

WARRANT
STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN, SS **TOWN OF PLAINFIELD**

To the inhabitants of the Town of Plainfield, in the County of Sullivan, in said State of New Hampshire, qualified to vote in town affairs:

You are hereby notified to meet at the Plainfield School gymnasium on Tuesday, the 8th day of March next at eight o'clock in the forenoon to act upon the following articles:

[Polls will be open until 7:00 P.M.]

ARTICLE 1. To choose by ballot: One Select Board member for three years, One Trustee of the Trust Funds for three years, Two Library Trustees for three years, One Cemetery Trustee for three years, One Town Clerk, One Town Moderator and any other necessary town officers.

ARTICLE 2. To see what action the town will take with regard to the following questions relative to the Plainfield Zoning Ordinances, **said changes being recommended by the Planning Board:**

Question 1. In order to clarify the criteria for approving an Approved Cottage Business, the following change is proposed to Section 3.4 Approved Cottage Business which **currently reads**

3.4 APPROVED COTTAGE BUSINESS

Shall be a service, retail, or wholesale business which employs no more than seven workers other than the immediate family of the owner. By example, any activity permitted as a home occupation that expands to the point of requiring employees might seek permitting under this section.

In any case an Approved Cottage Business must be located on or adjacent to property containing the business owner's residence. To be approved, when located on the same lot as the business owner's residence, the use must be incidental and accessory to the residential use. To be approved, when located on a separate lot, the proposed use's physical and operational features must be found by the ZBA to be compatible with the adjacent neighborhood.

In determining when to apply for an "Approved Cottage Business" special exception, if the proposed use is more accurately described by another more specific special exception option the more specific option will be utilized.

Replace the above with

3.4 APPROVED COTTAGE BUSINESS

An Approved Cottage Business shall be a service, retail, or wholesale business which is owned and operated by the property owner. Employees are allowed, but are limited to no more than the equivalent of five (5) full time workers other than the owner and his/her immediate family living in the adjacent residence. No more than five workers, other than the owner and his/her immediate family on site at any time. Each employee or independent contractor shall count toward the total

number of workers. Any activity permitted as a home occupation that expands might seek permitting under this section. To approve a Cottage Business the Zoning Board must find the proposed use to be compatible with a residential use, the primary use throughout the town. Operational scale, hours of operation, traffic, light and noise generated from the proposed use will be considered when determining compatibility. While it is likely that these characteristics will be greater than a typical residential use, to be approved the proposed use must not be so intrusive as to materially change the enjoyment of residential uses. For example, a professional office to be located in a barn like structure with parking in the back might well be approved while a large steel butler building to house a manufacturing facility would likely not be approved in a residential area. In all cases, the Approved Cottage Business must be located on or adjacent to property containing the business owner's primary residence. It shall be the responsibility of the applicant to demonstrate, in their application submittal, how the proposal meets both the specific and general criteria for an Approved Cottage Business special exception:

In determining when to apply for an "Approved Cottage Business" special exception, if the proposed use is more accurately described by another more specific special exception option the more specific option will be utilized.

Yes _____

No _____

Question 2. In order to provide enhanced guidance as to what types of businesses are likely to be approved the following **addition** is proposed for Section 3.5 APPROVED BUSINESS PROJECT which **currently reads**

3.5 APPROVED BUSINESS PROJECT

Shall be a single business use or group of business uses which meet **all** the following requirements:

Land Criteria:

- a) The lot or lots proposed for development must conform to the minimum acreage requirements for the zone the land is located in. Lots that do not conform to their zoning district's acreage, or frontage requirements cannot be permitted for an approved business project.
- b) The lot or lots proposed for development must have frontage on a state maintained highway.
- c) The proposed business or businesses must be directly accessed from a state maintained highway.
- d) Per Schedule A, in no case whether for a single business use or multiple business uses shall lot coverage with impervious surfaces exceed 20% of the lot area.

Operational Criteria:

- a) The proposed use or uses must individually and collectively satisfy all the standards found in section 5.6 II.
- b) The ZBA in granting approval for either single or multiple uses, must find that both the physical and operational features of the proposed use(s) are compatible with the adjacent neighborhood.
- c) The applicant must effectively landscape and otherwise minimize the visual, olfactory, and auditory impact of the project on abutting properties, whether developed or undeveloped. If in the judgement of the ZBA, an applicant is unable to minimize these impacts to a level comparable to permitted uses in the zoning district the lot is located, the Board shall deny the project.
- d) For new construction the building setback for the proposed business project shall always conform to the yard dimensions for the zone the property is located in, however, the minimum distance from an abutting residence to the new construction shall be 100'.
- e) New buildings associated with a business project must be located a minimum of 30' from any town or state maintained roadway. Setbacks along roadways are to be measured from the edge of the road right of way.
- f) Lot line yard dimension areas (setbacks from lot lines) will be landscaped as to provide a visual vegetative buffer to adjacent properties.

Joint Zoning Board of Adjustment and Planning Board meetings will be encouraged for Approved Business Project applications.

Replace the above with the following

Section 3.5 APPROVED BUSINESS PROJECT: Shall be a single business use or group of business uses that are, in the judgment of the Zoning Board, compatible with a residential use, the primary use throughout the town. Operational scale, hours of operation, traffic, light and noise generated from the proposed use will be considered when determining compatibility. While it is likely that these characteristics will be greater than a typical residential use, to be approved the proposed use must not be so intrusive as to materially change the enjoyment of residential uses. In addition, all Approved Business Projects must satisfy all of the following requirements:

Land Criteria:

- a) The lot or lots proposed for development must conform to the minimum acreage requirements for the zone the land is located in. Lots that do not conform to their

zoning district's acreage, or frontage requirements cannot be permitted for an approved business project.

- b) The lot or lots proposed for development must have frontage on a state maintained highway.
- c) **As directed by the town's Master Plan**, the proposed business or businesses must be directly accessed from a state maintained highway.
- d) Per Schedule A, in no case whether for a single business use or multiple business uses **shall lot coverage with impervious surfaces exceed 20% in the RR zone and 40% in the VR zone.**

Operational Criteria:

- a) The proposed use or uses must individually and collectively satisfy all the standards found in section 5.6 II.
- b) The ZBA in granting approval for either single or multiple uses, must find that both the physical and operational features of the proposed use(s) are compatible with the adjacent neighborhood.
- c) The applicant must effectively landscape and otherwise minimize the visual, olfactory, and auditory impact of the project on abutting properties, whether developed or undeveloped. If in the judgement of the ZBA, an applicant is unable to minimize these impacts to a level comparable to permitted uses in the zoning district the lot is located, the Board shall deny the project.
- d) For new construction the building setback for the proposed business project shall always conform to the yard dimensions for the zone the property is located in, however, the minimum distance from an abutting residence to the new construction shall be 100'.
- e) New buildings associated with a business project must be located a minimum of 30' from any town or state maintained roadway. Setbacks along roadways are to be measured from the edge of the road right of way.
- f) Lot line yard dimension areas (setbacks from lot lines) will be landscaped as to provide a visual vegetative buffer to adjacent properties.

It shall be the responsibility of the applicant to demonstrate, through their application submittal, how the proposal meets both the specific and general criteria for an Approved Cottage Business special exception

Joint Zoning Board of Adjustment and Planning Board meetings will be encouraged for Approved Business Project applications.

Yes _____

No _____

Question 3. To show Plainfield's commitment to solar energy systems the following changes are proposed to section 3.18 which reads in part:

3.18 SOLAR ENERGY SYSTEMS

The town, through its policies and zoning ordinance in accordance with RSA 672:1 III & 674:62-66, supports and encourages the development of alternative energy systems. However, like telecommunication towers and wind powered generating systems (WPGS) solar energy systems (SES) have the potential to impact other properties, including view sheds. Therefore, no building permit for a SES shall be issued without the project first having been granted a special exception by the Zoning Board of Adjustment unless the SES meets the following criteria:

- 1) Roof top mounted or wall mounted system, in all zones, that does not extend beyond the exterior perimeter of the building on which the system is mounted and does not rise up more than 5' from the exterior surface of the roof.
- 2) Ground mounted systems in the Rural Residential (RR), Rural Conservation I (RCI) and Rural Conservation II (RCII) zones that do not rise more than 14' from the ground measured from the surface of the existing grade to the top of collector at its highest point and are not more than 7kw in size.

Proposed changes are to amend tracker style array maximum height from 14' to 18' and to change the maximum array size that does not require Zoning Board review from 7Kw of output to 500 square feet of panels for fixed ground mounted arrays and 300 square feet panels for tracker style arrays.

As amended the new section will read:

3.18 SOLAR ENERGY SYSTEMS

The town, through its policies and zoning ordinance in accordance with RSA 672:1 III & 674:62-66, supports and encourages the development of alternative energy systems. However, like telecommunication towers and wind powered generating systems (WPGS) solar energy systems (SES) have the potential to impact other properties, including view sheds. Therefore, no building permit for a SES shall be issued without the project first having been granted a special exception by the Zoning Board of Adjustment unless the SES meets the following criteria:

- 1) Roof top mounted or wall mounted system, in all zones, that does not extend beyond the exterior perimeter of the building on which the system is mounted and does not rise up more than 5' from the exterior surface of the roof.

2) Ground mounted systems in the Rural Residential (RR), Rural Conservation I (RCI) and Rural Conservation II (RCII) zones that do not rise more than 14' from the ground measured from the surface of the existing grade to the top of the collector at its highest point and the total area of the array panels is no larger than 500sq ft.

3. Pole mounted tracking arrays in the Rural Residential (RR), Rural Conservation I (RCI) and Rural Conservation II (RCII) zones that do not rise more than 18' from the ground measured from the surface of the existing grade to the top of the collector at its highest point and the total area of the array panels is no larger than 300 sq ft.

Yes_____

No____

You are further notified to meet at the Plainfield School gymnasium on Saturday the 12th of March at one o'clock in the afternoon to act upon the following subjects:

ARTICLE 3. To see if the town will vote to raise and appropriate the sum of **\$2,630,252** to defray town charges for the 2022 fiscal year. The Select Board proposes the following budget:

1. Executive	\$254,500
2. Election/Registration/Vital Statistics	20,430
3. Financial Administration	109,100
4. Revaluation of Property	16,000
5. Legal Expenses	5,000
6. Personnel Administration	14,000
7. Planning and Zoning	2,200
8. General Government Buildings	17,025
9. Cemeteries	33,250
10. Insurance	63,034
11. Regional Associations	6,100
12. Police	493,861
13. Ambulance Service	41,000
14. Fire	67,500
15. Building Inspection	15,400
16. Emergency Management	250
17. Hydrant & Forest Fire Expense	4,100
18. Dispatching for Fire, Police & Ambulance	56,500
19. Highway Administration	22,750
20. Highways and Streets	769,000
21. Road Projects	113,984
22. Street Lights	10,000
23. Solid Waste Collection	200,000
24. Solid Waste Disposal	63,310
25. Health Agencies	13,301
26. Animal Control	500
27. Welfare	25,500
28. Recreation Commission	21,545
29. Library	169,112
30. Patriotic	1,500
31. Conservation Commission	500
32. Principal Long-term debt	0
33. Interest Long-term debt	0
Total:	\$2,630,252

This budget is exclusive of other warrant articles.

The Select Board (3-0) recommends this appropriation.

This appropriation less corresponding anticipated revenues equates to approximately \$4.75 of the town's projected tax rate.

ARTICLE 4. To see if the town will vote to raise and appropriate the sum of **\$257,500** to be placed in existing town capital reserve and general trust funds, pursuant to RSA 35:1 and RSA 31:19-a as follows:

RSA 35:1 funds:

\$15,000	Town Facilities Maintenance Fund created in 2015
\$20,000	Revaluation Fund created in 1993
\$75,000	Highway Equipment Fund created in 1987
\$55,000	Transportation Improvement Fund created in 2006
\$50,000	Fire Department Equipment Fund created in 2017
\$15,000	Bridge Capital Reserve Fund created 1994
\$5,000	ADA Access Fund created in 2003
\$5,000	Police Equipment Fund created in 2011
\$5,000	Gravel Pit Reclamation Fund created in 2012

RSA 31:19a funds:

\$10,000	Town Hall Repair Fund established in 1996
\$2,500	Library Building Repair Fund established in 1992

The Select Board is named agent to expend for the bridge fund, the town hall repair fund, the library building repair fund, the revaluation fund, the transportation improvement fund, the police equipment fund, the facilities maintenance fund, fire department equipment fund and the highway equipment fund. The Select Board (3-0) recommends this appropriation. This appropriation equates to approximately \$0.84 of the town tax rate.

ARTICLE 5. To see if the town will vote to raise and appropriate the sum of **\$175,000** for the purpose of purchasing a new six wheeled dump truck with sanding and plow equipment. Further to authorize the Select Board to sell or trade the town's 2004 International dump truck with sanding and plow equipment. The funding source for this article is to be the Highway Equipment Fund established in 1987, the Select Board were named agents to expend from the fund in 2015. The select board (3-0) recommends this appropriation. This appropriation equates to \$0.00 of the town tax rate.

ARTICLE 6. To see if the town will vote to raise and appropriate the sum of **\$142,600** for the purpose of purchasing a new wheeled loader for the highway department. Further to authorize the Select Board to sell or trade the town's existing 2006 621D Case loader. The funding source for this article is to be the Highway Equipment Fund established in 1987, the Selectboard were named agents to expend from the fund in 2015. The Select Board (3-0) recommends this appropriation. This appropriation equates to \$0.00 of the town tax rate.

ARTICLE 7. To see if the town will vote to support the Plainfield Cemetery Trustee's decision to begin developing policies and procedures to allow green burials in town cemeteries. Green burials to be in accordance with NH state laws and applicable regulations. Article at the request of the Plainfield Cemetery Trustees.

ARTICLE 8. To see if the Town will vote to adopt the Plainfield Community Power Electric Aggregation Plan, which authorizes the Select Board to develop and implement Plainfield Community Power Electric Aggregation Plan as described therein (pursuant to RSA 53-E:7). Article at the request of the town's energy committee. The Selectboard supports this article.

ARTICLE 9. To see if the town will direct the Select Board to appoint a committee to continue the KUA/Plainfield study. The charge to this committee shall be to meet with representatives of the KUA administration and maintain an ongoing review of the relationship between the academy and the town, including any agreement pursuant to RSA 72:23, and to report its findings at next March's annual town meeting.

ARTICLE 10. To see if the town will vote to instruct the moderator to appoint a finance committee (advisory only) of six Plainfield voters to advise the Select Board and other officers of the town in the prudential affairs of the town.

ARTICLE 11. To see what action the town will take with respect to the reports of town officers.

ARTICLE 12. To transact any other business that may legally come before this meeting.

Signed:

Eric R. Brann

Ron C. Eberhardt

Amy S. Lappin
Plainfield Select Board

ARTICLE 9. To see if the town will direct the Select Board to appoint a committee to continue the KUA administration and maintain an ongoing review of the relationship between the academy and the town, including any agreement pursuant to RSA 72:23, and to report its findings at next March's annual town meeting.

ARTICLE 10. To see if the town will vote to instruct the moderator to appoint a finance committee (advisory only) of six Plainfield voters to advise the Select Board and other officers of the town in the prudential affairs of the town.

ARTICLE 11. To see what action the town will take with respect to the reports of town officers.

ARTICLE 12. To transact any other business that may legally come before this meeting

True Copy Attest:

Eric R. Brann

Ron C. Eberhardt

Amy S. Lappin
Plainfield Select Board

CERTIFICATE OF POSTING

We, the undersigned Select Board of Plainfield, hereby certify that on the 16th day of February in the year 2022, we posted a true attested copy of the within warrant at the Plainfield School, it being the place of meeting, and a like true and attested copy of said warrant at the Meriden Town Hall and the Plainfield Town Hall, said locations being public places in the Town of Plainfield.

Signed:

Eric R. Brann

Ron C. Eberhardt

Amy S. Lappin

Personally appeared before me the above named, Eric R. Brann, Ron C. Eberhardt, Amy S. Lappin the Select Board of Plainfield and took oath the foregoing statement is true.

Michelle Marsh
Notary Public