

VOTER'S GUIDE TO **2026 OFFICIAL BALLOT**



Town of Lyndeborough
March 10 & 14, 2025

Lyndeborough residents will have an opportunity to vote on elected positions and Zoning Warrant Articles on Tuesday, March 10, 2026, between 10am and 7pm, and the proposed budget, other town matters, and petition warrant articles on Saturday, March 14, 2026 at 10am. Both events will be at 9 Citizens' Hall Rd.

The following information is provided as a public service to enable citizens to better understand the matters on which they will be voting. Additional information may be obtained by calling the Board of Selectmen's office at (603) 654-5955, or by visiting the Town's website at www.lyndeboroughnh.us.

ARTICLE 1 **Election of Public Officials**

To vote, completely fill in the box next to your choice on the ballot. Follow the directions as to the number of candidates to be marked for each office. To vote for a person whose name is not printed on the ballot, write the candidate's name on the line provided and completely fill in the box.

ARTICLE 2 **Clerical Error Correction**

Amend Sections 503.00, 603.00, 703.00, and 803.00 to replace the term “Zoning Board of Adjustment” with “Planning Board” as originally intended and amend certain uses of terms and emphasis for improved clarity.

This amendment corrects a clerical error that was made when Conditional Use Permits were introduced in 2024. The original intent was to enable a resident to get a Conditional Use Permit with only a single application and hearing, rather than having to get both Planning Board and ZBA approval. A Conditional Use Permit is required for certain kinds of ancillary business uses or two-family dwellings. In the warrant on the 2024 ballot, ZBA approval was left in the language. Voting for this article will make it easier, faster, and less expensive to get a conditional use permit.

Recommended by Planning Board AND Zoning Board of Adjustment

ARTICLE 3 **Clerical Error Correction**

Amend Section 1303.00 to replace the term “Conditional Use Permits” with “Special Exceptions.”

This amendment is also a correction of a clerical error from 2024. An automated action in editing replaced “special exception” with “conditional use permit” in Section 1303 which deals with non-conforming buildings. In this section, a Special Exception from the ZBA is the correct action to handle building dimensions and placement on a property.

Recommended by Planning Board AND Zoning Board of Adjustment

ARTICLE 4

Clarify Required Notifications

Amend Section 413.00, Conditional Use Permits, to clarify that a butter notification and public hearing are required prior to granting a conditional use permit.

This amendment adds a requirement to hold a public hearing and notify abutters before the Planning Board can approve a Conditional Use Permit. Because certain kinds of business uses could impact the neighborhood in ways that differ from ordinary residential or farm use, the Planning Board believes that abutters and the public should be able to be heard as part of the approval process.

Recommended by Planning Board AND Zoning Board of Adjustment

ARTICLE 5

Update Soil References and Survey Requirement

Amend Section 408.00, Soil-Based Zoning Requirements, to update outdated soils references and add the requirement that all lots under 5 acres in the RL1 and LI districts shall have a site-specific soil survey conducted by a NH Certified Professional Soil Scientist.

This amendment does two things: (1) it updates the definitions of soils suitable for development or subdivision of lots under 5 acres in size; and (2) requires that all new subdivisions have a site-specific soil survey. It is necessary because the standard used in the present ordinance is obsolete and legally invalid. This fact became painfully clear in a zoning case that occurred in 2025. Some background information is needed to understand the need for this amendment.

The present Zoning Ordinance requires that a lot smaller than 5 acres in size or which has less than 500 feet of frontage contain at least 2 contiguous acres of soil that is suitable for septic filtration and drainage. The standard for such soil in the ordinance is based on a 1985 aerial survey of the US conducted by the Natural Resource Conservation Service, an agency of the federal Department of Agriculture, which was widely used in standard, published references. Over time, people realized that the 1985 information was inappropriate to use for land development. The coarse resolution of the survey technology it used could not accurately determine the types of soils or the slopes involved on properties smaller than about 20 acres. The NRCS changed the definitions used in its standard and in 2003, the Hillsborough County Conservation District wrote to the Planning Board stating that they no longer use the 1985 data as a standard for soil-based zoning.

The current NRCS standard is set out in the Soil Survey Manual published by the US Department of Agriculture in 2017. The amendment in the warrant article takes its definitions and standards for soil characteristics from that publication, specifically in Chapter 8, "Implications: The Impact of Soil Properties on Land Use." The New Hampshire Department of Environmental Services (DES) uses similar, though not identical standards in determine the adequacy of proposed septic systems.

There are no published maps of soils that do not use the original 1985 survey data which is now obsolete. Without any publicly available references, the only way to determine whether a lot has the required amount of suitable soil for development is to conduct a site-specific soil survey of the property.

Recommended by Planning Board AND Zoning Board of Adjustment

ARTICLE 6
Petition Warrant Article

The Planning Board did not vote on this article

ARTICLE 7
Petition Warrant Article

The Planning Board did not vote on this article

ARTICLE 8
Town Operating Budget

The 2026 appropriations are \$3,046,855 or 7.47% greater than in 2025. Please see page 30 of the Town Report for the Budget Committee's summary of the large budget drivers.

Recommended by the Budget Committee AND Board of Selectmen

ARTICLES 9-18
Capital Equipment Funding

	Contribution	Tax Rate Impact
ARTICLE 9 - FD 97 Pumper	36,000	+ \$0.10
ARTICLE 10- FD 05 Pumper	39,000	+ \$0.11
ARTICLE 11 - FD Equipment	15,000	+ \$0.04
ARTICLE 12 - DPW Grader	20,000	+ \$0.06
ARTICLE 13 - DPW 22 One Ton	18,500	+ \$0.05
ARTICLE 14 - DPW 16 Freightliner	10,000	+ \$0.03
ARTICLE 15 - DPW 19 Loader	19,000	+ \$0.05
ARTICLE 16 - DPW 19 Dump Truck	26,000	+ \$0.07
ARTICLE 17 - DPW 20 Dump Truck	18,500	+ \$0.05
ARTICLE 18 - DPW 24 Backhoe	20,500	+ \$0.06

Recommended by the Budget Committee AND Board of Selectmen

ARTICLE 19
**Discontinue the Repair & Replacement of the Ambulance & Medical
Equipment Capital Reserve Fund**

This Capital Reserve Fund was established to cover Lyndeborough's capital costs when the Ambulance Association purchased new equipment. With the dissolution of the Ambulance Association, Lyndeborough no longer has ownership in ambulance equipment and therefore cannot expend funds from the capital reserve fund for that purpose.

ARTICLE 19 (cont.)

The purpose of this warrant article is to dissolve this fund and deposit the accumulated funds into the General Fund. If passed, it will be used to fund Warrant Article 20, less the cost of this year's capital contributions to Wilton Ambulance.

Recommended by the Budget Committee AND Board of Selectmen

ARTICLE 20
To Establish a Fund for General Grant Funding

The purpose of this warrant article is to r tqxkf g" c" \$o cvej kpi "hwpf \$" hqt "vj g" Vqy p" qh" N{ pf gdqtqwi j "vq" wug" y j gp" cr r n{ kpi "hqt" xctkqwu" i tcpw0" Vj gug" i tcpw" cr r gct "vj tqwi j qw" vj g" { gct" cpf "tgs vktg" vj g" vqy p" vq" hwpf "vj g" r qt vqp" pq' eqxgtgf "d{ "vj g" i tcpv0" Dgecwug" vj gug" ctg" qhvgp" uwf f gp" cpf "pqv" dwf i gygf "hqt. "vj ku" hwpf " y qwf "cmqy "vj g" vqy p" vq" cr r n{ "hqt" i tcpw" vq" tgf weg" vj g" vqy p) u" hpcpekn' dwtf gp" hqt" r rppgf "r wtej cugu0" Vj ku' y km' dg' hwpf gf "d{ "vj g" Ct veng" 3; "hwpf u" cf f gf "vq" vj g" I gpgtcn' hwpf "uj qwf "Ct veng" 3; "r cuu0" K' y km' pqv" eqo g' hto "pgy "czcvkqp0 This fund will be replenished as needed through warrant.

Recommended by the Budget Committee AND Board of Selectmen

ARTICLE 2%
To Establish a K YZfYHfi gi i bX

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Recommended by the Budget Committee AND Board of Selectmen

ARTICLE 22
Petition Warrant Article
To be explained by petitioner at Town Meeting

ARTICLE 23
Other Business

Other business if needed