

**TOWN OF BEDFORD, NEW HAMPSHIRE  
2026 MUNICIPAL WARRANT**

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To the inhabitants of the Town of Bedford in the County of Hillsborough in the State of New Hampshire qualified to vote on Town affairs:

**First Session**

You are hereby notified that the first session (the Deliberative Session) of the Annual Town Meeting will be held on Monday, February 2, 2026 at 6:30 PM at the Bedford High School Auditorium, 47 Nashua Road, Bedford, NH. The first session will consist of explanation, discussion, and debate of each of the following warrant articles, will also afford voters who are present the opportunity to propose, debate, and adopt amendments to warrant articles, except those articles in which wording is prescribed by law, and no warrant article shall be amended to eliminate the subject matter of the article.

**Second Session**

The second session of the Annual Town Meeting, to elect Town officers by official ballot and to vote on all warrant articles as they may have been amended at the first session, will be held on Tuesday, March 10, 2026 at Bedford High School Gymnasium, 47 Nashua Road, Bedford, NH. Polls for voting on by official ballot will open at 7:00 AM and close at 7:00 PM.

**Article 1. ELECTION OF TOWN OFFICERS**

To elect (2) Town Councilors for three-year terms, To elect (1) Town Councilor for a two-year term, (1) Town Clerk for a three-year term, (1) Library Trustee for a three-year term, (1) Trustee of the Trust Funds for a three-year term, (1) Town Moderator for a two-year term, (1) Supervisor of the Checklist for a six-year term, (1) Supervisor of the Checklist for a four-year term.

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**Article 2. 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 I, Section 275-6, Definitions, by deleting the words in strikethrough and adding the words in bold, as follows:

BOARDING, LODGING OR ROOMING HOUSE – Any dwelling unit which is occupied by ~~more than two~~ **more than one** adult person **who is not considered part of a Single-Housekeeping Unit** ~~not related by blood or marriage~~ and which provides sleeping accommodations on

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either a transient or permanent basis, with or without meals, but without separate cooking facilities. This definition shall not apply to group quarters for special-needs groups.

**SINGLE-HOUSEKEEPING UNIT – A group of one or more persons living together in a dwelling unit as a relatively permanent and stable household, sharing common areas, household activities and the costs and responsibilities of the household, such as utilities, food and other expenses, and functioning as a single, cohesive domestic unit. Single-Housekeeping Units do not include fraternities, sororities, boarding, lodging, rooming house, short-term rental, halfway house, or any other group living arrangement where the residents do not operate as a single integrated household.**

*[This amendment is necessary to bring the Town’s Zoning Ordinance into compliance with changes to NH State law, by removing any references to familial or blood relations from the definition of “Boarding, Lodging or Rooming House” and creates a definition for the “Single-Housekeeping Unit” to describe a group of people living together and functioning as a relatively permanent household. If this amendment fails, the Town’s current definition of “Boarding, Lodging or Rooming House” will not be enforceable.]*

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 I, Section 275-6, Article III, Section 275-21, Subsections I and J, Accessory Apartment, and Table of Uses, Attachment 2—Table 2, as follows:

To amend the development standards and definition of Attached Accessory Apartment and Detached Accessory Apartment to be consistent with NH State Law.

*[This amendment is necessary to bring the Town’s Zoning Ordinance into compliance with changes to NH State law, which requires all municipalities to allow at least one accessory dwelling unit, without additional requirements beyond what is required for a single-family dwelling. This amendment modifies the development standards and definition for attached Accessory Apartment and Detached Accessory Apartment and removes the requirement for a conditional use permit for a Detached Accessory Apartment and removes any criteria that do not also apply to single family homes. If this amendment fails, the Town’s existing zoning regulations for Accessory Apartments will not be enforceable. The complete text of the 2-page amendment is on file for public viewing at the Town Clerk’s Office and the Town Website.]*

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 III, Section 275-21 and Table 2 - Table of Uses, and Sections 275-21B(4), Workforce Housing, as follows:

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To amend the Table of Uses to permit garden style multifamily housing on the second story or above within mixed-use buildings, subject to the workforce housing standards, with a maximum building height not greater than two stories in the Commercial (CO) Zone and not greater than three stories in the Commercial-2 (CO-2), Neighborhood Commercial (NC), and Highway Commercial (HC) Zones.

*[The amendment is necessary to bring the Town’s Zoning Ordinance into compliance with NH State law, which requires that all municipalities permit multifamily residential uses within all commercial zones. This amendment allows for multifamily housing on the second story or above within mixed-use buildings, located in the Commercial (CO), Commercial-2 (CO-2), Highway Commercial (HC), and Neighborhood Commercial (NC) Zones, subject to the workforce housing standards. New construction would be limited to a maximum building height of not more than three stories in the Commercial-2 (CO-2), Highway Commercial (HC), and Neighborhood Commercial (NC) Zones, and not more than two stories in the Commercial (CO) Zone. Multifamily development must also be served by public water and sewer utilities. If this amendment fails, the multifamily residential use will be permitted in all commercial zones without the development standards described above. The complete text of the 2-page amendment is on file for public viewing at the Town Clerk’s Office and the Town Website.]*

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 III, Section 275-22, Dimensional Regulations, and Table 1 – Table of Dimensional Regulations, as follows:

Amend Table 1 –Table of Dimensional Standards, in the “Front Yard” category by deleting the required 35-foot Front Yard Setback in the General Residential Zone and replacing it with a 25-foot Front Yard Setback, and in the “Rear Yard” and “Side Yard” categories by deleting the 25-foot Rear Yard and Side Yard (abutting a lot) Setbacks in the General Residential Zone, and replacing it with a 15-foot Rear Yard and Side Yard (abutting a lot) Setbacks.

*[This amendment is intended to better align the dimensional standards in the General Residential Zone with the existing smaller lot sizes and land use patterns within the district. The zoning amendment reduces the front structural setback from 35 feet to 25 feet and the rear and side (abutting a lot) setbacks from 25 feet to 15 feet. The General Residential (GR) zone is primarily located in the northeasterly corner of Bedford, to the northeast of Route 114, and around the shore of Sebbins Pond. The collector streets within the GR zone include Boynton Street and Donald Street, and the district borders Goffstown and Manchester.]*

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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, definitions, by adding the words in bold, as follows:

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 **as measured from the base of the footing of the wall to the top of the retaining wall**, swimming pools, sports courts with fences over six feet in height, or the like.

*[This amendment is intended to make expressly clear that the measurement of a retaining wall is from the base of the footing of the wall to the finished grade at the top of the retaining wall. This method of measurement includes all the components of the wall and is consistent with the Building Code.]*

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 275-21, Use Regulations, Attachment 2 – Table 2, Table of Uses and Article VIII, Section 275-61G as follows:

To amend the Table of Uses to remove nursing homes and assisted living facilities as a permitted use in the Commercial (CO), Commercial-2 (CO-2) and Performance Zones (PZ).

*[This amendment is intended to remove nursing homes and assisted living facilities as a permitted use in the Commercial (CO), Commercial-2 (CO-2) and Performance Zones (PZ) because the Town has an overabundance of nursing home beds (459) and assisted living units (224) and new facilities may strain the Fire Department's emergency response services. The complete text of the 1-page amendment is on file for public viewing at the Town Clerk's Office and the Town Website]*

Amendment No.7

Are you in favor of the adoption of Amendment No. 7 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article III, Section 275-21, Subsection L (4 & 5), Cottage Court Housing Development Standards and Architectural Standards, as follows:

To amend the development and architectural standards for Cottage Court Housing to clarify that the Cottage Court units may have full basements, but the total finished living area of the cottage unit cannot exceed 1,500 sq. ft., to clarify that cottages are to be clustered

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around a courtyard or area of common open space, and to clarify that the Planning Board may require additional fencing and landscaping to screen the development from adjacent properties.

*[This amendment modifies the development and architectural standards for Cottage Court Housing to clarify that the cottage units may have full basements, but the total finished living area of the cottage unit cannot exceed 1,500 sq. ft. The amendment also clarifies that Cottages Court Housing is to be clustered around a courtyard or area of common open space, and that the Planning Board may require additional fencing and landscaping to screen the development from adjacent properties. The complete text of the 1-page amendment is on file for public viewing at the Town Clerk's Office and the Town Website.]*

**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 VII Historic District, Sections 275-46 – 275-55, as follows:

To amend the Historic District Ordinance to correct outdated references and remove language that is duplicated in the Historic District Regulations.

*[This is a housekeeping amendment proposed by the Historic District Commission to remove duplications and inconsistencies between the Historic District Regulations and Historic District Ordinance. The amendment does not change the authority of the Historic District Commission and does not change the Historic District boundary. The complete text of the amendment is on file for public viewing at the Town Clerk's Office and the Town Website.]*

**ZONING AMENDMENT SUBMITTED BY CITIZENS' PETITION:**

**Amendment No. 9**

Are you in favor of the adoption of Amendment No. 9 as proposed by Pat MacMonagle and others, as follows:

To amend the Town of Bedford Code, Chapter 275, Zoning, Article II, Section 275-8, Location of Districts and the Zoning map to exclude 320 Wallace Road, Tax Map/Lot 14-67-2 and 324 Wallace Road, Tax Map/Lot 14-67-1 from the Historic District.

This would remove two residential properties located at the northwestern corner of the district from the Historic District, from 320 Wallace Road to 324 Wallace Road. These newer homes were built after 2018.

*[THE PLANNING BOARD SUPPORTS PASSAGE OF THIS AMENDMENT.]*

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**Article 3. COLLECTIVE BARGAINING AGREEMENT – FIRE**

To see if the Town will vote to approve the cost item included in the collective bargaining agreement reached between the Town Council and the Bedford Professional Firefighters, IAFF Local #3639 for calendar years 2026-2028, which calls for the following increases in salaries and benefits at the current staffing level:

Year	Estimated Increase	Estimated Tax Impact
2026	\$395,742	\$0.06/1,000
2027	\$312,439	\$0.05/1,000
2028	\$316,799	\$0.05/1,000

and further to raise and appropriate \$395,742 for the 2026 fiscal year, such 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. Additionally, if a successor collective bargaining agreement effective January 1, 2029 is not negotiated, bargaining unit employees will continue to accrue and receive a longevity benefit payment of \$100 for every completed year of service starting after the fifth year of service, which will cost an estimated additional \$5,200 per year, until a successor collective bargaining agreement is reached. (Majority vote required.)

Recommended by the Town Council 6-1

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**Article 4. [Conditional article for Article 3]**

Shall the Town, if Article 3 is defeated, authorize the Town Council to call one special meeting, at its option, to address Article 3 cost items only? (Majority vote required.)

Recommended by the Town Council 6-0

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**Article 5. COLLECTIVE BARGAINING AGREEMENT – POLICE**

To see if the Town will vote to approve the cost item included in the collective bargaining agreement reached between the Town Council and the Bedford Police Union, State Employees Association of New Hampshire, Inc., Service Employees International Union, Local 1984, Chapter 64 for calendar years 2026-2028, which calls for the following increases in salaries and benefits at the current staffing level:

Year	Estimated Increase	Estimated Tax Impact
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2026	\$231,511	\$0.04/1,000
2027	\$375,160	\$0.06/1,000
2028	\$289,593	\$0.05/1,000

and further to raise and appropriate \$231,511 for the 2026 fiscal year, such 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. Additionally, if a successor collective bargaining agreement effective January 1, 2029 is not negotiated, bargaining unit employees will continue to accrue and receive a longevity benefit payment of \$100 for every completed year of service starting after the fifth year of service, which will cost an estimated additional \$4,400 per year, until a successor collective bargaining agreement is reached. (Majority vote required.)

Recommended by the Town Council 6-1

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**Article 6. [Conditional article for Article 5]**

Shall the Town, if Article 5 is defeated, authorize the Town Council to call one special meeting, at its option, to address Article 5 cost items only? (Majority vote required.)

Recommended by the Town Council 6-0

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**Article 7. 2026 OPERATING BUDGET**

Shall the Town 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 thirty-nine million six hundred forty-eight thousand two hundred seventy-three dollars (\$39,648,273). Should this article be defeated, the default budget shall be thirty-eight million two hundred fifty-nine dollars (\$38,000,259), which is the same as last year, with certain adjustments required by previous action of the Town 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. **(If passed the estimated Tax Impact: \$3.66/1,000 assessed property value, if not passed the estimated Tax Impact is \$3.40/1,000 assessed property value, the 2025 rate is \$3.87/1,000)** (Majority vote required)

Recommended by the Town Council 5-1-1

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**Article 8. CAPITAL RESERVE FUND – PROJECTS AND EQUIPMENT**

Shall the Town raise and appropriate as a capital reserve budget, the amounts set forth in the warrant article, for the purposes set forth therein, totaling one million eight hundred thirty five thousand nine hundred dollars (\$1,835,900). One million eight hundred seven thousand nine hundred dollars (\$1,807,900) to come from new taxation, twenty eight thousand dollars (\$28,000) to come from the Sewer fund. **(Estimated Tax Impact: .29/1,000 assessed property value)** (Majority vote required.)

Assessment/Revaluation Reserve .....	31,300
Cemetery Reserve .....	25,000
Document Management Reserve .....	15,000
Facilities BCTV Reserve .....	10,000
Facilities Town Hall Reserve .....	20,000
Facilities Safety Complex Generator Reserve .....	10,000
Facilities Municipal Facility Improvements Reserve .....	10,000
Fire Ambulance Reserve.....	320,000
Fire Equipment Reserve .....	272,000
Fire Engine Reserve .....	325,000
Fire Ladder Truck Reserve .....	100,000
Fire Light Vehicle Reserve .....	47,250
Fire Public Fire Protection Water Supply .....	17,000
IT- Phone Replacement Reserve .....	20,500
IT Infrastructure Reserve.....	25,000
PD Command Vehicle Reserve .....	13,350
PD Communications Network Reserve .....	30,000
PD Mobile Radios Reserve.....	25,000
PD Digital Evidence Platform (Body Warn Cameras) .....	60,000
PD Taser Equipment Reserve .....	40,000
PW Solid Waste Backhoe Reserve.....	7,000
PW Traffic Signal Reserve.....	4,500

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PW One-Ton Trucks.....	40,500
PW Ten Wheel Dump Truck Reserve .....	45,000
PW Front End Loader Reserve.....	41,000
PW Loader Backhoe Reserve.....	12,500
PW Sweeper Reserve .....	62,000
PW Compressor Reserve .....	2,000
PW Chipper Reserve .....	7,000
PW Grader Reserve .....	2,500
PW Hot Box Reserve.....	3,500
PW Wheeled Excavator .....	60,000
PW Sewer Catch Basin Cleaner Reserve .....	16,500
Rec Sportsman Turf Replacement.....	80,000
Rec Tractor with Backhoe Reserve.....	2,500
Rec Skid Steer Reserve .....	5,000
SEWER Catch Basin Cleaner Reserve.....	28,000

Recommended by the Town Council 5-1

*Explanation: The specific equipment and projects are identified and detailed in the Town’s written Capital Improvement Plan. Funding for the Capital Improvement Plan has been appropriated annually. The Town voted in 2004 to establish the Town Council as authorized agents for the purpose of expending the funds.*

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**Article 9. CAPITAL RESERVE FUND – BCTV EQUIPMENT AND INFRASTRUCTURE FUND**

Shall the Town establish a capital reserve fund under RSA 35:1 known as the “BCTV Equipment and Infrastructure Fund” for the purpose of modernizing and enhancing the technical capabilities of Bedford Community Television (BCTV) and WBNH Radio and to raise and appropriate the sum of thirty thousand dollars (\$30,000). This sum to come from the BCTV Enterprise fund balance and no amount is to be raised from taxation. **(Estimated Tax Impact: None)** (Majority vote required.)

Recommended by the Town Council 5-1

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*Explanation: This is a request to create a new capital reserve for the long term modernization and enhancement of the technical capabilities of Bedford Community Television (BCTV) and WBNH Radio. As BCTV operates as an enterprise fund there is no tax impact to this request.*

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**Article 10. DISCONTINUING IT SOFTWARE LICENSING CAPITAL RESERVE**

To see if the Town will vote to discontinue the IT Software Licensing Capital Reserve Fund. Said fund and accumulated interest to date of withdrawal are to be transferred to the municipality's general fund. (Majority vote required.)

Recommended by the Town Council 6-0

*Explanation: The project has been completed and this vote is required to close the fund.*

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**Article 11. CITIZEN PETITIONED ARTICLE**

This is a citizen petitioned article to see if the Town will vote to raise and appropriate the sum of eight hundred thousand dollars (\$800,000) for the purpose of reconstructing the Skateboard Park, with \$88,000 to come from existing private contributions and \$234,000 to come from existing recreation field improvement capital reserves. The remaining \$478,000 is to come from unassigned fund balance and no amount is to be raised from taxation. To further authorize the Town Council to apply for, obtain and accept federal, state or other aid, if any, which may be available for this project. This special warrant article will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the project is complete or December 31, 2031, whichever is sooner. **(Estimated Tax Impact: None)** (Majority vote required.)

Not Recommended by the Town Council 4-2

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**Article 12. KENO GAMES**

Shall we prohibit the operation of Keno games within the Town of Bedford? (Majority vote required.)

Recommended by the Town Council 6-0

*Explanation: A yes vote is to prohibit Keno games.*

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**Article 13. GAMES OF CHANCE**

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Shall we prohibit the operation of games of chance within the Town of Bedford? (Majority vote required.)

Recommended by the Town Council 5-1

*Explanation: A yes vote is to prohibit games of chance.*

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Given under our hands and seal this \_\_\_\_\_ day of January 2026

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*Lori Radke, Chairwoman*

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*Phil Greazzo, Vice Chairman*

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*Kathleen Bemiss, Councilor*

\_\_\_\_\_  
*William Carter, Councilor*

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*Gail Levesque, Councilor*

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*Becky Soule, Councilor*

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*Michael Strand, Councilor*