

OFFICIAL
NON-PARTISAN
ABSENTEE
BALLOT

Town of Center Harbor
New Hampshire

March 10, 2026

OFFICIAL BALLOT
ANNUAL TOWN ELECTION
CENTER HARBOR, NEW HAMPSHIRE
MARCH 10, 2026

Board of Selectman (3 Year Term) (Vote for not more than 1)	Trustee of the Trust Funds (3 Year Term) (Vote for not more than 1)	Cemetery Trustee (3 Year Term) (Vote for not more than 1)
WILLIAM RICCIARDI <input type="radio"/>	LEE WOODWORTH <input type="radio"/>	MAE WILLIAMS <input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(Write-In)	(Write-In)	(Write-In)
Moderator (2 Year Term) (Vote for not more than 1)	Library Trustees (3 Year Term) (Vote for not more than 1)	Supervisor of the Checklist (6 Year Term) (Vote for not more than 1)
CHARLES HANSON <input type="radio"/>	JILL WEED <input type="radio"/>	SANDY FROST <input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(Write-In)	(Write-In)	(Write-In)

ARTICLES

Article 1-B: Are you in favor of the adoption of Amendment 1-B, to add a definition to the Town of Center Harbor Zoning Ordinance: **2:2:31 Bunkhouse** - a structure that: (a) Serves solely as a supplementary sleeping area for a residence; (b) Has no kitchen or other cooking facilities; and (c) Has no shower or bathing facilities; and(d) Has no interior connection to this residence.

Recommended by the Planning Board

YES
NO

Article 1-C: Are you in favor of the adoption of Amendment 1-C, as proposed by the Planning Board, for the Town Zoning Ordinance to change the definition to **2:2:8 Dwelling Unit** – One room, or connected rooms, containing independent cooking, sleeping and sanitary facility.

Recommended by the Planning Board

YES
NO

Article 1-D: Are you in favor of the adoption of Amendment 1-D, as proposed by the Planning Board, for the Town Zoning Ordinance, to add an exception to **2:2:15 Structure**. Septic tank or leach field located at least ten (10) feet from the property line in accordance with state regulation.

Recommended by the Planning Board

YES
NO

Article 1-E: Are you in favor of the adoption of Amendment 1-E, as proposed by the Planning Board as follows to amend the Town Zoning Ordinance to comply with the revisions of the NH law (HB577) on Accessory Dwelling Units changing the definition to:

2:2:20 Accessory Dwelling Unit (ADU) – A residential dwelling unit that is located on a lot containing a single-family dwelling, or detached on the same lot of the single family dwelling unit that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking and sanitation on the same parcel of land as the principal dwelling unit it accompanies. Accessory Dwelling Units may be constructed at the same time as the principal dwelling unit. “Attached unit” means a unit that is within or physically connected to the principal dwelling unit or completely contained within a preexisting detached structure. “Detached unit” means a unit that is neither within nor physically connected to the principal dwelling unit, nor completely contained within a preexisting detached structure. A detached ADU may be converted from an existing structure, including but not limited to a detached garage or barn regardless of whether such structure violates current dimensional requirements for setbacks or lot coverage.

Recommended by the Planning Board

YES
NO

Article 1-F: Are you in favor of the adoption of Amendment 1-F, as proposed by the Planning Board as follows to amend the Town Zoning Ordinance Section 5:9:2 to comply with the revisions of the NH law (HB577) on Accessory Dwelling Units that was signed by the governor on July 15, 2025 with the effective date of July 1, 2025. **5:9:2 An Accessory Dwelling Unit** may be allowed on an existing owner-occupied property if all of the following conditions exist (see Accessory Dwelling Unit Definition under 2:2:20):

- 1) The lot meets the minimum square footage lot size and shore frontage requirements as specified in Section 9.
- 2) There shall be only one accessory dwelling unit per lot, either attached or detached.
- 3) There must be adequate water supply.
- 4) There must be adequate sewage disposal or an approved septic system sufficient for both the existing structure and the accessory dwelling unit.
- 5) There must be at least one (1) parking space for the ADU.
- 6) Shall be on a permanent foundation or slab, and the area under the ADU shall not be open to view.
- 7) Attached accessory dwelling units have either an independent means of ingress and egress, or such ingress and egress shall be through use of a common space with the principal dwelling unit.
- 8) The total living space of the accessory dwelling unit shall be no more than nine hundred and fifty (950) square feet. The total living space is at least seven hundred and fifty (750) square feet.
- 9) The principal Dwelling Unit is not a townhouse, condominium unit within a building of multiple condominium units, or manufactured housing unit as defined by RSA 674:31.
- 10) Either the principal dwelling unit or accessory dwelling unit must be the principal place of residence of the owner of the property. If the owner ceases to reside at the Property, then the Certificate of Occupancy for ADU is subject to review and revocation; and the Town's Selectmen are hereby authorized to enforce this restriction via all legal and equitable means available, including but not limited to the provisions of RSA 676:15, RSA 676:17, RSA 676:17-a and RSA 676:17-b. Furthermore, the Selectmen are hereby authorized to recover the Town's expenses, including but not limited to all reasonable and necessary attorneys' fees associated with such actions.
- 11) The accessory dwelling unit is not on rented or leased land.
- 12) Once an ADU is added to the property, the ADU and the principle dwelling unit on the property cannot be sold separately or condominiumized.

Recommended by the Planning Board

YES
NO

Article 1-G: Are you in favor of the adoption of Amendment 1-G, as proposed by the Planning Board, for the Town Zoning Ordinance, to change to meet the state minimum that Special Exceptions (8:1:1:4) and Variances (8:2) be valid for two (2) years not one (1) year. The town zoning ordinances have them valid for only 1 year. The ordinance reads If a Variance or Special Exception is not utilized within a one-year (1) period, it shall expire. If a Variance or Special Exception is abandoned in one (1) year, it expires.

Recommended by the Planning Board to meet the state requirements

YES
NO

YES