



2023 Thornton Town Warrant THE STATE OF NEW HAMPSHIRE

To the inhabitants of the Town of Thornton in the County of Grafton in said state, qualified to vote in the town affairs:

You are hereby notified to meet at the Thornton Central School in said Thornton on Tuesday, the 14th of March 2023 at 8:00 AM to act upon the following subjects:

The polls not to close earlier than 7:00 PM. Absentee ballots to be cast at 1:00 PM.

Article 1: To choose all necessary officers for the terms stated:

The following elected positions are available for the **March 14, 2023**, Town Elections.

| | | |
|----------------------------|-----------------|---------------|
| Select Board Member | Three Year Term | Two Positions |
| Town Clerk | Three Year Term | One Position |
| Cemetery Trustee | Three Year Term | One Position |
| Library Trustee | Three Year Term | One Position |
| Overseer of Public Welfare | One Year Term | One Position |
| Planning Board Member | Three Year Term | Two Positions |
| Trustee of the Trust Funds | Three Year Term | One Position |

Article 2: Zoning Amendments

Zoning Amendment #1

Are you in favor of the adoption of amendments to the existing Town of Thornton Zoning Ordinance Telecommunications Facilities Ordinance, as proposed by the Town of Thornton Planning Board, as follows:

Add a new Section 1. Authority which alters the sequential numbering of subsequent Articles and adds the following language:

This ordinance is adopted pursuant to RSA 674:21. The Town of Thornton Planning Board is vested with the authority to administer this ordinance, and may grant conditional use permits, or waiver provisions of this ordinance to allow the site of wireless telecommunications facilities.

Amend newly numbered Section 4. Applicability, Paragraph A to read:

In addition to compliance with this Ordinance, all applications are subject to Site Plan Review by the Thornton Planning Board in accordance with the Thornton Site Plan Review Regulations and are subject to approval by the Thornton Board of Selectmen.

Amend newly numbered Section 4. Applicability, to delete Paragraph B.

~~B. All requests for a variance must to before the Zoning Board of Adjustment.~~

Amend the first sentence of the newly numbered Section 6. Use Regulations, introductory paragraph to read:

All wireless telecommunications facilities shall, in all cases, require a zoning compliance certificate issued by the Board of Selectmen and may be permitted as follows:

Amend the newly numbered Section 6. Use Regulations, Paragraph A. Existing Tower Structures: as follows:

Change reference from building permit to zoning compliance certificate.
Change reference from Section 6 to Section 8.

Amend newly numbered Section 6. Use Regulations, Paragraph C. to change the reference from Section 6.C. to Section 8.C.

Amend newly numbered Section 6. Use Regulations, Paragraph D. to read as follows:

D. Ground-Mounted Facility: A wireless telecommunications facility involving construction of a ground mount shall require Site Plan Review and require a conditional use permit pursuant to the provisions of this Ordinance.

Amend newly numbered Section 9. Monitoring and Maintenance, Paragraph B. to change reference from building permit to zoning compliance certificate.

Amend newly numbered Section 11. Application Procedure., Paragraph A. to read:

A. An applicant for a telecommunications tower must apply for a conditional use permit pursuant to the terms of this ordinance and for site plan review. If approved, the Planning Board will make recommendations to the Board of Selectmen to issue a zoning compliance certificate.

Amend the first sentence of the newly numbered Section 11. Application Procedure., Paragraph C. to read:

C. If the applicant is proposing to build a tower or other ground-mounted structure, the applicant shall submit written evidence demonstrating why no existing structure can accommodate the applicant's proposed facility.

Amend newly numbered Section 12. Waivers, Paragraph A. to read:

- A. Where the Planning Board finds that extraordinary hardships, practical difficulties, or unnecessary and unreasonable expense would result from strict compliance with the terms of this Ordinance, or the purpose of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers to the regulations. The Planning Board shall not approve any waiver(s) unless a majority of those present, and voting shall find that all of the following apply:

Amend newly numbered Section 12. Waivers, Paragraphs B., and C.:

Replace all references to Zoning Board of Adjustment with Planning Board.

Amend newly numbered Section 15. Savings Clause to read:

If any provision of this Ordinance is found to be unenforceable or unlawful by a Court of competent jurisdiction, such finding shall not be construed to invalidate the remainder of the Ordinance.

Recommended by the Planning Board

Zoning Amendment #2

Are you in favor of the adoption of amendments to the existing Town of Thornton Zoning Ordinance Floodplain Development Ordinance, as proposed by the Town of Thornton Planning Board, as follows:

Amend Section II: Establishment, second paragraph to read:

The following regulations in this ordinance shall apply to all lands designated as special flood hazard areas by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study for Grafton County, NH" dated February 20, 2008, as amended, together with associated flood insurance rate maps dated February 20, 2008, or as amended, which are declared to be a part of this ordinance and are hereby incorporated by reference.

Amend Section VI: Certification, Paragraph 1. to read:

1. The as-built elevation (in relation to Mean Sea Level) of the lowest floor (including basement) and include whether or not such structures contain a basement.

Amend Section VI: Certification, Paragraph 1.a. to read:

- a. If the structure has been flood-proofed, the as-built elevation (in relation to Mean Sea Level) to which the structure was flood-proofed.

Amend Section IX. Special Flood Hazard Areas to delete all references to 100-year flood elevation and replace it with Base Flood Elevation.

Amend Section IX. Special Flood Hazard Areas, Paragraph 6.c., third sentence, to read:
A minimum of two flood openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

Amend Section X: Variances and Appeals, Paragraph 2 to change the reference from RSA 674:33, l(b) to **RSA 674:33, I.**

Amend Section XI: Definitions to add the following definitions:

“Base Flood Elevation” (BFE) means the elevation of surface water resulting from the base flood.

“Flood Opening” means an opening in a foundation of enclosure walls that allows automatic entry and exit of floodwaters. See FEMA “Technical Bulletin 1, Openings in Foundation Walls and Walls of Enclosures.”

Amend Section XI. Definitions to delete the definition of “Functionally Dependent Use”.

Amend Section XI. Definitions to delete the existing definition of “Substantial Improvement” and insert the following:

“Substantial Improvement” means any reconstruction rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- b. Any alteration of a “historic structure,” provided that the alteration will not preclude the structure’s continued designation as a “historic structure.”

Amend Section XI. Definitions to delete the incomplete sentence “Additional Sections Required”, which follows the definition of “Water Surface Elevation.”

Recommended by the Planning Board.

The following articles will be taken up during the business meeting beginning at 10:00 AM on Saturday the 18th day of March 2023 at the Thornton Central School.

Article 3: Shall the Town in accordance with RSA 72:28, II, readopt the OPTIONAL VETERANS' TAX CREDIT for an annual tax credit on residential property of \$500? The Board of Selectmen recommends this article (5-0). (Majority vote required)

Article 4: Shall the Town in accordance with RSA 72:28-b, readopt the ALL VETERANS' TAX CREDIT for an annual tax credit on residential property which shall be equal the same amount as the standard or optional veterans' tax credit of \$500 voted by the Town under RSA 72:28? The Board of Selectmen recommends this article (5-0). (Majority vote required)

Article 5: To see if the Town will vote to raise and appropriate the sum of **ten thousand dollars (\$10,000)** to be added to the existing Municipal Department Paving Projects Capital Reserve Fund for the purpose of future paving at the Transfer Station. The Board of Selectmen recommends this article (5-0). (Majority vote required).

Article 6: To see if the Town will vote to raise and appropriate the sum of **twenty-five thousand dollars (\$25,000)** to be added to the existing Assessing Capital Reserve Fund. The Board of Selectmen recommends this article (5-0). (Majority vote required).

Article 7: To see if the Town will vote to raise and appropriate the sum of **seventy-five thousand dollars (\$75,000)** to be added to the existing Highway Vehicle, Equipment and Major Maintenance Capital Reserve Fund. The Board of Selectmen recommends this article (5-0). (Majority vote required).

Article 8: To see if the Town will vote to raise and appropriate the sum of **twenty thousand dollars (\$20,000)** to be added to the existing Police Cruiser and Cruiser Equipment Capital Reserve Fund. The Board of Selectmen recommends this article (5-0). (Majority vote required).

Article 9: To see if the Town will vote to raise and appropriate the sum of **one hundred seventy thousand dollars (\$170,000)** to be added to the existing Fire Truck/Rescue Vehicle/Equipment and Major Maintenance Capital Reserve Fund. The Board of Selectmen recommends this article (5-0). (Majority vote required).

Article 10: To see if the Town will vote to raise and appropriate the sum of **fourteen thousand dollars (\$14,000)** for the purchase of approximately 1.18 +/- acres land in front of the Town's municipal buildings abutting Merrill Access Road and US Route 3. This article includes associated administrative, land surveying and utility easement preparation costs. The Board of Selectmen recommends this article (5-0). (Majority vote required)

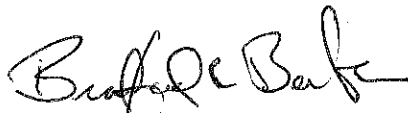
Article 11: To see if the Town will vote to raise and appropriate the sum of **three million nine hundred twenty-three thousand thirty-nine dollars (\$3,923,039)** to support town operations for the 2023 year. Said sum does not include special or individual articles. The Board of Selectmen recommends this article (5-0). (Majority vote required)

Article 12: To see if the Town of Thornton NH will vote to accept Fraser Road and Holly Lane as town roads from the start of Fraser Road off of US Route 3, up and throughout the Fraser Road and Holly Lane Development back out and onto Route 3. This acceptance is to be final and effective only upon a vote of the Board of Selectmen, that the road has been constructed to current town standards, that the condition is acceptable to the Selectmen and the Road Agent, that there are no title deficiencies with the road ownership and that the town is given a satisfactory deed for such road. Any and all costs associated with the legal review by town counsel shall be reimbursed to the Town of Thornton prior to acceptance. **(Submitted by petition)**

Article 13: All warrant articles submitted to the townspeople must contain a statement as to the impact of the article on the property tax rate of the town. The statement must explicitly state the dollar amount of the article and the increase in the property tax rate in terms of absolute dollars and a percent increase from the year before. (For example, "This will increase the town budget by \$50,000 and add \$1.86 to last year's property tax rate of \$18.65 which is equal to a 10% increase in your property tax bill.") This will be effective for all Town of Thornton warrant articles. The Board of Selectmen do not recommend this article (5-0). (Majority vote required)

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

Given under our hands and seal this 8th day of February 2023.



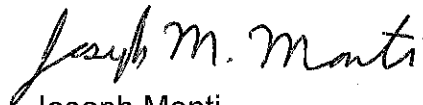
Brad Benton, Chairman




Marianne Peabody, Vice Chairwoman



Roy Sabourn

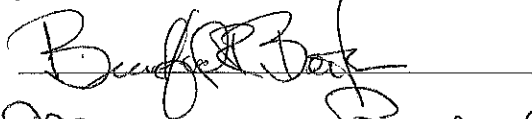



Joseph Monti



Peter Laufenberg
Thornton Board of Selectmen

We hereby certify that we gave notice to the inhabitants within named, to meet at the time and place and for the purpose within mentioned, by posting an attested copy of the above Warrant at the place of meeting and at the office of the Town Clerk at Town Hall on the 10th day of February 2023



 Selectmen of Thornton, NH



