STATE OF NEW HAMPSHIRE
TOWN OF JAFFREY
LAYMAN'S WARRANT
2026

Elections – March 10, 2026 (7:00 a.m. to 7:00 p.m.)
Business Meeting – March 14, 2026 (9:00 a.m.)

TO: The inhabitants of the Town of Jaffrey, in the County of Cheshire, in the State of New Hampshire, qualified to vote in Town affairs:

You are hereby notified to meet at the Conant High School Ernest J. Pratt Auditorium in said Jaffrey on Tuesday, the 10th of March, 2026 at seven o'clock in the forenoon (polls close at 7:00 p.m.) to vote for the town officers and to act on other questions as required by law to be decided by official ballot. Pursuant to RSA 39:2-a and the vote of the Town at the adjourned session of Town Meeting on March 13, 1979 and the Town Meeting on March 13, 1993, the business portion of the meeting recessed until nine o'clock in the forenoon, Saturday, March 14th, 2026 at the Pratt Auditorium in Jaffrey, at which time the Town will act on all subjects described in the following Warrant Articles except those requiring action by official ballot:

Art. 1. To choose the following Town Officers: (By Official Ballot)

Selectman	one person for three-year term
Supervisor of the Checklist	one person for six-year term
Trustee of the Trust Funds	one person for three-year term
Library Trustee	one person for three-year term
Moderator	one person for two-year term
Treasurer	one person for three-year term
Town Clerk	one person for three-year term

Art. 2. To see if the Town will vote to adopt the following amendments to the Jaffrey Land Use Code, as proposed by the Jaffrey Planning Board to be voted by Official Ballot: (The exact text of each of the proposed changes is available at the Town Clerk's Office, Planning Office and on the Town website's Planning Board page).

1. Are you in favor of Amendment #1 to the Jaffrey Land Use Code as it relates to the Downtown/General Business District, including updates to Section IV District Regulations and Permitted Uses and Section VI Areas and Setbacks as applicable within that district, including consolidation of the existing Downtown District and General Business District

"A" into a single Downtown/General Business District; updates to district regulations, permitted uses, and administrative pathways applicable within that district; updates to dimensional standards and related tables as applicable within that district; and updates to definitions and cross references necessary to implement the revised Downtown/General Business District structure (strikeout/underline draft dated January 2, 2026)?

YES NO

LAYMAN'S LANGUAGE: The purpose of this change is to update the zoning rules for the Downtown/General Business District so the ordinance is clearer to read, easier to administer, and better aligned with how downtown Jaffrey functions today. This includes combining the current Downtown District and General Business District A into one district and aligning the uses and dimensional standards that apply there.

2. Are you in favor of Amendment #2 to the Jaffrey Land Use Code as it relates to residential districts, including updates to Section IV District Regulations and Permitted Uses and Section VI Areas and Setbacks as applicable within residential districts, including consolidation of existing residential districts into a single Residential District, except that Jaffrey Center will remain a separate residential district as Residential A (Jaffrey Center); updates to district regulations, permitted uses, and administrative pathways applicable within residential districts; and updates to residential dimensional standards and related tables, including reduced minimum frontage and reduced front, side, and rear setback requirements for lots served by town water and town sewer, together with updates to definitions and cross references necessary to implement the revised residential district structure (strikeout/underline draft dated January 2, 2026)?

YES NO

LAYMAN'S LANGUAGE: The purpose of this change is to modernize the residential zoning so it is clearer to read, easier to administer, and better aligned with how Jaffrey's neighborhoods function today. This includes updating the residential district framework and dimensional table and, for lots served by town water and town sewer, reducing the required frontage and setbacks (front, side, and rear) to better fit existing patterns of development.

Art. 3. To see if the Town will vote to raise and appropriate the sum of $3,500,000 (Three Million, Five Hundred Thousand Dollars) for the purpose of constructing an expansion to the current fire station on 138 Turnpike Road. And further, to authorize the issuance of not more than $3,500,000 (Three Million, Five Hundred Thousand Dollars) of bonds and notes in accordance with the provisions of the Municipal Finance Act (RSA 33 et.seq.), as amended, and to authorize the Board

of Selectmen to issue, negotiate, sell and deliver such bonds or notes, and to determine the rate of interest thereon and the maturity and other terms thereof, and to take any other action the Board deems appropriate to effectuate the sale and/or issuance of said bonds or notes. And further, to authorize the Selectmen to apply for, obtain and accept federal, state or other aid, if any, which may become available for said project, and to comply with all laws applicable to this project. And further, without impairing the status of this bond as a general obligation of the Town, it is the intention and expectation of the Selectmen that debt service on this bond will be supported 100% by general taxation.
Recommended by the Select Board (3-0) and Budget Committee (7-0). **3/5 Ballot Vote Required**

LAYMAN'S LANGUAGE: This article funds a proposed expansion for the current Fire Station at an estimated cost of $3.5M. The existing Fire Station was constructed in 1981 and lacks showering and locker room facilities necessary for firefighter decontamination following fires. The expansion will provide these amenities in a two-story addition with 8,690 square feet with berthing space for long-term emergencies, overnight per diem staffing and ambulance services. There will also be space provided for future growth of the fire service and ambulance service, if necessary. The estimated average cost of a $3,500,000 bond over 20 years at 4% is $248,500. At full cost to the general fund, $248,500 has a $.25 impact on the tax rate. With expiring loan and bond payments totaling $172,780, the net annual cost to the general fund would be $40,220 for an $.08 impact on the tax rate.

Art. 4. That all reports submitted by Town Officers be accepted as read and as printed in the Town Report.

LAYMAN'S LANGUAGE: The purpose of this article is to accept all reports as printed in the Town Report.

Art. 5. To see if the Town will vote to raise and appropriate the sum of $249,350 (Two Hundred Forty-Nine Thousand, Three Hundred Fifty Dollars) to pre-pay and retire the debt service incurred by the Town for the Fire Engine Capital Lease:

Purpose	Year Issued	Original Amount	Interest Rate	Maturity Date	Gross Payoff Amount	2026 Debt Service	Net Payoff Amount
Fire Engine One	2022	$336,468	4.255%	9/10/2032	$297,130	$47,780	$249,350

And further, to authorize the withdrawal of up to $249,350 (Two Hundred Forty-Nine Thousand, Three Hundred Fifty Dollars) from the General Fund Unassigned Fund Balance to fund this article. *Recommended by the Select Board (3-0) and Budget Committee (7-0).*

> **LAYMAN'S LANGUAGE:** The general fund will save a total of $38,280 in interest by paying this debt early. The annual payment for Engine One is $47,780. With the potential addition of debt service from the Fire Station expansion, paying down the current Engine One lease will make funds available to limit the impact of the Fire Station bond, as stated in Article 3. Funding for this article with come from the general fund undesignated fund balance and will have no direct impact on taxes.

Art. 6. To see if the Town will vote to approve the cost items in the collective bargaining agreement reached between the Select Board and AFSCME Local 3657, Police Department employees, which calls for the following increases in salaries and benefits at the current staffing level:

Fiscal Year	Estimated Increase
2026	$ 99,334
2027	$ 108,372
2028	$ 137,963

And further to raise and appropriate the total sum of $99,334 (Ninety-Nine Thousand, Three Hundred Thirty-Four Dollars) for the current fiscal year, such total sum representing the additional costs attributable to the increase in salaries and benefits required by the new agreement over those that would be paid at current staffing levels.
Recommended by the Select Board (3-0) and Budget Committee (7-0).

> **LAYMAN'S LANGUAGE:** This article approves a three-year agreement beginning January 1, 2026 with the Police union and the payment of the cost items therein (3.1% COLA increase, 2.5% market rate increase, $2,000 physical fitness incentive, $2.00 per hour shift differential from 9pm – 7am, longevity pay for top steps.).

Art. 7. Shall the Town, if Article 6 is defeated, authorize the governing body to call one special meeting, at its option, to address Article 6 cost items only?
Recommended by the Select Board (3-0).

LAYMAN'S LANGUAGE: This article is a requirement to allow the Town to delegate the authority to the Selectmen to call one Special Town Meeting to reconsider Article 6 should it fail. If Article 6 passes, this article is passed over.

Art. 8. To see if the Town will vote to raise and appropriate the following sums for the operation of the water and sewer systems, to be funded entirely through user fees and other non-property tax resources:

Water Department	$ 1,785,913
Sewer Department	$ 2,279,238
	$ 4,065,151

Recommended by the Select Board (3-0) and Budget Committee (7-0).

LAYMAN'S LANGUAGE: This article provides the funds necessary to operate the Town's Water and Sewer Departments on an annual basis.

Art. 9. To see if the Town will vote to raise and appropriate the following sums for the operation of the Tax Increment Finance Districts, to be funded entirely through tax increments:

Downtown TIF District	$ 205,617
Stone Arch TIF District	$ 78,126
	$ 283,743

Recommended by the Select Board (3-0) and Budget Committee (7-0).

LAYMAN'S LANGUAGE: This article provides the funds necessary to operate the Town's Tax Increment Finance Districts on an annual basis.

Art. 10. To see if the Town will vote to raise and appropriate the sum of $ 8,076,229 (Eight Million, Seventy-Six Thousand, Two Hundred Twenty-Nine Dollars) for general municipal operations. *Recommended by the Select Board (3-0) and Budget Committee (7-0).*

LAYMAN'S LANGUAGE: This article provides the funds necessary to operate the Town on an annual basis. This includes all salaries, maintenance, supplies and programs which are funded and operated by the Town.

Art. 11. To see if the Town will vote to raise and appropriate the sum of $1,305,000 (One Million, Three Hundred Five Thousand Dollars) to be deposited into the following existing Capital Reserve Funds previously established for the listed purposes:

Trust Name	Year Established		Amount
1 Road Paving CRF	2021	$	575,000
2 Highway Equipment CRF	1997	$	200,000
3 Fire Equipment CRF	1996	$	80,000
4 Land Acquisition CRF	2008	$	5,000
5 Municipal Building Maintenance CRF	2010	$	175,000
6 Bridge Rehabilitation CRF	2017	$	120,000
7 Police Cruiser Replacement CRF	2019	$	40,000
8 Recreation Equipment CRF	2021	$	10,000
9 Sidewalk CRF	2024	$	100,000
		$	**1,305,000**

Recommended by the Select Board (3-0) and Budget Committee (7-0).

LAYMAN'S LANGUAGE: This article funds the appropriations for the Town's Capital Improvement Plan.

1. The Road Paving CRF permits the Town to fund a ten-year paving plan to bring our road system from grade D grade to grade B by 2030, with steady funding of $575,000 per year. Consistent annual contributions to the fund will permit the town to pave $650,000 annually for the life of the plan through the capital reserve fund.
2. The Highway Equipment CRF funds the repair or replacement of Highway equipment. The equipment replacement schedule requires funding at $200,000 for the duration of the 20-year plan to purchase equipment without incurring debt.
3. The Fire Department CRF funds the repair or replacement of firefighting and/or rescue equipment. Annual funding levels have been $60,000. The equipment replacement schedule requires funding at $180,000 for the duration of the 20-year plan to purchase equipment without incurring debt. The increase to $80,000 brings us closer to the required annual funding. The ability to increase funding for this plan will be evaluated on an annual basis.
4. The Land Acquisition CRF funds the acquisition of land and conservation easements to conserve strategic open space for the Town, help maintain scenic views, wildlife habitat and water quality.
5. The Municipal Building Maintenance CRF funds major maintenance on existing Town buildings. The Capital Improvement Plan requires funding at $175,000 annually.
6. The Bridge Rehabilitation CRF funds design and engineering to rehabilitate or replace bridges throughout Jaffrey. The Capital Improvement Plan requires funding at $120,000 annually.

7. The Police Cruiser Replacement CRF, funded at $40,000 annually, permits replacement of police cruisers two out of every three years. The typical life span of a police cruiser is five years due to their intensive use and extensive idling hours.
8. The Recreation Equipment CRF, was created to fund the purchase of the Department's van that was ordered in 2023 and delivered in 2024. Continuing funding at $10,000 will prepare the Town to replace the new van after its ten-year life expectancy is reached.
9. The Sidewalk CRF permits the town to fund a 10-year plan to reconstruct and pave the town's sidewalk system. Initial annual funding of $100,000 with periodic incremental increases will provide the necessary funding to address our sidewalks over the life of the plan.

	Trust Name	Trust Balance as of 12/31/2025	2025 Appropriation	2026 Increase/ (Decrease)
1	Road Paving CRF	$ 141,812	$ 575,000	$ -
2	Highway Equipment CRF	$ 444,380	$ 200,000	$ -
3	Fire Department CRF	$ 206,159	$ 60,000	$ 20,000
4	Land Acquisition CRF	$ 89,056	$ 5,000	$ -
5	Municipal Building Maintenance CRF	$ 840,185	$ 175,000	$ -
6	Bridge Rehabilitation CRF	$ 343,263	$ 120,000	$ -
7	Police Cruiser Replacement CRF	$ 105,498	$ 40,000	$ -
8	Recreation Equipment CRF	$ 28,919	$ 10,000	$ -
9	Sidewalk CRF	$ 205,524	$ 100,000	$ -
			$ 1,285,000	$ 20,000

Art. 12. To see if the town will vote to raise and appropriate the sum of $210,000 (Two Hundred Ten Thousand Dollars) to be deposited into the following existing Capital Reserve Funds previously established for the listed purposes, with the sum of $150,000 (One Hundred Fifty Thousand Dollars) to come from Downtown Tax Increment Finance District and the sum of $60,000 (Sixty Thousand Dollars) to come from Stone Bridge Tax Increment Finance District:

	Trust Name	Year Established	Amount
1	Downtown TIF District CRF	2017	$ 150,000
2	Stone Bridge TIF District CRF	2022	$ 60,000
			$ 210,000

Recommended by the Select Board (3-0) and Budget Committee (7-0).

LAYMAN'S LANGUAGE: This article will place $150,000 into the Downtown TIF District Capital Reserve Fund to fund future infrastructure enhancements in the Downtown

area. It will also place $60,000 into the Stone Bridge TIF District Capital Reserve Fund to fund future infrastructure enhancements in the Stone Bridge district. All funds will come from their respective TIF District and have no impact on the tax rate.

Trust Name	Trust Balance as of 12/31/2025	2025 Appropriation	2026 Increase/ (Decrease)
1 Downtown TIF District CRF	$ 104,196	$ 150,000	$ -
2 Stone Bridge TIF District CRF	$ 165,137	$ 60,000	$ -
		$ 210,000	$ -

Art. 13. To see if the town will vote to raise and appropriate the sum of $40,150 (Forty Thousand, One Hundred Fifty Dollars) to be deposited into the following existing Expendable Trust Funds previously established for the listed purposes:

Trust Name	Year Established	Amount
1 Cemetery Trees TF	2007	$ 5,000
2 Gravestone Restoration TF	2000	$ 2,000
3 Meetinghouse TF	1991	$ 5,150
4 Retirement Buyout TF	2021	$ 28,000
		$ 40,150

Recommended by the Select Board (3-0) and Budget Committee (7-0).

LAYMAN'S LANGUAGE:

1. The Cemetery Trees Trust funds the care and removal of trees in the Town's cemeteries. Older trees are of concern as falling branches can cause expensive and sometimes irreparable damage to historic gravestones.
2. The Gravestone Restoration Trust is used to repair and maintain stones that have been damaged or vandalized, specifically in those cases where a family member can't be found to assume the responsibility.
3. The Meetinghouse Trust supports major capital costs associated with Jaffrey's most historic building, the town-owned 1775 Meetinghouse. Annual appropriations account for $3,000 and donations and rentals total $2,150, each part of this appropriation.
4. The Retirement Buyout Trust eliminates the direct tax burden associated with retirement buyouts due to their impact on the operational budget. Previously funded at $15,000, $28,000 annually is required to fund nine retirement buyouts over the next eight years, with a $192,000 liability.

	Trust Name	Trust Balance as of 12/31/2025	2025 Appropriation	2025 Increase/ (Decrease)
1	Cemetery Trees TF	$ 20,692	$ 5,000	$ -
2	Gravestone Restoration TF	$ 9,365	$ 2,000	$ -
3	Meetinghouse TF	$ 27,261	$ 5,525	$ (375)
4	Retirement Buyout TF	$ 32,090	$ 15,000	$ 13,000
			$ 27,525	$ 12,625

Art. 14. To see if the Town will vote to raise and appropriate the sum of $40,000 (Forty Thousand Dollars) to be deposited into the Ambulance Services Expendable Trust Fund established in 2025. *Recommended by the Select Board (3-0) and Budget Committee (7-0).*

LAYMAN'S LANGUAGE: This article will place $40,000 in the trust fund to provide the funds necessary for ambulance services to the Town of Jaffrey. The Jaffrey-Rindge Memorial Ambulance (JRMA) submitted a request for level funding of $125,000. As was done in 2025, the Select Board agreed to provide $85,000 in the operating budget. and $40,000 in the warrant article for a Town Meeting decision.

Art. 15. To see if the Town will vote to modify the provisions of RSA 72:35 for an optional tax credit of $1,800 for a Service-Connected Total Disability on residential property. *Recommended by the Select Board (3-0).*

LAYMAN'S LANGUAGE: Recent legislative changes enacted under HB 99 prohibit veterans who qualify for the Optional Tax Credit for Service-Connected Disability from also receiving the Optional Veterans Tax Credit. As a result, qualifying veterans will see an increase in their property tax bills beginning with the 2026 property tax year. Municipalities may prevent this unintended tax increase by raising the amount of the Optional Tax Credit for Service-Connected Disability. The current Optional Veterans Tax Credit is $500 and the Service-Connected Total Disability credit is $1,300. Increasing the Service-Connected Disability tax credit to $1,800 will keep qualifying veterans from losing their current tax credit due to the change in law.

Art. 16. To see if the Town will vote to amend the exemption amounts for elderly, disabled and blind exemptions to the following amounts to be effective April 1, 2026.

Exemptions	Current	Proposed	RSA
Elderly (Age 65-74)	$55,000	$95,000	72:39-a
Elderly (Age 75-79)	$75,000	$130,000	72:39-a
Elderly (Age 80+)	$90,000	$156,000	72:39-a
Disabled	$75,000	$95,000	72:37-b
Blind	$45,000	$79,000	72:37

Recommended by the Select Board (3-0).

LAYMAN'S LANGUAGE: Due to the 2025 revaluation, property values increased 83% on average. The increase in value diminishes the effectiveness of the exemption if not adjusted. Therefore, increasing the exemptions to the amounts proposed brings the effectiveness of the exemption back in line with pre-revaluation values.

Art. 17. To see if the Town will vote to adopt the provisions of RSA 41:11-a, III, providing that any town, during an annual meeting, may adopt an article authorizing indefinitely, until specific rescission of such authority, the Select Board to rent or lease any municipal property for a term of up to five years.
Recommended by the Select Board (3-0).

LAYMAN'S LANGUAGE: This article delegates authority to the Select Board to negotiate leases and rents of town property in terms of up to five years.

Art. 18. To see if the Town will vote to discontinue completely a 30 (Thirty) foot section of Harkness Road, from Bryant Road to a point 30 (Thirty) feet in an easterly direction.
Recommended by the Select Board (3-0).

LAYMAN'S LANGUAGE: Harkness Road has two entrances from its western extremity – one on Bryant Road and the other from Route 124. The Bryant Road entrance is an oblique angle and makes sightlines difficult on the westbound entry onto Route 124. Eastbound traffic entering Harkness Road from Route 124 must cross oncoming westbound traffic. Five accidents in the previous seven years occurred at this intersection. The Town intends to close thirty feet of Harkness Road at Bryant Road to increase the safety of the intersection. Utilizing the easterly, perpendicular entrance to Harkness Road will increase sight lines for travelers entering Route 124. The perpendicular entrance off of Route 124 provides a more standard turn, requiring vehicles to slow before making the turn.

Art. 19. To see if the Town will vote to instruct the Select Board, in its capacity as representatives of the taxpayers, to actively engage with members of the New Hampshire General Court to address the inequitable funding formula for public education. The intent of this article is to affirm that it is the duty of our elected officials to represent the Town's interests at the state level and to advocate for fair and sustainable funding of public schools.
(Submitted by petition).

Art. 20. Do we call on the New Hampshire Legislature to protect local tax payers by ensuring adequate state revenues for essential services, and by avoiding policies that shift costs onto local property taxpayers? This question arises because recent state budgets have reduced or eliminated key revenue sources, forcing towns and counties to raise property taxes to maintain education, healthcare, county nursing homes, public safety and infrastructure. These shifts burden working families, strain local budgets, limit flexibility, and undermine long-term community prosperity. A state budget that prevents cost-shifting and restores municipal revenue sharing eases the tax burden on local property taxpayers and strengthens communities. Be if further resolved that the Select Board/Town Council shall send the results of this vote to the Governor and all members of the General Court representing Jaffrey within 30 days.
(Submitted by petition).

Art. 21. Shall we call on our legislators to protect taxpayers by requiring the Education Freedom Account program to provide fiscal and educational performance reports comparable to those required of public schools, and by limiting eligibility to families with demonstrated financial need? This question is raised because state legislators recently removed all income limits from the Educations Freedom Account program (vouchers), expanding it beyond its original purpose. These changes added tens of millions of dollars in costs while the program provides limited public information on how funds are spent or if educational standards are being met. The voucher program is projected to cost $110 million over the next two years, with no new revenue sources identified. This directs public funds to private education without reducing the expenses public schools are constitutionally required to cover, increasing pressure on local property taxes. Be it further resolved that the Select Board shall send the results of this vote to the Governor and all members of the General Court representing Jaffrey within thirty (30) days of this vote.
(Submitted by petition).

Given under our hands, February 11, 2026.

We certify and attest that on or before February 23, 2026, we posted a true and attested copy of the within Warrant at the place of meeting, Ernest J. Pratt Auditorium, and like copies at the Town Hall and the Town Library, and delivered the original to the Town Clerk.

Jaffrey Board of Selectmen

Franklin W. Sterling, Jr., Chairman

Charles Turcotte

Andrew Lawn