

**SAMPLE  
OFFICIAL BALLOT ANNUAL  
TOWN ELECTION  
BEDFORD, NEW HAMPSHIRE  
MARCH 14, 2023**

BALLOT 1 OF 3

**INSTRUCTIONS TO VOTERS**

- A. TO VOTE, completely fill in the OVAL to the RIGHT of your choice(s) like this:
- B. Follow directions as to the number of candidates to be marked for each office.
- C. 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 OVAL.

**ARTICLE 1: ELECTION OF TOWN OFFICES**

<p style="text-align: center;"><b>TOWN COUNCIL</b></p> <p style="text-align: center;">Vote for not For Three Years more than two (2)</p> <p><b>LORI RADKE</b> <input type="radio"/></p> <p><b>WILLIAM CARTER</b> <input type="radio"/></p> <p><input type="radio"/></p> <p style="text-align: right;">(Write-in) <input type="radio"/></p> <p style="text-align: right;">(Write-in) <input type="radio"/></p>	<p style="text-align: center;"><b>TOWN CLERK</b></p> <p style="text-align: center;">Vote for not For Three Years more than one (1)</p> <p><b>SALLY KELLAR</b> <input type="radio"/></p> <p><input type="radio"/></p> <p style="text-align: right;">(Write-in) <input type="radio"/></p>	<p style="text-align: center;"><b>LIBRARY TRUSTEE</b></p> <p style="text-align: center;">Vote for not For Three Years more than one (1)</p> <p><b>JERRY HANAUER</b> <input type="radio"/></p> <p><input type="radio"/></p> <p style="text-align: right;">(Write-in) <input type="radio"/></p>
<p style="text-align: center;"><b>TOWN COUNCIL</b></p> <p style="text-align: center;">Vote for not For One Year more than one (1)</p> <p><b>JOSEPH F. FAHEY II</b> <input type="radio"/></p> <p><b>BECKY SOULE</b> <input type="radio"/></p> <p><b>MICHAEL STRAND</b> <input type="radio"/></p> <p><input type="radio"/></p> <p style="text-align: right;">(Write-in) <input type="radio"/></p>	<p style="text-align: center;"><b>TRUSTEE OF THE TRUST FUNDS</b></p> <p style="text-align: center;">Vote for not For Three Years more than one (1)</p> <p><b>LAWRENCE CHEETHAM</b> <input type="radio"/></p> <p><input type="radio"/></p> <p style="text-align: right;">(Write-in) <input type="radio"/></p>	

**CHARTER COMMISSION ARTICLES**

**Article 2. FORMATION OF CHARTER COMMISSION PROPOSED BY CITIZEN PETITION**

Shall a Charter Commission be established for the sole purpose of establishing official ballot voting under the current form of government?

**YES**   
**NO**

**TURN BALLOT OVER AND CONTINUE VOTING**

**CHARTER COMMISSION ARTICLES CONTINUED**

**Article 3. CANDIDATES FOR CHARTER COMMISSION**

**CANDIDATES FOR  
CHARTER COMMISSION**

Vote for not  
more than nine (9)

- PETER GALAMAGA**
- DAVID L. GILBERT**
- KELLEIGH GLEASON**
- BILL JENNINGS**
- MELISSA D. KELLY**
- JEFF KERR**
- SUSAN LABRIE**
- BRYAN LORD**
- GAIL LEVESQUE**
- MATTHEW MCLAUGHLIN**
- LORI RADKE**
- ELAINE TEFFT**
- TERRY WOLF**
- KATHLEEN BEMISS**
- PAUL BROCK**
- LESLIE BURNS**
- LINDA CAMAROTA**
- WILLIAM CARTER**
- HSIU CHANG**
- LAWRENCE CHEETHAM**
- RUSSAN CHESTER**
- LIZ GABERT**
- 
- (Write-in)
- (Write-in)
- (Write-in)
- (Write-in)
- (Write-in)
- (Write-in)
- (Write-in)
- (Write-in)
- (Write-in)
- (Write-in)

**ZONING ARTICLES**

**Article 4. ZONING AMENDMENTS PROPOSED BY THE PLANNING BOARD**

**Amendment No. 1**

Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article VIII, Section 275-21 Subsection B(2)(c), by deleting the words shown in strikethrough and adding the words in bold, as follows:

**YES**   
**NO**

- I. Amend Article VIII, Section 275-21 subsection B(2)(c), Density, as follows:
  - c) Density. A maximum of ~~28~~ **18** dwelling units per acre shall be permitted.

[This amendment is intended to reduce the permitted density for elderly housing developments from 28 units per acre to 18 units per acre, to more closely align the permitted density for elderly housing with workforce housing, in response to changes to state law which will make all incentives for elderly housing also applicable to workforce housing.]

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**ZONING ARTICLES CONTINUED**

**Amendment No.2**

Are you in favor of the adoption of Amendment No. 2 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article VIII, Section 275-21, Subsection A and Table 2, Table of Uses as follows:

**YES**   
**NO**

- I. Amend Attachment 2 – Table 2, Table of Uses, in the “Commercial,” “Commercial-2” and “Office” categories to remove Elderly Housing as a permitted use.

[This amendment is intended to remove elderly housing as a permitted use from certain districts in response to changes to state law which will make all incentives for elderly housing also applicable to workforce housing.]

**Amendment No.3**

Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article V, Section 275-32 and Section 275-34 by deleting the words shown in strikethrough and adding the words in bold, as follows:

**YES**   
**NO**

- I. Amend Article V, Section 275-32 subsection J, Common open space area, as follows:

- J. Common open space area. The common open space area, as herein defined, shall constitute at least ~~25%~~ **40%** of the total tract area and shall be comprised of environmentally sensitive areas as well as land suitable for parks, recreation, conservation, or agricultural purposes. Of the minimum common open space area, no more than ~~25%~~ **30%** shall be comprised of environmentally sensitive areas including surface water bodies, land defined as the Wetland Conservation District, and in the absence of municipal sewerage facilities or municipal water facilities, soil types classified as “N/A” (Not Allowed) in the Soils and Steep Slopes Regulations contained in the Subdivision Regulations of the Town of Bedford.

- II. Amend Article V, Section 275-34 Subsection E(1), Open Space, as follows:

- 1. That portion of the common open space area which is not comprised of environmentally sensitive areas, but which is comprised of land suitable for parks, recreation, conservation, or agricultural purposes, shall have a shape, dimensions, character, and location that will ensure its usability for those purposes by all residents of the CRD, Forty percent of the ~~minimum common~~ open space area, ~~all of which is suitable for parks, recreation, conservation, or agricultural purposes,~~ shall be retained in contiguity. ~~The first acre of such common open space retained in contiguity shall have a minimum horizontal dimension, whether length or width, of 200 feet, and there shall be an additional 25 feet of minimum horizontal dimension for each additional acre of such common open space retained in contiguity.~~
- 2. Open space areas shall be easily accessible to pedestrians. The Planning Board is empowered to **review and approve the configuration of the open space and to require pedestrian walks trail connections** which shall interconnect all dwelling units and open space area.

[These amendments are intended to encourage protection of additional open space in cluster subdivisions by increasing the minimum required open space from 25% to 40% and to provide more flexibility in the design of the open space area. The amendment does not change the permitted density of the subdivision, but would encourage more compact development.]

**TURN BALLOT OVER AND CONTINUE VOTING**

**ZONING ARTICLES CONTINUED**

**Amendment No.4**

Are you in favor of the adoption of Amendment No. 4 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article I, Section 275-6, by adding the words in bold, as follows:

**YES**   
**NO**

- I. **JUNKYARD** – Any business and any place of storage or deposit, whether in connection with another business or not, which has stored or deposited two or more unregistered motor vehicles which are no longer intended or in condition for legal use on the public highways, wrecked, scrapped, ruined, or dismantled motor vehicles, motor vehicle parts, old iron, metal, glass, cordage, paper, batteries, rags, brass, copper, rope, rubber, debris, waste, tires, old metals, bottles, cotton or woolen mill waste, unfinished cloth, other waste, or discarded or secondhand material. **This definition excludes antique vehicles and parts as defined under RSA 236:111-a.** [RSA 236:112]

[This amendment is intended to clarify that antique vehicles and parts as defined under RSA 236:111-a are excluded from the definition of Junkyard.]

**Amendment No.5**

Are you in favor of the adoption of Amendment No. 5 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article I, Section 275-6, by adding the words in bold, as follows:

**YES**   
**NO**

- I. **STRUCTURE** – A combination of materials for occupancy or use, such as a building, bridge, trestle, tower, framework, an above ground tank or group of tanks exceeding 500 gallons, tunnel, tent, stadium, platform, shelter, pier, wharf, bin, **storage container**, sign, fences and retaining walls over six feet in height, swimming pools, sports courts with fences over six feet in height, or the like.

[This amendment is intended to clarify that storage containers are included in the definition of a structure and would need to meet the dimensional standards, such as the minimum setbacks from property line.

**Amendment No.6**

Are you in favor of the adoption of Amendment No. 6 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article III, Section 275-22, Subsection D, by adding the words in bold, as follows:

**YES**   
**NO**

- D. Accessory structures shall comply with front, side and rear yard setbacks in accordance with Table 1, Table of Dimensional Regulations; except within the General Residential (GR) District and the Residential Agricultural (RA) District, where one accessory structure of 120 square feet or less may have a minimum setback of five feet from the side or rear property line, provided the structure is not higher than 12 feet and is not placed on a permanent foundation. The wetland setback provisions found in Article IV, 275-28, shall not apply to the one-hundred-twenty-square-foot accessory structure described above. **Treehouses and play structures that are not permanently affixed to the ground shall be exempt from the dimensional requirements in this section.**

[This amendment is intended to clarify that treehouses and play structures that are not permanently affixed to the ground are exempt from the accessory structure dimensional requirements.]

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**ZONING ARTICLES CONTINUED**

**Amendment No. 7**

Are you in favor of the adoption of Amendment No. 7 as proposed by the Planning Board for the Bedford Zoning Map to amend the Town of Bedford Code, Chapter 275, ZONING, Article II, ESTABLISHMENT OF DISTRICTS, Section 275-8, Location of Districts, as follows:

**YES**   
**NO**

To amend the Official Zoning Map of the Town of Bedford, New Hampshire by Rezoning the following parcels of land from the current zoning classification of Service Industrial (SI) to General Residential (GR): 54 Rundlett Hill Road Tax Map/Lot 01-19, consisting of 20 acres. This lot currently has a single family house and accessory structure located on it. The lot is bordered by light industrial uses on Cote Lane to the south, single-family homes zoned General Residential (GR) the east and north, and by vacant land zoned General Residential (GR) to the west. The owner of record is Steven, Gary and Alan Chartrand c/o Alan Chartrand.

[This amendment is intended to rezone the subject parcel from Service Industrial (SI) to General Residential (GR) as the topography and proximity of the lot to existing residential properties is more closely supported by the requirements of the (GR) District.]

**Amendment No.8**

Are you in favor of the adoption of Amendment No. 8 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article III, Section 275-14, Article VIII, Section 275-68, Subsection B.1, Section 275-73, Subsection G, and Section 275-73, Subsection Q, including updating and deleting outdated references.

**YES**   
**NO**

[This amendment is intended to correct outdated references throughout the Zoning Ordinance. The complete text of the amendment is on file for public viewing at the Town Clerk’s Office and on the Town’s Website.]

**ZONING AMENDMENT SUBMITTED BY CITIZEN PETITION:**

**Amendment No. 9**

Are you in favor of the adoption of Amendment No. 9 as proposed by petition of Dennis Tokac and others, as follows:

**YES**   
**NO**

To amend the Town of Bedford Code, Chapter 275, Zoning, Article III Section 275-21, Use Regulations, Attachment 2 – Table 2, Table of Uses, in the “Livestock and Poultry Raising” use category listed in the “Agricultural Use” section, where the use is permitted in the Residential Agricultural (RA) District. The following language shall be added to Footnote 19:

**On lots smaller than 5 acres, roosters and geese are prohibited. Structures and enclosures for the raising and keeping of poultry shall meet the dimensional setbacks from the property line for structures in the Residential Agricultural (RA) District and the setback from wetlands pursuant to Article IV, Section 275-28.**

[THE PLANNING BOARD **DOES NOT** APPROVE OF THIS AMENDMENT.]

**TURN BALLOT OVER AND CONTINUE VOTING**

**ARTICLES**

**Article 5. ISSUANCE OF LONG TERM DEBT FOR A 1.04 MW SOLAR ARRAY AT THE CAPPED LANDFILL & ELECTRICAL TRASH COMPACTORS**

Shall the Town vote to raise and appropriate the sum of four million three hundred ninety one thousand three hundred seventy three dollars (\$4,391,373) for the purpose of constructing a solar array at the capped landfill and electrical trash compactors with associated building and site improvements at the Transfer Station on Chubbuck Road on Town owned land further described as Lot 8-4, and to authorize the issuance of not more than four million three hundred ninety one thousand three hundred seventy three dollars (\$4,391,373) of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); to authorize the Town Council 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; to authorize the Town Council to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, rebate and/or tax incentives/programs, including, but not limited to, those included in the federal Inflation Reduction Act of 2022, which may be available for this project; and further, to authorize the Town Council to take any other action or to pass any other vote relative thereto? Bond payments would begin approximately one year after issuance. (3/5 ballot vote required for approval.)

**YES**   
**NO**

*Explanation: If approved, this funding will be used to construct a 1.04 megawatt (or more depending on available technology) solar array on the capped landfill on Chubbuck Road and to convert the Town's municipal solid waste collection system from trailer beds to electrical compactors. The recent passage of the Inflation Reduction Act allows municipalities to receive a direct rebate from the Federal Government of approximately 15% to 30% for such projects, which the Town would apply for to offset the overall project costs. Making these investments is projected to provide the Town with net zero electrical consumption, have a 9 year pay-back period, and provide tax savings in excess of \$13 million over the 40 year life of the project by reducing the Town's cost to 1 cent or less per kilowatt hour.*

*THE TOWN COUNCIL RECOMMENDS PASSAGE OF THIS ARTICLE.*

**YOU HAVE NOW COMPLETED VOTING THIS BALLOT**