



Town of Pelham State of New Hampshire 2026 Town Meeting

To the inhabitants of the Town of Pelham, in the County of Hillsborough and the State of New Hampshire, qualified to vote in Town affairs, you are hereby notified of the following annual Town Meeting Schedule.

First Session of Annual Meeting (Deliberative Session)

You are hereby notified to meet at the Sherburne Hall, 6 Village Green, Pelham, New Hampshire on Tuesday, February 3, 2026, at 7:00pm. This session shall consist of explanation, discussion, and debate of warrant articles numbered 2-20. Warrant articles may be amended subject to the following limitations: (a) warrant articles, the wording of which, is prescribed by law shall not be amended and (b) warrant articles that are amended shall be placed on the official ballot for a final vote on the main motion, as amended.

Second Session of Annual Town Meeting (Official Ballot Voting)

You are hereby notified to meet again at the Pelham High School, 85 Marsh Road, Pelham, New Hampshire on Tuesday, March 10, 2026, between the hours of 7:00am and 8:00pm to vote by official ballot in choosing all necessary Town officials for the ensuing year and to vote on warrant articles numbered 1-20.

Article 1

To see what action the Town will take in the election of the following Officers: One (1) Selectmen for a term of (1) year ; Two (2) Selectmen for a term of (3) three years; Three (3) Budget Committee members for the term of three (3) years; Two (2) Library Trustees for the term of three (3) years; Two (2) Planning Board members for the term of (3) three years; One (1) Supervisor the checklist for a term of (5) Five years; One (1) Supervisor of the Checklist for a term of (6) years; One (1) Town Moderator for a term of (2) Years: One (1) Trustee of the Trust Funds for the term of three (3) years.

Article 2

Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board for the Town of Pelham to amend Pelham Zoning Article II – Definitions and Article V – Permitted Uses to update the Town's Accessory Dwelling Unit (ADU) regulations in a manner consistent with RSA 674:71–73, as amended by 2025 House Bill 577. The amendment removes ADUs from Article XII – Special Exceptions & Conditional Use Permits and establishes ADUs as a permitted use in all zoning districts that allow single-family dwellings. The amendment updates and adds definitions related to ADUs in Section 307-6; updates 307-9 regarding number of building for dwellings per lot; creates a new Section 307-19(B) governing ADUs; incorporates changes consistent with 2025 House Bill 577, including allowing attached and detached ADUs, amending size and bedroom number limits, parking requirements, water and septic standards, and the treatment of lawfully established nonconforming structures. (Recommended by the Planning Board 7-0-0)

Article 3

Are you in favor of the adoption of Amendment No. 2 as proposed by the Planning Board for the Town of Pelham to amend Pelham Zoning Article III – General Provisions, Section 307-10 Off-Street Parking and Driveways, to comply with SB 284 (2025) by reducing the required number of parking spaces for residential uses to no more than one off-street parking space per dwelling unit. (Recommended by the Planning Board 7-0-0)

Article 4

Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board for the Town of Pelham to amend Pelham Zoning Article III – General Provision, Section 307-13 (A)(7), to increase the minimum required depth of pre-existing, naturally-occurring, non-wetland soils over ledge or bedrock from two (2) feet to four (4) feet. (Recommended by the Planning Board 7-0-0)

Article 5

Are you in favor of the adoption of Amendment No. 4 as proposed by the Planning Board for the Town of Pelham to amend Pelham Zoning Article II – Definitions and Article III – General Provisions, Section 307-14 Frontage to clarify frontage and access requirements and to incorporate the process set forth in RSA 674:41 I(c) for the issuance of building permits on Class VI roads. The amendment continues to require a minimum of 200 feet of frontage but adds that lots with frontage on a Class VI Road may be eligible for a building permit upon the recording of a liability waiver and proof of insurability, consistent with SB 281 (2025). The amendment also updates the definition of frontage in Section 307-6. (Recommended by the Planning Board 7-0-0)

Article 6

Are you in favor of the adoption of Amendment No. 5 as proposed by the Planning Board for the Town of Pelham to amend Pelham Zoning Article XII Section 307-76, III General Home Occupations to limit general home occupations that are located in an accessory structure to utilize no more than 49% of the primary dwelling's total square footage or 1000sf in size, whichever is less. (Recommended by the Planning Board 7-0-0)

Article 7

Shall the Town 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 herein totaling Twenty-Three Million, Seven Hundred Thousand, Three Hundred Forty-Seven Dollars (\$23,700,347)? Should this article be defeated, the default budget shall be Twenty Three Million, Three Hundred and Ninety-Eight Thousand, and Fifty-Nine Dollars (\$23,398,059) 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. (Recommended by the Selectmen 5-0-0) (Recommended by the Budget Committee 11-0-0)

<u>Department</u>	<u>Selectmen 2026</u>	<u>Budget Comm 2026</u>
Assessor	\$ 312,698	\$ 312,698
Budget Committee	\$ 2	\$ 2
Cable Department	\$ 180,116	\$ 180,116
Cemetery	\$ 357,287	\$ 357,287
Conservation	\$ 6,300	\$ 6,300
Debt Service Interest	\$ 51,983	\$ 51,983
Debt Service Principal	\$ 382,694	\$ 382,694
Elections	\$ 46,993	\$ 46,993
Emergency Management	\$ 10,813	\$ 10,813
Fire Department	\$ 3,407,668	\$ 3,407,668
Health Officer	\$ 44,192	\$ 44,192
Health Services	\$ 45,806	\$ 45,806
Highway Maintenance	\$ 2,291,640	\$ 2,301,711
Human Services	\$ 75,650	\$ 75,650
Insurance	\$ 3,722,408	\$ 3,962,924
Legal	\$ 137,100	\$ 137,100
Library	\$ 595,073	\$ 595,073
Parks & Recreation	\$ 520,350	\$ 520,350
Planning Dept	\$ 608,080	\$ 608,080
Police Department	\$ 4,277,613	\$ 4,277,613
Retirement	\$ 2,753,743	\$ 2,753,743
Selectmen	\$ 768,279	\$ 771,379
Technology	\$ 294,099	\$ 294,099
Town Buildings	\$ 863,756	\$ 880,324
Town Celebrations	\$ 25,020	\$ 25,020

Town Clerk/Tax Collector	\$ 363,115	\$ 363,115
Transfer	\$ 1,342,575	\$ 1,280,175
Treasurer	\$ 7,100	\$ 7,100
Trust Funds	\$ 339	\$ 339
Total	\$ 23,492,492	\$ 23,700,347

Article 8

To see if the Town will vote to raise and appropriate the sum of Three-Hundred and Seventy-Five Thousand Dollars (\$375,000} for the purpose of purchasing and equipping an ambulance and to authorize the Selectmen to withdraw Three-Hundred and Seventy-Five Thousand Dollars (\$375,000} from the Ambulance Replacement Revolving Fund established in 2006 and amended in years 2014 and 2022. No amount will be raised through taxation. Recommended by the Board of Selectmen 4-0-0) (Recommended by the Budget Committee 11-0-0) (Majority vote required)

Article 9

To see if the Town will vote to raise and appropriate the sum of Four-Hundred Thousand Dollars (\$400,000} to be added to the Fire Apparatus Capital Reserve fund established by the voters in 2025. This sum to come from fund balance and no amount to be raised from taxation. Recommended by the Board of Selectmen 4-0-0) (Recommended by the Budget Committee 11-0-0) (Majority vote required)

Article 10

To see if the Town will vote to establish a Buildings and Grounds Maintenance Capital Reserve Fund under the provisions of RSA 35:1 for the purpose of repairs and improvements to Town buildings and grounds and to raise and appropriate the sum of Fifty-Thousand Dollars \$25,000 to be placed in this fund. Further, to name the Board of Selectmen as agents to expend from said fund. Recommended by the Board of Selectmen 4-0-0) (Recommended by the Budget Committee 11-0-0) (Majority vote required)

Article 11

To see if the Town will vote to discontinue the Town Building Emergency Repair Capital Reserve created in 2004. Said funds, with accumulated interest to date of withdrawal, are to be transferred to the municipality's general fund. (Recommended by the Board of Selectmen 4-0-0) (Majority vote required)

Article 12

Shall the Town vote to raise and appropriate the sum of Three- Hundred Fifty-Thousand Dollars {\$350,000} for repair, maintenance., purchase of equipment and upgrading of Town roads, to be offset by anticipated Highway Block Grant funds. This special article will be a non-lapsing appropriation per RSA 32:7, IV. No money to be raised by taxation (Recommended by the Selectmen (4-0-0) (Recommended by the Budget Committee 11-0-0) (Majority vote required)

Article 13

Shall the Town adopt the provisions of RSA 72:37-b, Exemption for the Disabled from property tax, based on assessed value for qualified taxpayers to be \$118,000. To qualify, the person must be eligible under Title II or Title XVI of The Federal Social Security Act for benefits to the disabled. Additionally, to qualify, the person: must be a resident of the state for at least five (5) years; must occupy the property as his/her principle place of abode; must own the property (as defined in RSA72:37-b(IV)) individually or jointly, or if owned by a spouse, they must have been married for at least five (5) consecutive years; had in the calendar year preceding April 1 a net income from all sources, of not more than \$48,000, if a single person, and \$58,000, if married; and own net assets not in excess of \$250,000, excluding the value of the person's residence as described in RSA 72:37-b (III)(b). (Recommended by the Selectmen (5-0-0) (Majority vote required)

Article 14

Shall the Town vote to modify the current blind exemption per rsa72:37 from \$59,000 to \$60,000 (Recommended by the Selectmen (5-0-0) (Majority vote required)

Article 15

Shall the Town modify the current elderly exemption from property taxes in the Town of Pelham for qualified taxpayers to be as follows: For persons aged 65 to include 74 years of age, \$118,000; For persons 75 to including 79 years of age, \$170,000; and For persons 80 year and above, \$220,000. To qualify, the person must have been a New Hampshire resident for at least

3 consecutive years, own the real estate individually or jointly, or if the real estate is owned by such person's spouse, they must have been married to each other for at least 5 consecutive years. In addition, the taxpayer must have a net income of not more than \$48,000, if single, and not more than a combined net income of \$58,000, if married, and own assets (excluding the value of the person's residence) of not more than \$250,000. (Recommended by the Selectmen 5-0-0) (Majority vote required)

Article 16

Shall the Town of Pelham in accordance with RSA 72:27-a, modify the provisions of RSA 72:35, previously adopted, for an optional tax credit of \$2,500 for a Service- Connected Total and Permanent Disability on residential property? If approved, this article shall take effect on the final property tax bill of the 2026 tax year (Recommended by the Selectmen 5-0-0) (Majority vote required)

Article 17

To see if the Town will vote to authorize the Pelham Conservation Commission, pursuant to RSA 36-A:5, II, to expend monies from the Conservation Fund for any and all purposes authorized under RSA Chapter 36-A, including but not limited to the proper utilization and protection of the Town's natural resources, the protection of watershed resources, the acquisition of land or interests in land for conservation purposes (subject to the requirement of a public hearing prior to any such acquisition), the stewardship, maintenance, and monitoring of lands or conservation easements held by the Town, contributions toward the purchase of property interests by qualified organizations, and other expenses consistent with the purposes of RSA 36-A. The Town Treasurer shall have custody of the Conservation Fund, and the Conservation Commission may authorize expenditures by majority vote in accordance with RSA 36-A:5. (Recommended by the Selectmen (5-0-0) (Majority vote required)

Article 18

Shall the Town vote to designate the Golden Brook Headwaters wetland system (F), Bridge Street wetland system (H), Gumpas Pond wetland system (N), Burns Road wetland system (P), Marsh Road wetland system (Q), School Natural Area wetland system (R1 & R2), and the Currier Road wetland system (V) as prime wetlands as authorized by RSA 482-A:15. This prime wetland designation puts an extra level of protection on our most productive wetlands, thereby protecting

our water quality, flood storage and wildlife. (Recommended by the Selectmen (3-2-0) (Majority vote required)

Article 19

To see if the Town of Pelham will vote to authorize the Board of Selectmen, pursuant to RSA 41:11, to enter into leases of Town-owned real or personal property for terms extending beyond one year, on such terms and conditions as the Board of Selectmen deems to be in the best interests of the Town, subject to applicable law; said authority to be limited solely to the execution of multiyear lease agreements and not to include any other powers granted under RSA 41:11. (Recommended by the Selectmen (5-0-0) (Majority vote required)

Article 20

BY PETITION: Are you in favor of the adoption of Amendment No. 6 as proposed by a petition submitted by 25 or more voters of the Town of Pelham for the Town of Pelham Zoning Ordinance as follows: "Citizens Petition to Repeal WCD (Wetland Conservation District) in Pelham, NH"? (Not Recommended by the Planning Board (0-7-0) (Majority vote required)

Given under our hands this 22nd day of January 2026,

Jason Croteau, Chair





Heather Corbett, Vice Chair

Jaie Bergeron, Selectman

Charlene Takesian, Selectman

Danielle Masse Quinn, Selectman

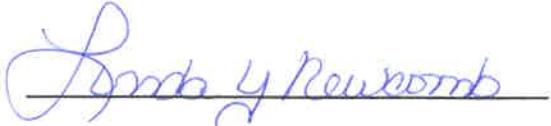


I, the undersigned, Joseph A. Roark, serving as the Town Administrator, do hereby certify that on this 26th day of January 2026, I did post signed copies of the 2026 Annual Town Meeting Warrant at the Pelham Town Hall, located at 6 Village Green and the Pelham High School, located at 85 Marsh Road and at the Pelham Public Library, located at 24 Village Green of said Town.

Respectfully submitted,



Joseph A. Roark, Town Administrator



Linda Y. Newcomb, Notary Public

LINDA Y NEWCOMB
NOTARY PUBLIC - State of New Hampshire
My Commission Expires
September 7, 2027