

**TOWN WARRANT  
STATE OF NEW HAMPSHIRE**

To the inhabitants of the Town of Auburn, in the County of Rockingham in said State, qualified to vote in Town affairs:

You are hereby notified that the **First Session** of the annual Town Meeting will be held in the gymnasium of the Auburn Village School in Auburn, New Hampshire, on **Saturday, February 5, 2011, at 10:00 a.m.**, for the explanation, discussion and debate of each Warrant Article, and to transact all business other than voting by official ballot. Warrant articles may be amended at this session per RSA 40:13, IV, subject to the following limitations:

- (a) Warrant Articles whose wording is prescribed by law shall not be amended.
- (b) Warrant Articles that are amended shall be placed on the official ballot for final vote on the main motion as amended.

You are hereby notified that the **Second Session** of the annual Town Meeting will be held in the gymnasium of the Auburn Village School in Auburn, New Hampshire, on **Tuesday, March 8, 2011**, beginning at **7:00 a.m.** and ending at **7:00 p.m.** to elect officers of the Town by official ballot, to vote on questions required by law to be inserted on said official ballot and to vote on all Warrant Articles as accepted or amended by the First Session.

**First:** To bring your ballots for:

- Selectman for three years
- Town Clerk for three years
- Tax Collector for three years
- Library Trustee for three years
- Cemetery Trustee (Auburn Village Cemetery) for three years
- Cemetery Trustee (Auburn Village Cemetery) for one year
- Cemetery Trustee (Longmeadow Cemetery) for three years
- Trustee of the Trust Funds for three years
- Police Commission for three years
- Planning Board for two years
- Planning Board for three years

**Second:** To see if the Town will vote to adopt the following amendments to the existing Town Zoning Ordinance as proposed and recommended by the Auburn Planning Board, in conformance with NH RSA 675:1, et seq., and include the following: (The full text of the proposed regulations is posted and available for inspection at the Town Hall).

**Are you in favor of the adoption of Amendment No. 1 as proposed by the Auburn Planning Board for the Town of Auburn Zoning Ordinance to amend the Town of Auburn Zoning Map to reclassify certain lots on Auburn Tax Map 9 from Commercial – Two District and Industrial District to Residential-One District as follows:**

- a) Include the following lots, currently zoned as within the Commercial-Two district, within the Residential-One district: 9-3, 9-3-1, 9-3-2, 9-3-3, 9-3-4, 9-3-5, 9-3-6, 9-3-7, 9-3-8, 9-3-9, 9-3-10, 9-3-11, 9-3-12, 9-3-13, 9-3-14, 9-3-15, 9-3-16, 9-3-17, 9-3-18, 9-3-19 and 9-3-20;
- b) Include the following lots, currently zoned as partly within the Residential-One district and partly within the Commercial-Two district, within the Residential-One district: 9-5 and 9-6;
- c) Include the following lot, currently zoned as partly within the Commercial-Two district, partly within the Industrial district and partly within the Residential-One district, within the Residential-One district: 9-4.

[If adopted, the result of this amendment would be that all of lots 9-3, 9-3-1, 9-3-2, 9-3-3, 9-3-4, 9-3-5, 9-3-6, 9-3-7, 9-3-8, 9-3-9, 9-3-10, 9-3-11, 9-3-12, 9-3-13, 9-3-14, 9-3-15, 9-3-16, 9-3-17, 9-3-18, 9-3-19, 9-3-20, 9-4, 9-5 and 9-6 on Tax Map 9 would be entirely within the Residential-One district.]

**Are you in favor of the adoption of Amendment No. 2 as proposed by the Auburn Planning Board for the Town of Auburn Zoning Ordinance to amend Article 3.21 “Merger of a Nonconforming Lot(s),” to comply with a change required by N.H. R.S.A. 674:39-a, by eliminating current sub-sections (1), (2), and (3), re-numbering the current sections (4) and (5), and adding the words in bold, so that the amended version of Article 3.21 would read:**

3.21 Merger of a Nonconforming Lot(s)

(1) Lots merged for zoning purposes may not be subdivided without the approval of the Planning Board in accordance with the Subdivision Regulations. **This provision applies to all lots which have been voluntarily merged. This provision also applies to all lots deemed merged, on or before September 17, 2010, by the provisions of prior versions of the Auburn Zoning Ordinance.**

(2) Any owner of (2) two or more contiguous preexisting approved or subdivided lots or parcels, who wishes to merge them for municipal regulation and taxation purposes, may do so by applying to the Planning Board. Except where such merger would create a violation of this Ordinance, the Town of Auburn Subdivision Regulations, or the Town of Auburn Site Plan Regulations, all such requests shall be approved, and no public hearing or notice shall be required. No new survey plat need be recorded, but a notice of the merger, sufficient to identify the relevant parcels, and endorsed in writing by the Planning Board, shall be filed in the Registry of Deeds, and a copy mailed to the Office of the Selectmen. No such merged parcel shall thereafter be separately transferred without subdivision approval.

**Are you in favor of the adoption of Amendment No. 3 as proposed by the Auburn Planning Board for the Town of Auburn Zoning Ordinance to amend Article 2.02(55) - “Merger” definition, to comply with a change required by N.H. R.S.A. 674:39-a, so that the revised article would read as follows:**

2.02(55) Merger: Voluntary merger of two or more contiguous lots may be accomplished by the process set forth in Article 3.21(2) of this Ordinance.

**Third:** To see if the Town will vote to rescind the provisions of RSA 40:13 (known as SB 2), as adopted by the Town of Auburn on March 11, 2008, so that the official ballot will no longer be used for voting on all questions, but only for the election of officers and certain other questions for which the official ballot is required by state law? (By petition submitted and signed by at least twenty-five certified petitioners) (Three-fifths majority vote required)

**Fourth:** To see if the Town will vote to authorize the Board of Selectmen to accept a proposal and negotiate the final terms for the purchase of the former police and fire station property at 50 Raymond Road for use as a storage and maintenance facility of a small specialty auto collection. The terms of the sale will include a minimum purchase price of \$60,000; guaranteed specific improvements to the building, driveway and parking area, and general landscaping valued at approximately \$110,000; continued use of a portion of the property by the Town for the Parks & Recreation Department; and the ultimate right for the Town to re-acquire the property for the cost of improvements to the property whenever the new owner is no longer interested in owning the property.

**Fifth:** To see if the Town will vote, in order to comply with the requirements of R.S.A. 289:6, to disband the Board of Trustees for the Auburn Village Cemetery and the Longmeadow Cemetery effective March 2012, and to adopt the provisions of RSA 289:6 to establish a single board of cemetery trustees consisting of three (3) members that will have the duties and responsibilities to suitably care for and maintain the public cemeteries within the boundaries of the Town of Auburn. The Board of Cemetery Trustees will be elected by ballot at the annual Town elections along with other Town officers.

**Sixth:** To see if the Town will vote to adopt the provisions of RSA 162-K, permitting the creation of development districts, to allow for the creation of Tax Increment Financing (TIF) Districts within the Town of Auburn.

**Seventh:** To see if the Town will vote to authorize the Board of Selectmen to sell a “loading easement” for potential septic system drainage area on vacant property owned by the Town on Appletree Road (Tax Map #17, Lot #18). The easement would be for an abutting property at 25

Appletree Road (Tax Map #17, Lot #26), and would allow the abutting property owners to secure a septic system permit from the NH Department of Environmental Services for a three-bedroom system as opposed to a two-bedroom system. A “loading easement” does not allow any of the septic system to be physically placed on the Town property, but does allow part of the Town property to be considered in the calculations for drainage capacity of the system.

**Eighth:** To see if the Town will vote to raise and appropriate the sum of Thirty-three thousand – seven-hundred and forty dollars (**\$33,740**) to implement a comprehensive mosquito control program to include the integration of various methods of reducing mosquito vector species of West Nile Virus and Eastern Equine Encephalitis. (**Recommended by the Board of Selectmen**) (**Not Recommended by the Budget Committee**)

**Ninth:** To see if the Town will vote to raise and appropriate the sum of Twelve thousand dollars (**\$12,000**) to cover the wage and benefit expenses associated with a 0.75% (three-quarters of one-percent) Cost of Living Adjustment (COLA) for Town employees for FY 2011 based on the formula contained in the Town of Auburn Personnel Policy jointly adopted by the Board of Selectmen, Library Trustees and Police Commissioners. (**Recommended by the Board of Selectmen**) (**Not Recommended by the Budget Committee**)

**Tenth:** Shall the Town 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 therein, totaling **\$4,601,284**? Should this article be defeated, the default budget shall be \$4,549,462, which is the same as last year with certain adjustments required by previous action of the Town of Auburn 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. NOTE: This operating budget warrant article does not include appropriations contained in any other warrant article.

**Eleventh:** To transact any other business that may legally come before the Town Meeting.

Given under our hands and seals this 24<sup>th</sup> day of January 2011.

The Selectmen of the Town of Auburn

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Russell C. Sullivan, Chairman

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James F. Headd, Selectman

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Paul M. Raiche, Selectman