



## **Loudon**

The inhabitants of the Town of Loudon in the County of Merrimack in the state of New Hampshire qualified to vote in Town affairs are hereby notified that the Annual Town Meeting will be held as follows:

**First Session of Annual Meeting (Official Ballot Voting)**

Date: Tuesday, March 14, 2023

Time: 7:00am – 7:00pm

Location: Arthur Colby Safety Building (Fire Station 1)

**Second Session of Annual Meeting (Transaction of All Other Business)**

Date: Saturday, March 18, 2023

Time: 9:00am

Location: Loudon Elementary School

### **GOVERNING BODY CERTIFICATION**

We certify and attest that on or before February 27, 2023, a true and attested copy of this document was posted at the place of meeting and at the town office and that an original was delivered to the Town Clerk.

<b>Name</b>	<b>Position</b>	<b>Signature</b>



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**Article 01 To choose all necessary Town Officers for the year**

To choose all necessary Town Officers for the year

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**Article 02 Zoning Amendments**

**Are you in favor of the adoption of Amendment 2023-01** as proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows:

**Amend** Section 207.3 Uses Permitted by Special Exception by

~~Removing (L) Overnight parking associated with special events subject to review and approval of the Loudon Planning Board not to exceed twenty-one days per calendar year?~~

**Are you in favor of the adoption of Amendment 2023-02** as proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows:

**Amend** LOUDON ZONING BOARD OF ADJUSTMENT REPROCESSED SOIL PERMITTING PROCESS by

Replacing A and B on page 100 after “and report back to the ZBA.” with the following:

A. Soil tests will include the 8 RCRA (Resource Conservation and Recovery Act) Metals and VOCs 8260C.

B. Soil tests to be conducted at random times or as specified as a condition of the approval.

On page 101, adding after “f.” in “excluding uses:”

g. Within four feet of the seasonal high-water table

h. Within 250’ of any licensed public water supply

i. On any land with a transmissivity rate of at least 1,000 ft<sup>2</sup>/day as defined on the “Aquifer Transmissivity 2021 Natural Resources Inventory Town of Loudon” map as created by the Central New Hampshire Regional Planning Commission and interpreted by the Zoning Board of Adjustment.

On page 101, adding a map at the end of the section titled “LOUDON ZONING BOARD OF ADJUSTMENT REPROCESSED SOIL PERMITTING PROCESS”

**Are you in favor of the adoption of Amendment 2023-03** as proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows:

**Amend** 204.2 by Removing C.

**Amend** 204.3 by Adding Q. Mobile home parks and subdivisions subject to compliance with the requirements of S 400

**Are you in favor of the adoption of Amendment 2023-04** as proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows:

**Amend** 208.6 by Replacing the entire section with:

**208.6 MANUFACTURED HOUSING UNITS**

(A) Single wide manufactured housing units are permitted in manufactured housing parks per 400.1; where approved per 208.6 C; and as Dormitory type housing for seasonal agricultural workers as described in section 204.3 M. and 205.3 J. Each manufactured housing unit shall be constructed to meet or exceed the requirements of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.). Each permanently located manufactured housing unit shall be located on a concrete foundation or fully skirted on a slab. Anyone intending to locate a manufactured housing unit in the Town of Loudon must obtain a permit from the Code Enforcement & Building Department.



- (B) Double wide manufactured housing units are permitted in manufactured housing parks per 400.1; where approved per 208.6 C; as Dormitory type housing for seasonal agricultural workers as described in section 204.3 M. and 205.3 J; and may be located in the RR, Village, and AFP zones provided they meet all the requirements of the Loudon Zoning Ordinance. Each manufactured housing unit shall be constructed to meet or exceed the requirements of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.). Each permanently located manufactured housing unit shall be located on a concrete foundation or fully skirted on a slab. No lot shall contain more than one (1) manufactured housing unit except in manufactured housing parks. Anyone intending to locate a manufactured housing unit in the Town of Loudon must obtain a permit from the Code Enforcement & Building Department.
- (C) Manufactured housing units may be located in the Town of Loudon for a period of one (1) year for the purpose of temporary housing during the construction of a dwelling. Before a temporary use permit may be issued, a septic system approved by the New Hampshire Department of Environmental Services must be installed and be capable of being hooked up to the manufactured housing unit. The utility hookup of a temporary residential manufactured housing unit to a permanent structure's wastewater, electricity, and water supply for the sole purpose of supporting said property owner's family is permitted upon an approval of the Selectmen. The septic system shall be of adequate capacity as determined by the New Hampshire Department of Environmental Services. The temporary manufactured housing unit may not be placed in any setbacks. Temporary residential manufactured housing units no longer needed for the original purpose of supporting said resident's family shall be removed within three months after the occupancy permit is granted for the permanent structure. Approval of any and all utility hookups must be obtained from the Code Enforcement & Building Department. All requests for a temporary hookup must be presented in writing to the Board of Selectmen for approval or denial. The Board of Selectmen may renew this period of use for an additional year upon request provided the applicant can show substantial progress toward the completion of the dwelling.
- (D) Storage: The storage of no more than one manufactured housing unit and two motor homes, camping trailers or pick-up campers shall be permitted on any lot.

**Amend 400.1 by**

Replacing the entire section with:

**400.1 General**

Manufactured housing unit parks shall be permitted by special exception granted by the Zoning Board of Adjustment, and with approval from the Loudon Planning Board.

**Add** the following definitions to the Appendix:

Manufactured Housing Unit, Single Wide: Any manufactured housing unit not exceeding 18' in width when assembled.

Manufactured Housing Unit, Double Wide: Any manufactured housing unit exceeding 18' in width when assembled.

**Are you in favor of the adoption of Amendment 2023-05** as proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows:

**Amend 208.1 by** Replacing the entire section with

**208.1 One Residential Building Per Lot**

There shall be only one residential building on a lot with the following exceptions:

1. Multiple family housing projects approved as special exceptions in the RR District may have more than one building per lot.
2. Where a detached Accessory Dwelling Unit has been approved as a special exception.



**Amend** 509 by Replacing the entire section with:

**S 509 ACCESSORY DWELLING UNITS**

509.1 Purpose:

To provide expanded affordable housing opportunities, provide flexibility in household arrangements and provide for the retention of Loudon's rural character. Accessory Dwelling Units shall be allowed by Special Exception in the following Zones: RR-Rural Residential, V-Village, and AFP-Agricultural Forestry Preservation.

509.2 Requirements:

1. Only one Accessory Dwelling Unit shall be permitted per Single Family Dwelling.
2. The Accessory Dwelling Unit may be attached or detached from the Single Family Dwelling.
3. The Single Family Dwelling and/or Accessory Dwelling Unit must be owner-occupied.
4. The Accessory Dwelling Unit must meet all current building codes.
5. Accessory Dwelling Units must be no smaller than 500 square feet and no larger than 1000 square feet.
6. The floor area of the Single Family Dwelling shall not be reduced below 920 square feet.
7. Doorway(s) must provide interior access between a Single Family Dwelling Unit and an attached Accessory Dwelling Unit.
8. A suitable septic disposal facility shall be provided and conform to all NHDES regulations.
9. A building permit must be obtained before construction from the Town of Loudon Building department.

509.3 Limitations:

1. The Accessory Dwelling Unit shall not be permitted subordinate to a Two Family Dwelling or Multi-Family Dwelling.
2. The Accessory Dwelling Unit shall not be permitted in Open-Space Conservation subdivisions.
3. The Accessory Dwelling Unit shall not be segregated in ownership from the Single Family Dwelling.

**Amend** the following definitions in the Appendix:

DWELLING, SINGLE FAMILY: A detached building designed for or occupied exclusively by one family. The addition of an Accessory Dwelling Unit to a Single Family Dwelling shall not constitute a Two Family Dwelling.

DWELLING UNIT, ACCESSORY: A room or rooms arranged for the use of one or more persons living together, being subordinate to another dwelling unit, and having separate and independent sleeping, cooking, eating and sanitary facilities. An Accessory Dwelling Unit shall include direct access to the outdoors.

**Are you in favor of the adoption of Amendment 2023-06** as proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows:

**Amend** 303 ELDERLY HOUSING DISTRICT by

Replacing 303.5 A.

303.5 A. The minimum lot area shall be ten acres with no more than two housing units per acre.

Removing 303.5 B.

Modifying 303.5 C. ~~The maximum number of units in an elderly housing development shall not exceed fifty per 10-acre lot.~~ Accessory and community buildings shall not be considered housing units.

**Are you in favor of the adoption of Amendment 2023-07** as proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows:

**Amend** WORKFORCE HOUSING ORDINANCE by



Removing III. A. on pages 102-103 in its entirety

Modifying III. B on page 103. ~~When in effect,~~ The Planning Board will have the authority to waive...

Replacing the map on page 110.

**Are you in favor of the adoption of Amendment 2023-08** as proposed by petition for the Loudon Zoning Ordinance as follows: *to change the current zoning designation on the parcel(s) of land listed below:*

*Parcel Information*

*Owner(s) of record: James A. & Laura C. Howell*

*Owners Address: 235 Bumfagon Rd, Loudon, NH 03307*

*Town of Loudon Tax Map Number 43 Lot 7*

*Current Zoning: AFP Proposed Zoning: R.R.*

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**Article 03 To purchase a loader**

To see if the town will vote to raise and appropriate the sum of \$175,000 for the purchase of a loader, with \$133,000 to be withdrawn from the Highway Equipment Expendable Trust Fund, and \$42,000 from the State Clean Diesel grant. The Selectmen recommend this article. (Majority vote required). No tax impact.

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**Article 04 To purchase a dump truck**

To see if the town will vote to raise and appropriate the sum of \$215,000 for the purchase of a dump truck with plow and sander, with \$52,358 from a State Clean Diesel grant, \$111,000 to be withdrawn from the Highway Department Capital Reserve Fund, further to name the selectmen as agents to expend from said fund and the balance of \$51,642 to be raised by taxes. The Selectmen recommend this article. (Majority vote required). Estimated tax impact \$ 0.07

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**Article 05 To reclaim & pave Loudon Ridge Road**

To see if the town will vote to raise and appropriate the sum of \$175,000 for the purpose of reclaiming, paving and adding shoulder gravel to approximately 2590' of Loudon Ridge Road between houses #373 and #461. To authorize the withdrawal of \$125,000 from the Roadway Improvement Capital Reserve Fund created for that purpose. The balance of \$50,000 to come from Highway Block Grant money. The Selectmen recommend this article. (Majority vote required). There is no tax impact.

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**Article 06 To reclaim & pave Clough Hill Rd.**

To see if the town will vote to raise and appropriate the sum of \$370,000 for the purpose of reclaiming, paving, replacing culverts and adding shoulder gravel to approximately 6170' of Clough Hill Road, from Route 129 to Pleasant Street Ext. (Youngs Hill Rd.) with said funds to be raised by taxes. The Selectmen recommend this article. (Majority vote required). Estimated tax impact is \$0.51

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**Article 07 To reclaim & pave Currier Road**



To see if the town will vote to raise and appropriate the sum of \$145,000 for the purpose of reclaiming, paving, replacing a culvert and adding shoulder gravel to approximately 2640' of Currier Road from Route 106 to the bridge with said funds to be raised by taxes. The Selectmen recommend this article. (Majority vote required). Estimated tax impact is \$0.20

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**Article 08      Replace guardrails-Lower Ridge Rd bridge**

To see if the town will vote to raise and appropriate the sum of \$95,000 for the purpose of replacing the existing guardrail system on the Lower Ridge Road Concrete Bridge. To authorize the withdrawal of \$95,000 from the Bridge Capital Reserve Fund created for that purpose. The Selectmen recommend this article. (Majority vote required). There is no tax impact.

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**Article 09      To replace Loudon Ridge Rd. bridge**

To see if the town will vote to raise and appropriate the sum of \$375,000 for the purpose of replacing the existing Loudon Ridge Road bridge. \$183, 611 from the one-time bridge payment, to authorize the withdrawal of \$69,000 from the Bridge Capital Reserve Fund created for that purpose, and \$122,389 to be raised by taxes. The Selectmen recommend this article. (Majority vote required). Estimated tax impact is \$0.17

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**Article 10      To purchase a police cruiser**

To see if the town will vote to raise and appropriate the sum of \$60,000 for the purpose of purchasing a police cruiser, with \$29,500 to be withdrawn from the Police Cruiser Capital Reserve Fund, \$9,875 from an insurance settlement and the balance of \$20,625 to be raised by taxes. The Selectmen recommend this article. (Majority vote required.) Estimated tax impact is \$0.03

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**Article 11      To purchase an ambulance**

To see if the town will vote to raise and appropriate the sum of \$290,000 for the purpose of purchasing an ambulance with equipment, and to authorize the withdrawal of \$190,000 from the Ambulance/Rescue Capital Reserve Fund created for that purpose. The balance of \$100,000 to be raised by taxes. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the purchase of the ambulance is completed or by June 30, 2028 whichever is sooner. The Selectmen recommend this article. (Majority vote required). Estimated tax impact is \$0.14

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**Article 12      Change of polling hours in town.**

"Polling hours in the town of Loudon are now 8:00 am to 7:00 pm. Shall we place a question on the state election ballot to change polling hours so that polls shall open at 7:00 am and close at 7:00 pm for all regular state elections beginning the First Tuesday after the First Monday in November 2024?"

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**Article 13      To appoint a town treasurer.**



To see if the town will vote to authorize the selectmen to appoint a town treasurer in accordance with RSA 41:26-e, rather than electing a treasurer. (Majority vote required).

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**Article 14     Optional Veterans' Credit**

Shall the Town of Loudon readopt the OPTIONAL VETERANS' TAX CREDIT in accordance with RSA 72:28, II, for an annual tax credit on residential property of \$500.? (Majority vote required)

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**Article 15     To readopt All Veterans' Credit**

Shall the Town of Loudon readopt the ALL VETERANS' TAX CREDIT in accordance with RSA 72:28-b, for an annual tax credit on residential property which shall be equal the same amount as the standard or optional veterans' tax credit voted by the Town under RSA 72:28? (Majority vote required)

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**Article 16     To sell Map 20, Lot 70**

To see if the Town will vote to authorize the Board of Selectmen to take all steps necessary to effectuate the conveyance of all portions of the parcel of land identified as Map 20, Lot 70, upon such terms and conditions the Selectmen deem in the best interest of the Town?

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**Article 17     To purchase ballot counting machines.**

To see if the Town will vote to raise and appropriate the sum of \$70,000 for the purpose of purchasing ballot counting devices. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the article purchase is completed or by June 30, 2028, whichever is sooner. The Selectmen recommend this appropriation. (Majority vote required).  
Estimated tax impact is \$0.10

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**Article 18     To raise and appropriate for established CRF**

To see if the Town of Loudon will vote to raise and appropriate the sum of \$1,033,000 to be placed in previously established Capital Reserve Funds.  
Highway Department Capital Reserve Fund \$125,000  
Fire Department Apparatus Capital Reserve Fund \$125,000  
Bridge Construction Capital Reserve Fund \$150,000  
Roadway Improvements Capital Reserve Fund \$350,000  
Ambulance/Rescue Equipment Capital Reserve Fund \$63,000  
Self-Contained Breathing Apparatus Capital Reserve Fund \$15,000  
Police Cruiser Capital Reserve Fund \$30,000  
Alternative Energy Capital Reserve Fund \$30,000  
Town Garage Capital Reserve Fund \$100,000  
Safety Complex Upgrade Capital Reserve Fund \$20,000  
Town History Museum Capital Reserve Fund \$25,000  
The Selectmen recommend this article.  
(Majority vote required).  
Estimated tax impact is \$1.43



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**Article 19 To raise and appropriate for established ETF.**

To see if the Town will vote to raise and appropriate the sum of \$142,000 to be placed in previously established Expendable Trust Funds.

Recreation Facility Maintenance Expendable Trust Fund \$2,000

Conservation Commission Land Expendable Trust Fund \$50,000

Transfer Station Maintenance Expendable Trust Fund \$30,000

Highway Equipment Expendable Trust Fund \$50,000

Cemetery Maintenance Expendable Trust Fund \$10,000

The Selectmen recommend this article.

(Majority vote required).

Estimated tax impact is \$.20

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**Article 20 For general municipal operations.**

To see if the town will vote to raise and appropriate the sum of \$5,737,891 for general municipal operations. This article does not include appropriations contained in special or individual articles addressed separately." (Majority vote required). Estimate tax impact is \$7.96

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**Article 21 Demo Ride Petition**

We the registered voters of Loudon, NH 03307 petition the town of Loudon, N.H. to include in the 2023 town warrant, a warrant article to deny the New Hampshire Motor Speedway and/or its vendors from hosting/sponsoring/and conducting the demonstration motorcycle rides on Loudon Ridge Rd. and Lower Ridge Rd. The reason for this petition is due to loud noise, heavy traffic, excessive speeding, and safety violations the residents experience on both roads. The warrant article is to be voted on at town meeting in March of 2023 and will take effect May of 2023 and remain in effect going forward. BY PETITION

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**Article 22 To transact any other business**

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

Given under our hands and seal, this 21st day of February in the year of our Lord two thousand twenty-three.