

**DELIBERATIVE SESSION  
TOWN OF AUBURN  
FEBRUARY 3, 2024**

The meeting was called to order by Moderator Thomas Lacroix at 9:30 AM. There were 85 registered voters in attendance and approximately 12 non-residents. The Pledge of Allegiance had been recited at the School deliberative session which preceded the Town this year.

The Moderator introduced himself, the Board of Selectmen: Chairman Keith Leclair, Michael Rolfe and Thomas Carroll; Town Administrator Chris Sterndale; Budget Committee: Chairman Peter Miles, Vice Chairman David Wesche, Daniel Carpenter, Kevin Downing, Paula Marzloff, Joanne Linxweiler, School Board Representative Janice Baker and Board of Selectmen Representative Keith Leclair; Town Counsel Michael Tierney and Town Clerk Kathleen Sylvia.

The Moderator read and explained the purpose and rules of the meeting.

The Moderator explained Articles two through eighteen are zoning and petition articles which cannot be amended at the deliberative session and must go on the ballot as written.

There was some discussion on the petition warrant articles.

Marc Murgo of 252 Appletree Road asked if the petitioners were present to explain the purpose and Eric Anthony of 54 Haven Drive asked the purpose of removing 55+ communities.

Sharon Leblanc, the petitioner, of 67 Tanglewood Drive explained the petitioners are from the Tanglewood Drive and Rockwood Terrace neighborhoods and the purpose was to stop the development known as Tanglerock Holdings and any future large cluster developments.

Todd Bedard, 97 Hills Road got confirmation that the Tanglerock development would be grandfathered and not affected by these petitioned articles.

Ron Poltak, 25 Pasture Road, Planning Board Chair, spoke regarding the Master Plan Process and the intention to accommodate 55+ communities while maintaining the rural character of the town.

The Moderator stated he felt both sides had been explained sufficiently.

**Nineteenth:** To see if the Town will 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 \$ 6,572,670. Should this article be defeated, the default budget shall be \$6,388,281, 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. (Majority Vote Required). **(Recommended by the Board of Selectmen. Recommended by the Budget Committee)**

**There was no discussion on the Article. Article Nineteen will appear as written.**

**Twentieth:** To see if the Town will vote to establish a Library Expansion and Community Center Capital Reserve Fund under the provisions of RSA 35:1 for design, engineering, site work, and construction costs associated with an expanded library and new community center, and to raise and appropriate the sum of \$100,000 to be placed in this fund. Further, to name the Board of Selectmen as agents, in consultation with the Library Board of Trustees, to expend from said fund. (Majority Vote Required). **(Recommended by the Board of Selectmen. Recommended by the Budget Committee)**

Carol Peterson of 53 Hunting Road asked why the money isn't coming from the unreserved fund balance. Keith Leclair responded the Library Trustees did this purposefully as a means to gauge interest in the future six to seven million dollar library/Parks and Recreation/ Community Center expansion. Liz Michaud, Library Trustee, spoke to the article explaining the library has limited space and is the smallest per capita in the state. The future expansion would be a community center for all. There was some discussion regarding current space availability or lack thereof, for events at Severance School and the former community room at the Safety Complex.

**There was no further discussion on the Article. Article Twenty will appear as written.**

**Twenty-first:** To see if the Town will vote to authorize the selectmen to purchase a portion of the property at 32 Hooksett Road, shown on town tax maps as Map 26 Lot 10-1, and to raise and appropriate \$225,000 for that purpose. The sum of \$225,000 to come from the unreserved fund balance (surplus) as of December 31, 2023 with no additional amount to come from taxation in 2024. (Majority Vote Required). **(Recommended by the Board of Selectmen. Recommended by the Budget Committee)**

There were several questions regarding the purpose of the article.

Keith Leclair responded: The Town has the opportunity to purchase the only piece of land that connects the school to the library creating a true Town Center. The land could also be used for additional school parking which is lacking.

**There was no further discussion on the Article. Article Twenty-one will appear as written.**

**Twenty-second:** To see if the Town will vote to approve the cost items related to the third year of a five-year collective bargaining agreement which resulted from negotiations between the Auburn Board of Selectmen, the Auburn Police Commission and the Auburn Police Union, Local 216 and which represents an estimated increase of \$24,454 over FY 2023 salaries, fringe benefits and other cost items at the current staffing level for the ensuing year; and further to raise and appropriate the sum of twenty-four thousand four hundred and fifty-four dollars (\$24,454), to fund those cost items for FY 2024. Cost items for FY 2025 and FY 2026 will be presented to the voters for their approval in March 2025 and March 2026 in accordance with the terms of the collective bargaining agreement. (Majority Vote Required.) **(Recommended by the Board of Selectmen. Recommended by the Budget Committee)**

**There was no discussion on the Article. Article Twenty-two will appear as written.**

**Twenty-third:** To see if the Town will vote to raise and appropriate Ten Thousand Dollars (\$10,000) to be added to the Revaluation Fund previously established. The sum of \$10,000 to come from the unreserved fund balance (surplus) as of December 31, 2023 with no additional amount to come from taxation in 2024. (Majority Vote Required.) **(Recommended by the Board of Selectmen. Recommended by the Budget Committee)**

Pat Anthony, 54 Haven Drive, asked how the Town is going to raise the money. Keith Leclair explained it will come from the \$3.8 million unreserved fund balance.

**There was no further discussion on the Article. Article Twenty-three will appear as written.**

**Twenty-fourth:** To see if the Town will vote to raise and appropriate the sum of Twenty-five Thousand dollars (\$25,000) to be placed into the Accrued Benefits Liability Expendable Trust Fund previously established. The sum of \$25,000 to come from the unreserved fund balance (surplus) as of December 31, 2023 with no additional amount to come from taxation in 2024. (Majority vote required.)  
**(Recommended by the Board of Selectmen. Recommended by the Budget Committee)**

**There was no discussion on the Article. Article Twenty-four will appear as written.**

**Twenty-fifth:** To see if the Town will vote to raise and appropriate the sum of Fifty Thousand dollars (\$50,000) to be placed into the Fleet Maintenance and Replacement Expendable Trust Fund previously established. The sum of \$50,000 to come from the unreserved fund balance (surplus) as of December 31, 2023 with no additional amount to come from taxation in 2024. (Majority vote required.)  
**(Recommended by the Board of Selectmen. Recommended by the Budget Committee)**

**There was no discussion on the Article. Article Twenty-five will appear as written.**

**Twenty-sixth:** To see if the Town will vote to raise and appropriate the sum of Twenty-five Thousand dollars (\$25,000) to be placed into the Cemetery Maintenance Fund previously established. The sum of \$25,000 to come from the unreserved fund balance (surplus) as of December 31, 2023 with no additional amount to come from taxation in 2024. (Majority vote required.) **(Recommended by the Board of Selectmen. Recommended by the Budget Committee)**

**There was no discussion on the Article. Article Twenty-six will appear as written.**

**Twenty-seventh:** To see if the Town will vote to raise and appropriate the sum of Seventy-Five Thousand dollars (\$75,000) to be placed into the Town Buildings Restoration & New Construction Expendable Trust Fund previously established. The sum of \$75,000 to come from the unreserved fund balance (surplus) as of December 31, 2023 with no additional amount to come from taxation in 2024. (Majority vote required.) **(Recommended by the Board of Selectmen. Recommended by the Budget Committee)**

**There was no discussion on the Article. Article Twenty-seven will appear as written.**

**Twenty-eighth:** To see if the Town will vote to raise and appropriate the sum of Fifty Thousand dollars (\$50,000) to be placed into the Town Property Rehabilitation Expendable Trust Fund previously established. The sum of \$50,000 to come from the unreserved fund balance (surplus) as of December 31, 2023 with no additional amount to come from taxation in 2024. (Majority vote required.)  
**(Recommended by the Board of Selectmen. Recommended by the Budget Committee)**

**There was no discussion on the Article. Article Twenty-eight will appear as written.**

**Twenty-ninth:** Shall the town modify the provisions of RSA 72:39-a for elderly exemption from property tax in the Town of Auburn, based on assessed value, for qualified taxpayers, to be as follows: for a person 65 years of age up to 75 years, \$200,000; for a person 75 years of age up to 80 years, \$230,000; for a person 80 years of age or older \$280,000. 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 \$35,000 or, if married, a combined net income of less than \$50,000 and own net assets not in excess of \$50,000 excluding the value of the person's residence. (Majority vote required) **(Recommended by the Board of Selectmen.)**

**There was no discussion on the Article. Article Twenty-nine will appear as written.**

**Thirtieth:** To transact any other business that may legally come before the Town Meeting. There were no actionable items presented.

The Moderator requested a motion to move articles one through twenty-nine to the ballot. Motion was made by Joanne Linxweiler, seconded by Carol Peterson.

Meeting adjourned at 10:21 AM

Respectfully submitted,

Kathleen A. Sylvia  
Town Clerk