



Lyndeborough

The inhabitants of the Town of Lyndeborough in the County of Hillsborough in the state of New Hampshire qualified to vote in Town affairs are hereby notified that the Annual Town Meeting will be held as follows:

First Session of Annual Meeting (Official Ballot Voting)

Date: March 10, 2026
Time: 10:00 am to 7:00 pm
Location: 9 Citizens' Hall Rd, Lyndeborough, NH 03082
Details: Ballot Voting of Town Officers and all other matters requiring ballot vote

Second Session of Annual Meeting (Transaction of All Other Business)

Date: March 14, 2026
Time: 10:00 am to 2:00 pm
Location: 9 Citizens' Hall Rd, Lyndeborough, NH 03082
Details: Annual Town Meeting to act upon all other Articles

GOVERNING BODY CERTIFICATION

We certify and attest that on or before February 19, 2026, a true and attested copy of this document was posted at the place of meeting and at 9 Citizens' Hall Rd, Lyndeborough, NH and that an original was delivered to Patricia Schultz, Town Clerk.

Name	Position	Signature
Mark Chamberlain	Chairman	
Robert Howe	Selectman	
Howard Ray	Selectman	

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Article 01 Selection of Officers

Voting of Town Officers and all other matters requiring ballot vote.

Yes No

Article 02 *Are you in favor of the adoption of Article 2 as proposed by the Planning Board for the Town of Lyndeborough Zoning Ordinance as follows?*

Amend Sections 503.00, 603.00, 703.00, and 803.00 to replace the term "Zoning Board of Adjustment" with "Planning Board" as originally intended and amend certain uses of terms and emphasis for improved clarity.

Amend Section 503.00 to read as follows (language to be added shown in ***bold italics***, language to be removed shown in ~~**bold**~~ ~~**strikeout**~~):

503.00 Conditional Use Permits.

The following uses may be permitted as ~~conditional use permits~~ ***conditional uses*** by the ~~Zoning Planning Board of Adjustment~~. A Site Plan Review and approval will ~~then~~ be required by the Planning Board ***for all uses other than two-family dwellings***: (3/13/18, 3/12/24, ***3/10/26***)

- a. Two family dwellings provided the following conditions can be met:
 - 1) minimum lot size 4 acres;
 - 2) minimum frontage 300 feet;
 - 3) a common road or street access serves both units;
 - 4) two off-street parking spaces shall be provided for each dwelling unit;
 - 5) Certification from the applicant and the Lyndeborough Health/Code Enforcement Officer that any existing septic system or new system is designed to support the increased load created by two families.
- b. Private schools including daycare centers.
- c. Automobile Service
- d. Personal service businesses including but not limited to service or repair of jewelry, appliances or other personal or household items, photography studios, beauty/barber shops and tailors.
- e. Bed and Breakfasts providing the following conditions can be met:
 - 1) the B&B is operated by the resident owner;
 - 2) two (2) non-family employees are permitted on the premises;

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- 3) no additions or changes shall be made to the residence that would make it impractical to revert the building to purely residential;
- 4) two (2) off-street parking spaces shall be provided for the residents of the B&B and one (1) off-street space shall be provided for each rental unit;
- 5) certification from the applicant and the Lyndeborough Health/Code Enforcement Officer that any existing septic system or new system is designed to support the increased load; and
- 6) the business shall be operated in accordance with all Town regulations, state laws and licensing requirements.

Amend Section 603.00 to read as follows (language to be added shown in ***bold italics***, language to be removed shown in **~~bold strikeout~~**):

603.00 ***Conditional Use Permits.***

The following uses may be permitted as ~~conditional use permits~~ ***conditional uses*** by the ~~Zoning Planning Board of Adjustment~~. A Site Plan Review and approval will ~~then~~ be required by the Planning Board: (3/13/18, 3/12/24, ***3/10/26***)

- a. Vehicular sales and repair facilities;
- b. Automobile service stations;
- c. Contractor yards;
- d. Public assembly halls ~~and places of worship~~.

Amend Section 703.00 to read as follows (language to be added shown in ***bold italics***, language to be removed shown in **~~bold strikeout~~**):

~~703.00~~ ***Conditional Use Permits.***

The following uses may be permitted as ~~conditional use permits~~ ***conditional uses*** by the ~~Zoning Planning Board of Adjustment~~. A Site Plan Review and approval will ~~then~~ be required by the Planning Board ***for all uses other than two-family dwellings***: (3/13/18, 3/12/24, ***3/10/26***)

- a. Two-family dwellings provided the following conditions can be met:
 - 1) minimum lot size 4 acres;
 - 2) minimum frontage 500 feet;
 - 3) a common road or street access serves both units;
 - 4) two off-street parking spaces shall be provided for each dwelling unit;

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- 5) Certification from the applicant and the Lyndeborough Health/Code Enforcement Officer that any existing septic system or new system is designed to support the increased load created by two families.

b. Bed and Breakfasts providing the following conditions can be met:

- 1) the B&B is operated by the resident owner;
- 2) two (2) nonfamily employees are permitted on the premises;
- 3) no additions or changes shall be made to the residence that would make it impractical to revert the building to purely residential;
- 4) two (2) off-street parking spaces shall be provided for the residents of the B&B and one (1) off-street space shall be provided for each rental unit;
- 5) certification from the applicant and the Lyndeborough Health/Code Enforcement Officer that any existing septic system or new system is designed to support the increased load; and
- 6) the business shall be operated in accordance with all Town regulations, state laws and licensing requirements.

Amend Section 803.00 to read as follows (language to be added shown in ***bold italics***, language to be removed shown in ~~**bold**~~ **strikeout**):

803.00 Conditional Use Permits.

The following uses may be permitted as ~~conditional use permits~~ ***conditional uses*** by the ~~Zoning Planning~~ ***Zoning Planning*** Board ~~of Adjustment~~. A Site Plan Review and approval will ~~then~~ be required by the Planning Board ***for all uses other than two-family dwellings***: (3/13/18, 3/12/24, ***3/10/26***)

a. Two-family dwellings provided the following conditions can be met:

- 1) minimum lot size 10 acres;
- 2) minimum frontage 1,000 feet;
- 3) a common road or street access serves both units;
- 4) two off-street parking spaces shall be provided for each dwelling unit;
- 5) Certification from the applicant and the Lyndeborough Health/Code Enforcement Officer that any existing septic system or new system is designed to support the increased load created by two families.

b. Bed and Breakfasts providing the following conditions can be met:

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- 1) the B&B is operated by the resident owner;
- 2) two (2) nonfamily employees are permitted on the premises;
- 3) no additions or changes shall be made to the residence that would make it impractical to revert the building to purely residential;
- 4) two (2) off-street parking spaces shall be provided for the residents of the B&B and one (1) off-street space shall be provided for each rental unit;
- 5) certification from the applicant and the Lyndeborough Health/Code Enforcement Officer that any existing septic system or new system is designed to support the increased load; and
- 6) the business shall be operated in accordance with all Town regulations, state laws and licensing requirements.

This amendment has been recommended by the Planning Board.

Yes No

Article 03 *Are you in favor of the adoption of Article 3 as proposed by the Planning Board for the Town of Lyndeborough Zoning Ordinance as follows?*

Amend Section 1303.00 to replace the term "Conditional Use Permits" with "Special Exceptions."

Amend Section 1303.00 to read as follows (language to be added shown in ***bold italics***, language to be removed shown in ~~***bold strikeout***~~):

~~**1303.00 Conditional Use Permits**~~ ***Special Exceptions for Non-conforming Buildings.***
(3/10/98, 3/10/26)

Additions to existing residences or accessory buildings that lie wholly or in part within the lot setbacks designated for the zoning district may be permitted by ~~**Conditional Use Permit**~~ ***Special Exception*** ~~when no alternative is deemed reasonable by the Zoning Board of Adjustment,~~ in accordance with any or all of the following:

- 1) the proposed addition will not be constructed in the setback area; or
- 2) the proposed addition will not be closer to the lot line than the most intrusive portion of the existing building; or

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- 3) the proposed addition is necessary for the health or safety of the occupants of the building as determined by the Building Inspector at the time of permit application.

This amendment has been recommended by the Planning Board.

Yes No

Article 04 *Are you in favor of the adoption of Article 4 as proposed by the Planning Board for the Town of Lyndeborough Zoning Ordinance as follows?*

Amend Section 413.00, Conditional Use Permits, to clarify that abutter notification and public hearing are required prior to granting a conditional use permit.

Amend Section 413.00 in relevant part reads as follows (additional language shown in *bold italics*):

413.00 Conditional Use Permits

A. General

- 1. Conditional Use Permits (CUP) as herein provided for shall be deemed to be permitted uses in their respective zoning districts, subject to the satisfaction of the requirements and standards set forth herein, in addition to all other requirements and standards of this ordinance.
- 2. Wherever a conditional use is authorized by this ordinance, the authority to administer or grant Conditional Use Permits shall be vested in the Planning Board. ***The Planning Board shall hold a duly noticed public hearing with abutter notification prior to granting approval.***

This amendment has been recommended by the Planning Board.

Yes No

Article 05 *Are you in favor of the adoption of Article 5 as proposed by the Planning Board for the Town of Lyndeborough Zoning Ordinance as follows?*

Amend Section 408.00, Soil-Based Zoning Requirements, to update outdated soils references and add the requirement that all lots under 5 acres in the RL1 and LI districts shall have a site-specific soil survey conducted by a NH Certified Professional Soil Scientist.

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Amend Section 408.00 to read as follows (language to be added shown in **bold italics**, language to be removed shown in ~~bold~~ **strikeout**):

408.00 Soil-Based Zoning Requirements (Overlay District) (3/18/00) (3/16/19) (3/10/26)

All lots in the Rural Lands One (RL1) or Light Industrial (~~LI~~) zoning districts with less than 5 acres shall require a minimum of 2 contiguous acres of ~~“slight”~~ **“not limited”** and/or ~~“moderate”~~ **“somewhat limited”** rated soils for septic tank absorption fields, as determined by the USDA Natural Resource Conservation Service criteria ~~and published in Table 11 of the “Soil Survey of Hillsborough County, New Hampshire”, issued October 1985.~~ A site-specific soil survey **shall be** conducted by a NH Certified Professional Soil Scientist ~~may be required by the Planning Board~~ to ensure that the requirements of this section are met. Contiguous shall mean any area undivided by wetland, ponding (seasonal or perennial) or seasonal or perennial drainage ways. Lots of record shall not be affected by this soil-based zoning for residential usage.

All lots in the Rural Lands One (RL1) or Light Industrial zoning districts with less than 500 ~~feet~~ **feet** of frontage shall require a minimum of 2 contiguous acres of ~~“slight”~~ **“not limited”** and/or ~~“moderate”~~ **“somewhat limited”** rated soils for septic tank absorption fields as determined by the USDA Natural Resource Conservation Service criteria. ~~and published in Table 11 of the “Soil Survey of Hillsborough county, New Hampshire”, issued October 1985).~~ A site-specific soil survey **shall be** conducted by a NH Certified Professional Soil Scientist ~~may be required by the Planning Board~~ to ensure that the requirements of this section are met. Contiguous shall mean any area undivided by wetland, ponding (seasonal or perennial) or seasonal or perennial drainage ways. Lots of record shall not be affected by this soil-based zoning for residential usage. (3/18/00) (3/16/19) **(3/10/26)**

[Note of Clarification: This section 408.00 does not apply to the Village District, section 500.00; Rural Lands 2, section 800.00; Rural Lands 3, section 900.00; or the Large Tracts of Land, section 404.00.]

This amendment has been recommended by the Planning Board.

Yes

No

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Article 06 Zoning Amendment Article (by petition)

Article (1): Are you in favor of the adoption of Article (1) as proposed by citizens of The Town of Lyndeborough for Town of Lyndeborough Zoning Ordinance as follows?

Amend section 702.00 to help preserve the rural character of Rural Lands One (RL1) and read as follows (language to be added shown in bold italics, language to be removed shown in bold strikeout).

702:01 Area. Minimum lot size 5 acres which shall require a minimum of 2 contiguous acres of dry land undivided by wetland, pond or drainage way with "not limited" and/or "somewhat limited" rated soils as required by Section 408.00.

702:02 Frontage. Minimum 500 250 feet of continuous frontage.

Article (2): Are you in favor of the adoption of Article (2) as proposed by citizens of The Town of Lyndeborough for Town of Lyndeborough Zoning Ordinance as follows?

Amend section 408 to clarify soil based zoning requirements and to read as follows (language to be added shown in bold italics, language to be removed in bold strikeout):

408:00 Soil Based Zoning Requirements

All lots in the Rural Lands One (RL1) or Light Industrial zoning districts with less than 5 acres shall require a minimum of 2 contiguous acres of "not limited" "slight" and/or "somewhat limited" "moderate limitations" limitations rated soils for septic tank absorption fields, as determined by the USDA Natural Resource Conservation Service criteria and published at "Web Soil Survey (<https://websoilsurvey.nrcs.usda.gov/app/>)" in Table 11 of the "Soil Survey of Hillsborough County, New Hampshire", issued October 1985. A Site specific soil survey conducted by a NH Certified Professional Soil Scientist may be required by the Planning Board to ensure that the requirements of this section are met. Contiguous shall mean any area undivided by wetland, ponding (seasonal or perennial) or seasonal or perennial drainage ways. Lots of record shall not be affected by this soil-based zoning for residential usage.

All lots in the Rural Lands One (RL1) or Light Industrial zoning districts with less than 500 foot frontage shall require a minimum of 2 contiguous acres of "not limited" "slight" and/or "somewhat limited" "moderate limitations" limitations rated soils for septic tank absorption fields, as determined by the USDA Natural Resource Conservation Service criteria and published at "Web Soil Survey (<https://websoilsurvey.nrcs.usda.gov/app/>)" in Table 11 of the "Soil Survey of Hillsborough County, New Hampshire", issued October 1985.. A Site specific soil survey conducted by a NH Certified Professional Soil Scientist may be required by the Planning Board to ensure that the requirements of this section are met. Contiguous shall mean any area undivided by wetland, ponding (seasonal or perennial) or seasonal or perennial drainage ways. Lots of record shall not be affected by this soil-based zoning for residential usage. (3/18/00) (3/16/19) (3/10/26)

[Note of Clarification: This section 408.00 does not apply to the Village District, section 500.00; Rural Lands 2, section 800.00; Rural Lands 3, section 900.00; or the Large Tracts of Land, section 404.00.] (by petition)

Yes

No

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Article 07 Zoning Amendment Article (by petition)

To see if the town will vote to amend Section 411 of the Zoning Ordinance to allow up to two Accessory Dwelling Units (ADUs) by right on lots greater than five acres. ADU's may be attached or detached from the primary dwelling. The combination of the two ADU's would not exceed 2,000 square feet. Currently Lyndeborough allows one ADU of up to 2,000 square feet by right.

Amend Section 411.00, subsection 1 to read as follows (language to removed shown in bold strikeout, language to added shown in bold italics):

An Accessory Dwelling Unit shall be allowed as a matter of right by the Building Inspector pursuant to RSA 674:71 and 674:72 in all zoning districts that permit single family dwellings. One accessory dwelling unit shall be allowed without additional requirements for lot size, frontage, space limitations, or other controls beyond what would be required for a single family dwelling without an accessory dwelling unit. Not more than one accessory dwelling unit for any single family residence shall be allowed. Up to two ADUs are allowed by right on lots greater than five acres provided that the total square footage of the two ADUs does not exceed 2,000 Square feet in area. (by petition)

Yes No

Article 08 Town Operating Budget

To see if the Town of Lyndeborough will vote to raise and appropriate the sum of Three Million, Forty Six Thousand, Eight Hundred Fifty Five Dollars (\$3,046,855), representing the Operating Budget for fiscal year 2026, as prepared by the Budget Committee. Said sum is exclusive of all special or individual articles addressed; or to take any other action relative thereto.

The Board of Selectmen and Budget Committee Recommend this Article. (Majority Vote Required)

Yes No

Article 09 1997 Fire Department Pumper Capital Reserve Fund

To see if the Town of Lyndeborough will vote to raise and appropriate the sum of Thirty-Six Thousand Dollars (\$36,000) to be added to the Repair and Replacement of the 1997 Fire Department Pumper Capital Reserve Fund previously established for that purpose; or to take any other action relative thereto.

The Board of Selectmen and Budget Committee recommend this Article. (Majority Vote Required)

Yes No

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Article 10 2005 Fire Department Pumper Capital Reserve Fund

To see if the Town of Lyndeborough will vote to raise and appropriate the sum of Thirty-nine Thousand Dollars (\$39,000) to be added to the Repair and Replacement of the 2005 Fire Department Pumper Capital Reserve Fund previously established for that purpose; or to take any other action relative thereto.

The Board of Selectmen and Budget Committee Recommend this Article. (Majority Vote Required)

Yes No

Article 11 Fire Department Equipment Capital Reserve Fund

To see if the Town of Lyndeborough will vote to raise and appropriate the sum of Fifteen Thousand Dollars (\$15,000) to be added to the Repair and Replacement of Lyndeborough Fire Department Equipment Capital Reserve Fund, previously established for that purpose; or to take any other action relative thereto.

The Board of Selectmen and Budget Committee Recommend this Article. (Majority Vote Required)

Yes No

Article 12 2002 John Deere Grader Capital Reserve Fund

To see if the Town of Lyndeborough will vote to raise and appropriate the sum of Twenty Thousand dollars (\$20,000) to be added to the Repair and Replacement of the 2002 John Deere Grader Capital Reserve Fund previously established for that purpose; or to take any other action relative thereto.

The Board of Selectmen and Budget Committee recommend this article. (Majority vote required).

Yes No

Article 13 2022 One-Ton Truck Capital Reserve Fund

To see if the Town of Lyndeborough will vote to raise and appropriate the sum of Eighteen Thousand Five Hundred Dollars (\$18,500) to be added to the Repair and Replacement of the 2022 One-Ton Truck Capital Reserve Fund previously established for that purpose; or take any other action relative thereto.

The Board of Selectmen and Budget Committee recommend this Article. (Majority vote required).

Yes No

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Article 14 2016 Mid-Sized Dump Truck Capital Reserve Fund

To see if the Town of Lyndeborough will vote to raise and appropriate the sum of Ten Thousand Dollars (\$10,000) to be added to the Repair and Replacement of the 2016 Mid-Size Dump Truck Capital Reserve Fund previously established for that purpose; or take any other action relative thereto.

The Board of Selectmen and Budget Committee recommend this article. (Majority vote required).

Yes No

Article 15 Loader Capital Reserve Fund

To see if the Town of Lyndeborough will vote to raise and appropriate the sum of Nineteen Thousand Dollars (\$19,000) to be added to the Repair and Replacement of the Loader Capital Reserve Fund previously established for that purpose; or take any other action relative thereto.

The Board of Selectmen and Budget Committee recommend this Article. (Majority Vote Required)

Yes No

Article 16 2018 Dump Truck Capital Reserve Fund (Ten Wheeler)

To see if the Town of Lyndeborough will vote to raise and appropriate the sum of Twenty-Six Thousand Dollars (\$26,000) to be added to the Repair and Replacement of the 2018 Dump Truck Capital Reserve Fund previously established for that purpose; or take any other action relative thereto.

The Board of Selectmen and Budget Committee recommend this Article. (Majority Vote Required)

Yes No

Article 17 2020 Dump Truck Capital Reserve Fund (Mid-sized Truck)

To see if the Town of Lyndeborough will vote to raise and appropriate the sum of Eighteen Thousand Five Hundred Dollars (\$18,500) to be added to the Repair and Replacement of the 2020 Dump Truck Capital Reserve Fund previously established for that purpose; or take any other action relative thereto.

The Board of Selectmen and Budget Committee recommend this Article. (Majority Vote Required)

Yes No

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Article 18 Backhoe Capital Reserve Fund

To see if the Town of Lyndeborough will vote to raise and appropriate the sum of Twenty Thousand Five Hundred Dollars (\$20,500) to be added to the Repair and Replacement of the Backhoe Capital Reserve Fund previously established for that purpose; or take any other action relative thereto.

The Board of Selectmen and Budget Committee recommend this Article. (Majority Vote Required)

Yes No

Article 19 Discontinue the Repair & Replacement of the Ambulance & Medical Equipment Capital Reserve Fund

To see if the town will vote to discontinue the Repair & Replacement of the Ambulance & Medical Equipment Capital Reserve Fund created in 2017. Said funds, with accumulated interest to date of withdrawal, are to be transferred to the municipality's general fund.

The Board of Selectmen and Budget Committee Recommend this Article. (Majority vote required)

Yes No

Article 20 To Establish a Fund for General Grant Funding

To see if the town will vote to establish a Grant Funding Capital Reserve Fund under the provisions of RSA 35:1 for purpose of funding the town's share of grants for town projects and to raise and appropriate the sum of \$35,000 to be placed in this fund. Further, to name the Board of Selectmen as agents to expend from said fund. This sum to come from the General Fund, no amount to be raised from taxation; or to take any action relative thereto.

The Board of Selectmen and Budget Committee recommend this Article. (Majority Vote Required)

Yes No

Article 21 Establish a Welfare Expendable Trust Fund

To see if the town will vote to establish a Welfare Expendable Trust Fund per RSA 31:19-a, for the purpose of paying costs associated with Welfare and to raise and appropriate Ten Thousand Dollars (\$10,000) to put in the fund; further to name the Board of Selectmen as agents to expend from said fund. Recommendations Required.

The Board of Selectmen and Budget Committee recommend this Article. (Majority vote required)

Yes No

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Article 22 To Change Planning Board from Appointed to Elected (by petition)

To see if the Town will vote, pursuant to RSA 673:2, II; to change the Lyndeborough Planning Board from an appointed board to an elected board consisting of seven (7) members, and further to provide that the first election of Planning Board members shall occur at the 2026 Annual Town Election, with the initial elected members' terms to be staggered pursuant to RSA 673:5 I, for one year, two year, and three year terms. (By Petition) (by ballot, majority vote required)

Yes

No

Article 23 Other Business

To transact any other business that may legally come before said meeting;

Yes

No

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