repaid through impact fees assessed on new housing units. An impact fee study is required before the Planning Board can assess impact fees.

The Advisory Budget Committee unanimously recommends this article. They feel it is important to have this project fully designed before bringing a bond article before voters. The 2022 feasibility study was an important first step and is part of appropriate planning for a multi-million project. They support the consideration for impact fees which assign a cost to the impact new dwelling units have on municipal services.

The Select Board unanimously recommends this article. They firmly support the proposed \$150,000 for design and engineering a plan for the expansion of our current Police and Fire building. They feel that as our Town grows in residents, and households, we need to react to today's needs and plan for future needs of our municipality. With an impact fee study, we can plan to shift some costs from current residents to future residents and offset taxation for Barringtonites while still providing great public services. Looking to the future and having "shelf ready plans" also allows the Town to react quickly when federal to state grants become available for our Town.



TOWN OF BARRINGTON

NEW HAMPSHIRE

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Article 34 – Bridge and Culvert Capital Reserve

Ballot Question

To see if the Town will vote to raise and appropriate the sum of \$50,000 to be added to the Bridge and Culvert Capital Reserve Fund previously established, with \$25,000 to come from unassigned fund balance and \$25,000 to come from taxation. [Majority Vote Required]. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article is projected to add 1 cent per \$1,000 of assessed value to the 2024 tax rate or \$4 to the tax bill on a \$425,000 property.

Established in 2013 • Current Balance: \$640,571 •
Request: \$50,000 • Tax Rate Impact: \$0.01

Explanation

Bridges and culverts enable Town roads to cross waterways and divert rainstorm water to minimize flooding. This savings account is primarily used for engineering to make bridge and culvert projects 'shovel ready' in order to secure grants for construction. It can also be used for construction if alternative funding sources are not available. Barrington has numerous bridges and culverts on key traffic arteries that need repair or replacement, including Young Road, Pond Hill Road, and Tolend Road. The replacement costs for these are significant.

The Advisory Budget Committee unanimously recommends this article. They feel that saving in capital reserve accounts is the most fiscally responsible way to plan for large future expenditures. The planned purchases from this capital reserve are essential operating costs and should not be deferred. Each year, the Advisory Budget Committee review updated plans for each capital reserve account and challenge Town staff to find cost savings and alternative purchase and replacement options.

The Select Board unanimously recommends this article. They feel that Barrington has a very successful program to save funds in advance of large expenditures. Support from voters is essential because missing an annual contribution to these savings accounts sets the expenditure plan behind. These funds are outside of the operating budget and require Select Board approval for all expenditures which are also monitored by the Trustees of the Trust Funds.



TOWN OF BARRINGTON

NEW HAMPSHIRE

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Article 35 – Transfer Station and Recycling Center Capital Reserve

Ballot Question

To see if the Town will vote to raise and appropriate the sum of \$25,000 to be added to the Transfer Station and Recycling Center Capital Reserve Fund previously established, with \$12,500 to come from unassigned fund balance and \$12,500 to come from taxation. [Majority Vote Required]. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article is projected to add 0.4 cents per \$1,000 of assessed value to the 2024 tax rate or \$2 to the tax bill on a \$425,000 property.

Explanation

This savings account is primarily used for saving for future improvements to the Transfer Station and Recycling Center facility. The Select Board established a Transfer Station and Recycling Center Review Committee which is charged with reviewing and recommending changes to the operation and flow of the facility. Although fees from garbage bag sales off set some costs of running the transfer and recycling station, fees cannot generate sufficient monies to fund future building improvements.

Established in 2022 • Current Balance: \$47,706 • Request: \$25,000 • Tax Rate Impact: \$0.004

The Advisory Budget Committee unanimously recommends this article. They feel that saving in capital reserve accounts is the most fiscally responsible way to plan for large future expenditures. The planned purchases from this capital reserve are essential operating costs and should not be deferred. Each year, the Advisory Budget Committee review updated plans for each capital reserve account and challenge Town staff to find cost savings and alternative purchase and replacement options.

The Select Board unanimously recommends this article. They feel that Barrington has a very successful program to save funds in advance of large expenditures. Support from voters is essential because missing an annual contribution to these savings accounts sets the expenditure plan behind. These funds are outside of the operating budget and require Select Board approval for all expenditures which are also monitored by the Trustees of the Trust Funds.



TOWN OF BARRINGTON

NEW HAMPSHIRE

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Article 36 – Library Technology Capital Reserve

Ballot Question

To see if the Town will vote to raise and appropriate the sum of \$3,000 to be added to the Library Technology Capital Reserve Fund previously established, with \$1,500 to come from unassigned fund balance and \$1,500 to come from taxation. [Majority Vote Required]. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article is projected to add 0.1 cents per \$1,000 of assessed value to the 2024 tax rate or \$1 to the tax bill on a \$425,000 property.

Explanation

This savings account is primarily used for saving for library technology improvements. Anticipated upcoming purchases include IT infrastructure, staff workstations, and customer workstations. Core library technology systems must be maintained and upgraded periodically. This small savings account serves as a source of funding for those initiatives.

Established in 2010 • Current Balance: \$9,782 •
Request: \$3,000 • Tax Rate Impact: \$0.001

The Advisory Budget Committee unanimously recommends this article. They feel that saving in capital reserve accounts is the most fiscally responsible way to plan for large future expenditures. The planned purchases from this capital reserve are essential operating costs and should not be deferred. Each year, the Advisory Budget Committee review updated plans for each capital reserve account and challenge Town staff to find cost savings and alternative purchase and replacement options.

The Select Board unanimously recommends this article. They feel that Barrington has a very successful program to save funds in advance of large expenditures. Support from voters is essential because missing an annual contribution to these savings accounts sets the expenditure plan behind. These funds are outside of the operating budget and require Select Board approval for all expenditures which are also monitored by the Trustees of the Trust Funds.



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Article 37 – Highway and Transfer Station Collective Bargaining Agreement

Ballot Question

To see if the Town will vote to approve the cost items included in the Collective Bargaining Agreement reached between the Select Board and the Barrington Highway and Transfer Union AFSCME Council 93 which calls for the following increases in salaries and benefits at the current staffing level:

Fiscal Year	Estimated Increase
2024	\$32,280
2025	\$30,995
2026	\$31,865

and further to raise and appropriate \$32,280 for the current fiscal year, such sum representing the additional costs attributable to the increase in salaries and benefits required by the new agreement over those that would be paid at current staffing levels. [Majority Vote Required]. Note: This appropriation is in addition to Warrant Article 23, the operating budget article. This article is projected to add 2 cents per \$1,000 of assessed value to the 2024 tax rate or \$7 to the tax bill on a \$425,000 property.

Explanation

During the summer of 2023, the Highway and Transfer employees exercised their right to organize. Negotiations for the first contract were efficient and amicable, taking only three sessions. The Select Board reviewed and approved the terms of the collective bargaining agreement on December 11, 2023. Changes with associated costs included in the agreement:

- Counting paid leave toward overtime from December 1st through March 31st.
- Expanding on-call to include Fridays during the seasonal schedule and holidays in the winter. On-call during the weekends in the winter remains.
- Establishes uniform dress provided by the Town on a one-time basis and maintained by employees with a \$750 annual stipend.
- Provides for step and cost of living increases at the same level provided to other non-union employees each year.

The Advisory Budget Committee unanimously recommends this article. They recognize that the majority of the cost is simply providing the unionized employees with the same wage increases provided to other employees in the operating budget. The other costs are associated with increased services such as having employees on-call during Fridays in the summer. Supporting this article is important for the retention of the valuable employees in the Highway Department and Transfer Station.

The Select Board unanimously recommends this article. The Select Board remains committed to treating union and non-union employees as equitably as possible. The cost items in this contract provide wage increases for the employees of the bargaining unit in the same manner as other Town employees (step and cost of living). At a time when it is challenging to hire qualified employees to plow our roads, retention of our skilled workers is essential. Approval of the cost items allows the Select Board to implement the collective bargaining agreement which will be in place for three years.



TOWN OF BARRINGTON
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Article 38 – Collective Bargaining Agreement Renegotiation and Vote

Ballot Question

To see if the Town will authorize the governing body to call one special meeting, at its option, to address Warrant Article 37, Collective Bargaining Agreement cost items only, if Warrant Article 37 for Collective Bargaining Agreement cost items is defeated. [Majority Vote Required].

Explanation

If voters defeat the cost items of the collective bargaining agreement, the terms will need to be renegotiated and the cost items of the new terms would need to be presented before voters at a special meeting. Passage of this article would allow the Select Board to call a special meeting for that purpose.

The Select Board unanimously recommends this article. If voters do not approve the cost items of the collective bargaining agreement, it will be important to make adjustments and seek voter support before the following March.



TOWN OF BARRINGTON

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Article 39 – Community Power Aggregation

Ballot Question

To see if the Town will vote to adopt the Barrington Community Power Electric Aggregation Plan, to authorize the Select Board to implement the plan, and to take all action in furtherance thereof, pursuant to RSA 53-E. The Barrington Community Power plan is an opt-out program that offers more flexible electricity procurement. The plan will initially provide lower electricity rates for residents, or it will not launch. Initial participation in the plan can be declined, but any declining user may opt-in at a later time. [Majority Vote Required].

Explanation

A community power aggregation plan is intended to offer residents lower electricity rates and greater flexibility. Over 50 other communities have already joined the Community Power Coalition of NH and have experienced significant savings. This warrant would only change the default electricity supplier. Eversource will continue to distribute electric power, send bills, and maintain/repair the electrical grid infrastructure. If approved by voters, all ratepayers retain the right to opt out of enrollment and choose another supplier or stay with Eversource.

The Select Board unanimously recommends this article. They formed the Energy Committee, in part, to evaluate the new opportunities surrounding community power aggregation. The committee critically reviewed community power and the various options before recommending that the Town move forward with this warrant article. The Select Board recognizes that existing regulations do not adequately incentivize or allow Eversource to secure the most competitive electricity generation pricing. The Select Board supported the Energy Committee's recommendation to join the Community Power Coalition of New Hampshire because, as a non-profit, they have a commitment to serving the interests their members (affordable electricity).



TOWN OF BARRINGTON

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Article 40 – Transfer Station and Recycling Center Revolving Fund

Ballot Question

To see if the Town will vote to establish a Transfer Station and Recycling Center Revolving Fund and dedicate all income exceeding \$225,000 from the Transfer Station for the purpose of all costs associated with the current and future operation of the Transfer Station and Recycling Center, as allowed pursuant to RSA 31:95-h (II). The first \$225,000 in revenue received from the facility each year will remain as general fund revenue to offset taxes. 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 Select Board 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. This authorization will stay in effect until rescinded. In 2022, the Transfer Station and Recycling Center revenue totaled \$225,046 and in 2023 the revenue totaled \$259,034. [Majority Vote Required]. This article will have no impact on 2024 property taxes because budgeted general fund revenue remains the same at \$225,000.

Explanation

This article will allow revenue from the Transfer Station to be used to directly offset expenses. Costs are expected to increase dramatically in 2027 at the expiration of the Waste Management contract and this revolving fund will help to mitigate those cost increases. The Advisory Budget Committee and Transfer Station and Recycling Center Review Committee unanimously recommended proceeding with this warrant article to establish a Revolving Fund for the Transfer Station which would allow the Town to prepare for a dramatic increase in waste disposal costs at the end of the contract with Waste Management (12/31/2026). The proposal is to retain \$225,000 annually as revenue in the general fund to offset taxes (and fund approximately 72% of the Transfer Station). Further, the proposal would target an approximately 20% annual increase in Transfer Station user fees and that additional revenue would be deposited in the revolving fund. The group was in favor of this approach which incrementally increased user fees to avoid a doubling of fees in one year. Funds will accumulate in the revolving fund which can be used to further dilute the impact of cost increases and/or explore alternative hauling options.

The Advisory Budget Committee unanimously recommends this article. The Advisory Budget Committee held a joint meeting with the Transfer Station and Recycling Center Review Committee in order to strategize how to manage the expected doubling of fees in 2027 (when the Waste Management contract expires). They acknowledged the value of our current contract but felt we could not sit on our hands and experience a double of user fees and operating budget expenditures in one year. This revolving fund keeps the general fund revenue constant at \$225,000 so it is only additional revenue which is diverted to the revolving fund. Coupled with a gradual increase in user fees over the next few years, the revolving fund will give the Town options in 2027. The Advisory Budget Committee feel this is the most financially sound approach to revenue and expenditures at the Transfer Station.

The Select Board unanimously recommends this article. They are proud of the nine-year contract the Town has with Waste Management which has fixed increases for tonnage and hauling. The contract is so good, that in when it expires, the Town will experience a dramatic increase in costs. In 2022, the Select Board tried to negotiate a contract extension, but the terms were not favorable to the Town. Instead of just waiting for cost increases in 2027, the Select Board supports gradual increases to user fees and a fund to provide options for when the contract expires.



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Article 41 – Fire/Ambulance Revolving Fund – Deposit 100% of Revenue

Ballot Question

To see if the Town will vote to modify the Fire and Ambulance Services Revolving Fund previously established pursuant to RSA 31:95-h, for the purpose of providing ambulance and fire services to increase the percentage of revenues received from ambulance fees to be deposited into the Fund from 50% to 100%. 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 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]. This article is projected to add 4 cents per \$1,000 of assessed value to the 2024 tax rate or \$18 to the tax bill on a \$425,000 property.

Explanation

This article allows expenses of the fire and ambulance services to be funded directly through revenue from ambulance fees. The Town collects approximately \$160,000 per year in ambulance fees. This revenue offsets (but does not cover) the costs to operate the ambulance service. Currently, 50% of that revenue is used to directly fund operating costs (through the revolving fund) and the remaining 50% indirectly offsets operating costs and property taxes by being collected as general fund revenue. The increasing costs to operating an ambulance service resulted in a significant budget increase request. Instead of increasing the budget and having it be indirectly offset by revenue, the Select Board proposed funding the added operating costs from the revolving fund and deposit 100% of revenues into the fund. If approved, all of the ambulance fees collected would be used to fund the fire and ambulance service.

The Advisory Budget Committee recommends this article 4 to 1. The majority feel that all ambulance revenue should be used for expenses within the Fire and Rescue Department. Along with this article, \$55,000 of expenses were able to be moved out of the 2024 operating budget to be funded directly by this revolving fund. This approach simply supports directly using revenue to reduce the property tax burden for fire and ambulance services. The minority feels that utilization of the fire and ambulance revolving fund is not structured enough. Aligning expenditures with revenue is a good idea, but there should be clear expectations of what is funded by the operating budget and what is funded by the revolving fund. Currently, applicable expenses are shared between the two funding sources.

The Select Board unanimously recommends this article. The unanimous endorsement of this warrant by the Select Board underscores its significance as a proactive and prudent measure to cover the escalating costs associated with emergency services in our community. By supporting this article, we also prioritize the appropriate allocation of funds, keeping ambulance fee revenues within this dedicated fund rather than diverting them to the general fund. This targeted approach enhances accountability and transparency, ensuring that the community’s investment directly benefits our emergency response capabilities. This fund not only ensures our Town’s immediate needs are met, but proactively plans for and avoids potentially higher costs in the future.



TOWN OF BARRINGTON

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Article 42 – Close Unused Capital Reserve Funds and Trust Funds

Ballot Question

To see if the Town will vote to discontinue the following Capital Reserve and Trust Funds. Said funds and accumulated interest to date of withdrawal are to be transferred to the municipality's general fund, Road Reclamation Capital Reserve Fund, Town Hall Capital Reserve Fund, Town Building Preservation Capital Reserve Fund, and Tricentennial Expendable Trust Fund. All funds have small balances. [Majority Vote Required].

Explanation

Funds that are created for a specific purpose should be closed once the project/activity/event is completed. Such is the case for the funds to be closed. The Road Reclamation Capital Reserve was established for a project on Hall Road which was completed, the Town Hall has been built, and the Tricentennial celebrations have concluded. This step will keep Barrington's financial accounting clean and current.

The Advisory Budget Committee unanimously recommends this article. They feel it is important to keep the Town's accounting and records current and closing out unused accounts is a great way to do that.

The Select Board unanimously recommends this article. They feel that these accounts have been used for their intended purposes and the small balances should be returned to voters as revenue to offset taxes.



TOWN OF BARRINGTON
NEW HAMPSHIRE

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Article 43 – Old Garrison Road Discontinuance

Ballot Question

To see if the Town will vote to discontinue any rights the public may have in a right of way which runs over four parcels of land, identified as Map 234, Lots 25.1, 27, 28, and 30. This road has never been developed. Although it is not clear that the public has any rights in this right of way, the discontinuance is necessary to ensure that it will never be developed. [Majority Vote Required].

Explanation

A road discontinuance request was made to the Select Board for the road leading to the Garrison, which starts on NH Route 9, on Tax Map 234, Lot 25.1 and traverses across Tax Map 234, Lot 28 and Tax Map 234, Lot 27 to Smoke Street. It is unclear if this was ever a formal town road and the landowners been using and transferring pieces of the road as if it were abandoned.

The Select Board unanimously recommends this article. They feel that there is no need for the Town to maintain rights across private property. Additionally, they have not found conclusive evidence that the road was ever a Town road. This action will help to clear any confusion by indicating that the Town forfeits any rights it does have.



TOWN OF BARRINGTON

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Article 44 – By Petition: Joint Advisory Budget Committee

Ballot Question

To see if the Town will vote to approve a joint Town and School District Advisory Budget Committee consisting of seven members and two alternates. Membership would be appointed as follows: three full members and one alternate member appointed by the Barrington School Board, three full members and one alternate member appointed by the Barrington Select Board, and one full member appointed jointly by the School and Select Boards. The joint member and one full member from each entity would be appointed for a three-year term, one full member from each entity would be appointed for a two-year term, and one full member from each entity would be appointed for a one-year term, thereby ensuring that four members would always be returning each year. If the Select Board or School Board can not fill the entity's membership, the other governing body may appoint members to the vacant position. Upon approval of the voters, the Joint Advisory Budget Committee would begin working on the 2025 School and Town Budgets.

(BY PETITION)

The Select Board unanimously recommends this article. They feel that the joint process could only benefit residents and taxpayers. They appreciate the existing cooperation between the Town and School and recognize that there are areas of joint planning already. The Select Board is optimistic that a joint Advisory Budget Committee could also help find opportunities for operational efficiencies through shared services. Although this article is advisory, if passed, the Select Board intends to honor the proposal and work with the School to convene a joint Advisory Budget Committee.



2024 Town Meeting Voter Guide

Article 2 – Zoning

Elderly Assisted Home Care Facilities – Number of Residents

Ballot Question

Are you in favor of Amendment #1 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Amend definitions and table of uses to allow elderly assisted home care facilities to house an unlimited number of residents in the Village, Town Center, Regional Commercial and Highway Commercial Overlay District, rather than restricting those facilities to 15 residents or the maximum density permitted by NHDES. Elderly assisted home care facilities will still be limited to 15 residents and have a maximum density limitation in the General Residential and Neighborhood Residential districts and will require a conditional use permit in all districts, including the Regional Commercial District.

Explanation

In an elderly assisted home care use, this change would allow for additional elderly residents in the areas of Town zoned for commercial use; the 15-resident restriction or maximum density permitted by NHDES would remain in place for the areas of Town zoned residential.

This amendment is recommended for approval by the Planning Board 5-1. The majority feel that this change would promote a commercially viable assisted living facility (or similar) in Barrington which would provide residents options to remain in Barrington as they require additional care. The minority feels that the current limitations on this use are appropriate.

Article 3 – Zoning

Senior Housing – Number of Dwelling Units

Ballot Question

Are you in favor of Amendment #2 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Amend the table of uses to allow senior housing to have more than eight dwelling units in the Village and Town Center Districts and add a limitation of eight dwelling units in the Highway Commercial Overlay District.

Explanation

A senior housing structure is currently limited to eight dwelling units, this change would remove that limit for the Village and Town Center zoning districts to allow for larger buildings in a commercial area where more dense and mixed-use development is allowed. The requirement for smaller structures (limited to eight units) would remain in residential areas.

This amendment is recommended for approval by the Planning Board 6-0. They feel that this change appropriately incentivizes senior housing projects nearby Barrington’s commercial center by allowing a structure to have more than eight units. These zones allow mixed use with first-floor commercial and could result in larger commercial buildings if more than eight senior housing units are allowed by right in those zones.



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Article 4 – Zoning Health Care Facilities – Definition

Ballot Question

Are you in favor of Amendment #3 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Add a new definition of Health Care Facility, which is already a use included in the table of uses and remove the restriction that such facilities are limited to 15 beds in the Regional Commercial Zone.

Explanation

It is important that allowed uses are properly defined. Health Care Facility is not defined, and this change would fix that. Additionally, this amendment would remove the restriction that such facilities are limited to 15 beds in the Regional Commercial Zone which is along Routes 125 and 4. This change would allow for a larger building in commercial locations.

This amendment is recommended for approval by the Planning Board 6-0. They feel that allowing larger (more than 15 beds) health care facilities along commercially zoned highways is appropriate for those areas. They also feel the use should be properly defined.

Article 5 – Zoning Self-Storage – One Story

Ballot Question

Are you in favor of Amendment #4 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Amend the table of uses to limit self-storage facilities, which are only permitted in the Regional Commercial District, to one story in height.

Explanation

New self-storage facilities are only allowed along Routes 125 and 4 and this change would prevent multi-story self-storage facilities. While most self-storage facilities are single story, there is an increasing prevalence of multi-story storage facilities.

This amendment is recommended for approval by the Planning Board 5-1. The majority feel that multi-story self-storage facilities are not appropriate for Barrington. The minority feels that the change is not necessary and multi-story facilities should be allowed.



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Article 6 – Zoning Nursing/Elderly/Assisted Facilities – Density

Ballot Question

Are you in favor of Amendment #5 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Amend footnote 15 in the table of uses, which dictates maximum density for nursing facilities, assisted living facilities, and some elderly assisted care homes, to provide that the applicable density is dictated by NHDES Subsurface Disposal Regulations.

This amendment is recommended for approval by the Planning Board 6-0. They feel that the requirements are inconsistent and density for these types of facilities should be driven by what the lot can support for a septic system.

Explanation

Currently, the density of nursing, assisted living, and elderly assisted care facilities is limited to the septic capacity or one bedroom per 10,000 sq. ft. of uplands (whichever is more restrictive). This change would remove the upland area requirement and simply allow density which can be supported by the New Hampshire Department of Environmental Services (NHDES) Subsurface Disposal (septic) Regulations. It is important to note that the number of beds allowed in each room of a healthcare facility is regulated by the New Hampshire Department of Health and Human Services Health Facilities Administration.

Article 7 – Zoning Machine Shop – Definition and Districts

Ballot Question

Are you in favor of Amendment #6 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Add a definition of machine shop, which is already permitted by right in the Regional Commercial District and permitted by conditional use permit in the General Residential, Neighborhood Residential and Highway Commercial Overlay District, and allow that use by conditional use permit in the Town Center and Village Districts.

This amendment is recommended for approval by the Planning Board 6-0. They feel that, under certain circumstances a machine shop use would be appropriate in the Village and Town Center Districts. They also feel the use should be properly defined.

Explanation

It is important that allowed uses are properly defined. This new definition is compatible with the underlining zones. This amendment also allows a machine shop use by conditional use permit in the Town Center and Village Districts. Permitted by right means that if the use meets the applicable criteria approval cannot be withheld. Conditional use means the Planning Board may, but is not required to, provide approval for a specific use depending on the circumstances.



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Article 8 – Zoning

Truck Terminal – Definition and Conditional Use

Ballot Question

Are you in favor of Amendment #7 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Add a definition of truck terminal, which is currently permitted by right in the Regional Commercial District and permitted by conditional use permit in the Highway Commercial Overlay District; and amend the table of uses to require a conditional use permit for the use in the Regional Commercial District.

Explanation

It is important that allowed uses are properly defined. This new definition is compatible with the underlining zones. This amendment also makes the truck terminal use only allowed by conditional use permit in the Regional Commercial (Routes 125 and 4) and Highway Commercial Overlay (Routes 9, 202, and 126) Districts. This is important because the impact of a truck terminal depends on the specific application and size of the project.

This amendment is recommended for approval by the Planning Board 6-0. They feel that, under certain circumstances (depending on the size and the impact) a truck terminal use would be appropriate in the Regional Commercial and Highway Commercial Overlay Districts. They also feel the use should be properly defined.

Article 9 – Zoning

Warehouse – Definition, Conditional Use, and Districts

Ballot Question

Are you in favor of Amendment #8 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Add a definition of warehouse operations, which is presently permitted by right in the Village and Regional Commercial Districts and permitted by conditional use permit in the General Residential, Neighborhood Residential and Highway Commercial Overlay Districts; and amend the table of uses to prohibit the use in the General Residential, Neighborhood Residential and Village Districts and allow it by conditional use permit in the Regional Commercial and Highway Commercial Overlay Districts.

Explanation

It is important that allowed uses are properly defined. This amendment only allows warehouse operations by conditional use permit. Additionally, this amendment removes the opportunity to receive Planning Board approval for warehouse operations in residential areas.

This amendment is recommended for approval by the Planning Board 6-0. They feel that only under certain circumstances should warehouse operations be permitted in non-residential areas of Barrington. They also feel the use should be properly defined.



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Article 10 – Zoning Frontage – Consistent Definition

Ballot Question

Are you in favor of Amendment #9 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Remove the definition of frontage from Article 18 - Definitions; and amend the definition of Lot Frontage in Article 18 to be consistent with the definition in Article 4.1 - Dimensional Regulations.

Explanation

The definition of frontage in Article 18 - Definitions differs from the definition of lot frontage in Article 4 - Dimensional Requirements. This amendment resolves the conflicting definitions.

This amendment is recommended for approval by the Planning Board 6-0. They feel definitions should be consistent.

Article 11 – Zoning Defining Various Uses in the Table of Uses

Ballot Question

Are you in favor of Amendment #10 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Add definitions of arts & crafts establishments, automobile parts/supply retail establishment, bank, bed & breakfast, billiard parlors/pool hall, bowling alley, educational institution, farm stand, funeral homes, golf course, health club, landscape nurseries/greenhouses, movie theater, and social or fraternal organization.

Explanation

It is important that allowed uses are properly defined. These uses are identified in the Table of Uses but not currently defined.

This amendment is recommended for approval by the Planning Board 6-0. They feel that all uses should be properly defined, and they should be appropriate for the zoning districts allowing the use.

Article 12 – Zoning Restaurant and Outdoor Dining – Definition and Districts

Ballot Question

Are you in favor of Amendment #11 to the Barrington Zoning Ordinance as recommended by the Planning Board as follows: To add a definition of Restaurant, outdoor customer dining area, and to allow that use by right in the Village, Town Center, and Regional Commercial districts and by Conditional Use Permit in the General Residential, Neighborhood Residential, and Highway Commercial District Overlay districts.

Explanation

It is important that allowed uses are properly defined. This would also allow outdoor dining in the commercial center of Town.

This amendment is recommended for approval by the Planning Board 6-0. They feel that all uses should be properly defined, and that outdoor dining is appropriate in Barrington's Village and Town Center.



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Article 13 – Zoning

200 Sq. Ft. Structures (Sheds) – Definition and Amount Allowed

Ballot Question

Are you in favor of Amendment #12 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Dimensional Regulations - to define structures under 200 square feet as a subordinate structure used primarily for storage purposes and to allow them without a building permit and with no setback requirement if they are 200 square feet or less; and to limit the number of subordinate structures permitted on any one property to two for a lot of 80,000 square feet or less, with one additional structure permitted per every additional acre over 80,000 square feet.

Explanation

Small subordinate structures under 200 sq. ft. (like sheds) are currently allowed with few limitations (no building permit required, unlimited in amount, and not applicable to property line setbacks). This amendment would define these structures and limit them to two for most lots and more for larger lots.

This amendment is recommended for approval by the Planning Board 6-0. They feel that many residents find it unreasonable to have multiple structures under 200 square feet on a property.

Article 14 – Zoning

Structures – Definition to Include Storage and Generators

Ballot Question

Are you in favor of Amendment #13 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Amend the definition of structures to include storage containers and generators.

Explanation

The current definition of structures is ambiguous relative to storage containers and generators. This amendment would clarify that storage containers and generators are structures for the purposes and applicability of the zoning ordinance.

This amendment is recommended for approval by the Planning Board 6-0. They feel that it is important that storage containers and generators are included as structures to ensure they are required to comply with related regulations.



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Article 15 – Zoning Conservation Subdivision – Yield Requirements

Ballot Question

Are you in favor of Amendment #14 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Amend Article 6 regarding Conservation Subdivisions to define and require a yield plan demonstrating the maximum number of buildable lots achievable under conventional zoning to be submitted with all applications and to limit density of Conservation Subdivisions to the number of lots permitted in a conventional subdivision.

Explanation

The basis for a conservation subdivision is the number of lots which would be permitted using the conventional subdivision regulations. These requirements allow the Planning Board to review a separate plan showing how many traditional lots a piece of land can support, this is called a ‘yield plan’. This amendment updates the requirements of the yield plan for applicable projects to demonstrate the maximum number of buildable lots achievable under conventional zoning.

This amendment is recommended for approval by the Planning Board 6-0. They feel that the current yield plan requirements are insufficient to properly conclude the number of lots permitted if a conventional subdivision were proposed. They feel this is critically important information because the yield plan dictates the number of lots allowed in a conservation subdivision. Requiring additional yield plan details helps the Planning Board ensure the spirit and intent of a conservation subdivision is being met.

Article 16 – Zoning Signs in the Right of Way

Ballot Question

Are you in favor of Amendment #15 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Remove the prohibition of any sign being located in or over the public right of way.

Explanation

Barrington regulates signs through the zoning ordinance. These regulations establish rules for all signs. Current regulations indicate that no signs (temporary or permitted) are allowed in the right of way of Town roads. A recent survey of signs in Barrington has demonstrated that there are many signs located within rights of way that present no danger to the traveling public and which do not interfere with the Town’s ability to maintain the road. This amendment removes the universal prohibition of signs in the Town right of way. All other sign regulations would still apply and signs which present a hazard would still be prohibited. *Note in some cases, local sign regulations are preempted by state rule, this includes signs in the State right of way.

This amendment is recommended for approval by the Planning Board 6-0. The Planning Board feels that, under certain circumstances, signs should be allowed in the right of way of Town roads. They still feel that the size and number should be regulated. This change would prevent violations for the style of signs seen for graduations, real estate marketing, contractors, and others as long as they continue to meet the remaining sign regulations.



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Article 17 – Zoning

Minimum Lot Size – Poorly Drained Soils and Contiguous Uplands

Ballot Question

Are you in favor of Amendment #16 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Amend the minimum lot size provisions to replace references to “Hydric A” soils with “poorly or very poorly drained soils” and to clarify that when minimum lot sizes are required to be increased due to the number of dwelling units under a common roof that those increased lots must consist of additional contiguous uplands.

Explanation

The zoning ordinance establishes certain criteria for minimum lot sizes required for dwelling unit(s). Portions of these regulations relate to contiguous uplands which are partially defined using soil types. This amendment more clearly describes a type of soil instead of relying on the terms derived from the Society of Soil Scientists of Northern New England. Additionally, this amendment clarifies the upland requirement to ensure appropriate building area.

This amendment is recommended for approval by the Planning Board 6-0. They feel that expanding the description of soils for minimum lot size calculations will help to ensure the quality of lots for the proposed development.

Article 18 – Zoning

Accessory Building – Definition

Ballot Question

Are you in favor of Amendment #17 to the Barrington Zoning Ordinance as recommended by the Planning Board, as follows: Delete the definition of Accessory Building.

Explanation

It is important to have consistent definitions which do not inadvertently overlap. The definition of Accessory Building is redundant to the definition of Accessory Use.

This amendment is recommended for approval by the Planning Board 6-0. They feel that the two definitions introduce unnecessary confusion and the definition of Accessory Use appropriately applies to both terms.



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Article 19 – Zoning Back Lot Subdivision – Frontage

Ballot Question

Are you in favor of Amendment #18 to the Barrington Zoning Ordinance as recommended by the Planning Board as follows: Increase the required frontage for back lots from 50 to 75 feet; prohibit the creation of backlots in subdivisions consisting of 10 or more lots; and prohibit the creation of backlots from lots created after March 12, 2024.

This amendment is recommended for approval by the Planning Board 6-0. They feel a wider frontage is better for neighboring properties and privacy. Additionally, they feel the zoning ordinance should favor traditional subdivisions and reduce the opportunities for back lot subdivisions.

Explanation

A back lot subdivision allows for the creation of two lots with less than the road frontage typically required. A traditional subdivision requires 200' of road frontage per lot. The current regulations allow two lots to be created as a back lot subdivision by sharing 50' of road frontage. This amendment would increase the requirement to 75'. Additionally, this amendment would reduce the applicability of back lot subdivisions, by preventing them from being incorporated into large subdivisions (10 lots or more) and by preventing new lots from being re-subdivided into a back lot subdivision.

Article 20 – Zoning

Conservation Subdivision – Yield Plan Studies and Use of Commons Space

Ballot Question

Are you in favor of Amendment #19 to the Barrington Zoning Ordinance as recommended by the Planning Board as follows: Amend Article 6 regarding Conservation Subdivisions to allow the Planning Board to require financial and technical feasibility studies of yield plans; and to prohibit lot areas, street right of way, and parking areas in common open space.

This amendment is recommended for approval by the Planning Board 6-0. They feel that applicants should be required to do more to demonstrate the merits and likelihood of a yield plan when determining the number of lots allowed for a conservation subdivision. They also feel it should be made clear what should be excluded from the common open space.

Explanation

The basis for a conservation subdivision is the number of lots which would be permitted using the conventional subdivision regulations. These requirements allow the Planning Board to review a separate plan showing how many traditional lots a piece of land can support, this is called a 'yield plan'. This amendment would allow the Planning Board to require additional studies which support the merits of the yield plan. These studies include financial and technical feasibility. Additionally, this amendment makes clear that lot areas, street rights of way, and parking areas cannot be located within the common open space of the conservation subdivision.



TOWN OF BARRINGTON
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Questions?

