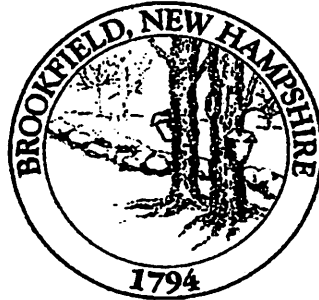


Town Meeting March 18, 2023



State of New Hampshire

The inhabitants of the Town of Brookfield in the County of Carroll in said State qualified to vote in Town affairs.

You are hereby notified to meet at the Town House in said Brookfield on Tuesday, the Fourteenth day of March, next, to act upon warrant Articles 1 through 9 by official ballot. Polls will be open from 1:00 pm to 6:00 pm.

And you are hereby further notified to meet at the Town House in said Brookfield on Saturday, the Eighteenth day of March beginning at 3:00 pm to act upon the following Articles 10 through 15.

1. To choose all necessary Town Officers for the coming year - *By Ballot*.
2. Are you in favor of adoption of Amendment No. 1 as proposed by the Planning Board for the Brookfield zoning ordinance as follows: delete the definition of "accessory building" and adopt instead a definition of "ancillary structure" as anything constructed, the use of which requires location on or in the ground, or attachment to something having a location on or in the ground, which is incidental to the primary dwelling. *(Majority Vote Required) – By Ballot - The Planning Board approves (7-0-0)*.
3. Are you in favor of adoption of Amendment No. 2 as proposed by the Planning Board for the Brookfield zoning ordinance as follows: amend the building lot requirements in the Residential-Agricultural Zone to require that ancillary structures of greater than 50 square feet in area must be set back at least 20 feet from any lot line. *(Majority Vote Required) – By Ballot - The Planning Board approves (7-0-0)*.
4. Are you in favor of adoption of Amendment No. 3 as proposed by the Planning Board for the Brookfield zoning ordinance as follows: amend the building lot requirements in the Residential-Agricultural Zone to require that frontage on a private road be on an approved private road; and to require that lot access be provided from the required road frontage? *(Majority Vote Required) – By Ballot - The Planning Board approves (6-0-1)*.

5. Are you in favor of adoption of Amendment No. 4 as proposed by the Planning Board for the Brookfield zoning ordinance as follows: amend the building lot requirements in the Residential-Agricultural Zone to require that lots of less than 2 acres in the Cedar Park subdivision comply with the generally applicable side or rear setbacks if the side or rear property line abuts a right of way, pond, lake, stream, brook, watercourse, marsh, or seasonally wet area? *(Majority Vote Required) – By Ballot - The Planning Board approves (7-0-0).*
6. Are you in favor of adoption of Amendment No. 5 as proposed by the Planning Board for the Brookfield zoning ordinance as follows: to delete from the ordinance sections identifying "non-permitted uses," which will clarify that the ordinance is a permissive zoning ordinance and that only those uses which are listed in the ordinance are permitted. *(Majority Vote Required) – By Ballot - The Planning Board approves (7-0-0).*
7. Are you in favor of adoption of Amendment No. 6 as proposed by the Planning Board for the Brookfield zoning ordinance as follows: to replace Article II, A (1)(b) regarding home businesses and home occupations with new language defining and separating the two uses and allowing both in the Residential Agricultural Zone by operating permit issued by the Selectmen upon a finding that certain criteria are met. Home occupations are uses conducted entirely within a dwelling or accessory building only by members of the family which are domiciled at the property; home businesses would allow up to four non-resident individuals. Home occupations may not change the outside appearance of any buildings, have any outside storage or display areas, generate unusual amounts of traffic or create a hazard or nuisance to any person or property. Home businesses must be secondary to the residential use of the property and not alter the character of the neighborhood or reduce surrounding property values; may not result in any external evidence of the business activities; have no outdoor display of goods or materials or equipment unless screened; have no window displays; or change the exterior appearance of the structures on the property, unless approved by the Selectmen. *(Majority Vote Required) – By Ballot - The Planning Board approves (7-0-0)*
8. Are you in favor of adoption of Amendment No. 7 as proposed by the Planning Board for the Brookfield zoning ordinance as follows: add to the conditions under which Accessory Dwelling Units are permitted a restriction that the area of the ADU may not exceed 30% of the total floor area of the single family dwelling, including the ADU, or 750 square feet, whichever is larger; and to prohibit the use of campers, RVs, or manufactured homes as ADUs. *(Majority Vote Required) – By Ballot - The Planning Board approves (4-3-0)*
9. Are you in favor of adoption of Amendment No. 8 as proposed by the Planning Board for the Brookfield zoning ordinance as follows: add the following general provision to ensure compliance with HB 1021 (2022): "The use of land or structures primarily for religious purposes are permitted in all zoning districts, provided they comply with the Ordinance's provisions regarding height of structures, yard sizes, lot area, setbacks, open space and building coverage requirements." *(Majority Vote Required) – By Ballot - The Planning Board approves (7-0-0)*

10. Shall the Town of Brookfield accept the provisions of RSA 53-G:1-RSA 53-G:11 providing for the establishment of a communications district, together with the municipalities of Albany, Bartlett, Chatham, Conway, Eaton, Effingham, Freedom, Hales Location, Harts Location, Jackson, Madison, Moultonborough, Ossipee, Tamworth and Tuftonboro in accordance with the provisions of the proposed agreement filed with the Brookfield Governing Body. *(Majority Vote Required). The Selectmen recommend this article.*
11. To see if the Town will raise and appropriate the sum of **\$200,000** to repair the Town's roads; and if the amount of **\$200,000** is authorized to be withdrawn from the Road and Bridge Repair Capital Reserve Fund. *(Majority Vote Required). The Selectmen recommend this appropriation.*
12. To see if the Town will vote to raise and appropriate the sum of **\$7,000** for the Property Revaluation Capital Reserve Fund and said sum to be deposited into the Property Re-Evaluation Capital Reserve Fund. *(Majority Vote Required). The Selectmen recommend this appropriation.*
13. To see if the Town will vote to discontinue the Cable and Internet Capital Reserve Fund created in 2019. Said funds and accumulated interest to date of withdrawal are to be transferred to the Town's general fund. *(Majority Vote Required). The Selectmen recommend this appropriation.*
14. To see if the Town will vote to raise and appropriate the sum of **\$25,000** to be withdrawn from the Town House Capital Reserve Fund for the repair of the Town House windows and interior painting. *(Majority Vote Required). The Selectmen recommend this appropriation.*
15. To see if the Town will vote to raise and appropriate the Selectmen's recommended sum of **\$1,231,078.00** for the Town Operating Budget. Said sum does not include special or individual articles addressed in this Warrant. *(Majority Vote Required). The Selectmen recommend this appropriation.*

Brian Robischeau _____ Date _____

Richard Zacher  _____ Date 2/17/2023

Richard Surette _____ Date _____