

ANNUAL REPORTS HART'S LOCATION, NH



Moonrise over the Bemis Bridge
Photo Credit: Mark Dindorf

School Year Ending June 30, 2025
Town Year Ending December 31, 2025

Town Information:

Town of Hart's Location
979 US Route 302, PO Box 540
Hart's Location, NH 03812

Telephone: (603)374-6397 (voicemail messages are checked weekly on Mondays)

Town website: www.hartslocation.com

Town Clerk Hours: Mondays 2:00pm to 4:30pm*

*On all Federal Holidays we are Closed but will be open the next day, Tuesday 2:00-4:30pm

hartslocationtc@gmail.com (Town Clerk)

Selectmen meet the 2nd and 4th Monday of each month at 4:30pm

smallesttown@gmail.com (Board of Selectmen)

Building Permits are required for all construction projects that change the value or footprint of any structure on parcels of land in Hart's Location. Interior renovations that do not substantially change the value of a structure do not require a building permit unless the total number of bedrooms or bathrooms is being changed. Contact the Board of Selectmen for additional information. You can download building permit forms on the town website: www.hartslocation.com

Fire Permits are required for all outdoor fires.

Contact: Jon Goodreau, Fire Warden, or Michelle Goodreau, Deputy Fire Warden, 87 Bemis Rd, Hart's Location. Phone : 603 986-5092

Dog Licenses are required for all dogs owned by Hart's Location residents

Solid Waste Disposal: Bartlett-Jackson-Hart's Location Transfer Station Rt 16, Jackson, NH open 12pm to 6pm, Mon & Tues and Friday; 10am to 4pm on Saturday & Sunday. Closed on Wednesday & Thursday. Contact Town Clerk, Katie Landry, to obtain Transfer Station Stickers for your vehicles.

Interactive Town Maps: https://www.axisgis.com/harts_locationNH/

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**TOWN OF HART'S
LOCATION ELECTED
OFFICERS...2025**

MODERATOR (2 year term)

Leslie E.Schoof Term Expires 2026

BOARD OF SELECTMEN (3 year term)

Mark Dindorf, Chair Term Expires 2027

David Walker Term Expires 2028

John Gallagher Term Expires 2026

TOWN CLERK (3 year term)

Katie Landry Term expires 2027

SUPERVISORS OF THE CHECKLIST (3 year term)

Nancy Ritger Term Expires 2026

Marielle Brown Term Expires 2027

Susan Wilder Term Expires 2028

TRUSTEE OF FUNDS (1 year term)

Karen Capone Term Expires 2026

ROAD AGENT (1 year term)

Rick Greenwood Term Expires 2026 (1 year term)

TOWN OFFICERS BY APPOINTMENT...2025

DEPUTY TOWN CLERK / TAX COLLECTOR(3 year term)

Edward A. Butler Re-Appointed March 2024 Term Expires 2027

TREASURER (3 year term)

Nancy Hayes Re-Appointed March 2024 Term Expires 2027

TAX COLLECTOR (3 year term)

Katie Landry Appointed March 2024 Term Expires 2027

AUDITOR (1 year term)

Laraine Cormack Re-Appointed March 2025 Term Expires 2026

PLANNING BOARD (5 year term)

Jon Goodreau, Chairman Re-Appointed 2024 Term Expires 2029

Michelle Goodreau Appointed 2025 Term Expires 2030

Ed Butler Re-Appointed 2021 Term Expires 2026

Position Vacant Term Expires 2028

Selectmen's Representative

Mark Dindorf Re-Appointed 2024 Term Expires 2027

FIRE WARDEN (1 year term)

Jon Goodreau Re-Appointed 2025 Term Expires 2026

DEPUTY FIRE WARDEN (1 year term)

Michelle Goodreau Re-Appointed 2025 Term Expires 2026

EMERGENCY MANAGEMENT DIRECTOR

Guy Putnam Appointed Feb 2017 Term Expires 2027

E-911 COORDINATOR

Mark Dindorf Term Expires 2027

HEALTH COMMISSIONER

David Walker Appointed Sept 2025 Term Expires 2028

ZONING BOARD OF ADJUSTMENT... 2026

Guy Putnam, Chair; Charlotte Erikson, Vice Chair;

Jon Goodreau, Nancy Ritger, Karen Capone

**2026 Hart's Location Town Warrant
State of New Hampshire**

To the inhabitants of the Town of Hart's Location in the County of Carroll, State of New Hampshire, qualified to vote in town affairs: You are hereby notified to meet at the **Hart's Location Town Hall, 979 US Route 302 in Hart's Location, NH** on **Tuesday, March 10, 2026 at 5:00pm** to act on the following:

Articles 1 & 5-13 will be by ballot vote. Polls will be open for this purpose on Tuesday March 10, 2026 starting at 11:00 am at the Notchland Inn at 2 Morey Road, Hart's Location, and will not close before 4:00pm. Voting between the hours of 4:30 pm and 5:00 pm will take place at the Hart's Location Town Hall.

Article 1: Select Town Officers

To choose all necessary town officers for the coming year. (Ballot Vote)

Article 2: Town Budget

To see if the town will vote to raise and appropriate the sum of **\$75,903.00** for general municipal operations.

a. Town Officers' Stipends	\$20,000
b. Financial Administration	\$12,000
c. Fire/Rescue	\$ 5,000
d. Ambulance	\$ 2,500
e. Legal Expenses	\$10,000
f. Solid Waste Collection	\$ 8,000
g. Highway Expenses	\$ 7,500
h. Town Insurance	\$ 3,500
i. Advertising & Regional Associations	\$ 1,500
j. Town Building Electric/Gas/Telephone	\$ 4,500
k. Welfare	\$ 1
l. Revaluation / Cyclical Assessment	\$ 1,400
m. Capital Investment	\$ 1
n. Tax Anticipation Note	\$ 1
Total Proposed Budget	\$75,903.00

Recommended by the Board of Selectmen (3-0-0). (Majority vote required)

Article 3: Add to Town Hall Capital Reserve Fund

To see if the Town will vote to raise and appropriate the sum of **\$5,000** to be added to the **Town Hall Capital Reserve Fund** previously established.

Recommended by the Board of Selectmen (3-0-0). (Majority vote required.)

Article 4: Add to Emergency Response Capital Reserve Fund

To see if the town will vote to raise and appropriate the sum of **\$10,000** to be added to the **Emergency Response Capital Reserve Fund** previously established. Recommended by the Board of Selectmen (3-0-0). (Majority vote required.)

Articles 5-13: Proposed Amendments to the Town of Hart's Location Zoning Ordinance. These articles require a Ballot Vote, with a Majority Required to pass.

Summary of the proposed amendments and revisions to the Zoning Ordinance can be found here: www.hartslocation.com/town-services

Article 5:

Are you in favor of the adoption of **Amendment No. 1** as proposed by the Planning Board for the Town of Hart's Location Zoning Ordinance as follows: **to update all Accessory Dwelling Unit (ADU) regulations and definitions to comply with current New Hampshire state law.** The Planning Board recommends this amendment (4-0-0). (Ballot Vote, Majority Required)

Article 6:

Are you in favor of the adoption of **Amendment No. 2** as proposed by the Planning Board for the Town of Hart's Location Zoning Ordinance as follows: **to establish the maximum living area of an Accessory Dwelling Unit at 750 square feet.** The Planning Board recommends this amendment. (4-0-0) (Ballot Vote, Majority Required)

Article 7:

Are you in favor of the adoption of **Amendment No. 3** as proposed by the planning board for the Town of Hart's Location Zoning Ordinance as follows: **to define manufactured housing and multi-family dwellings.** The Planning Board recommends this amendment. (4-0-0) (Ballot Vote, Majority Required)

Article 8:

Are you in favor of the adoption of **Amendment No. 4** as proposed by the planning board for the Town of Hart's Location Zoning Ordinance as follows: **to update the Sign Regulations to clearly state that political signs are exempt from the sign regulations.** The Planning Board recommends this amendment (4-0-0). (Ballot Vote, Majority Required)

Article 9:

Are you in favor of the adoption of **Amendment No. 5** as proposed by the planning board for the Town of Hart’s Location Zoning Ordinance as follows: **to update the enforcement, Zoning Board authority and variance sections to reflect current state law.** The Planning Board recommends this amendment (4-0-0). (Ballot Vote, Majority Required)

Article 10:

Are you in favor of the adoption of **Amendment No. 6** as proposed by the planning board for the Town of Hart’s Location Zoning Ordinance as follows: **to amend the Wetlands and Floodplains section to remove outdated references and clarify that development is regulated by the Floodplain Conservation District Ordinance.** The Planning Board recommends this amendment (4-0-0). (Ballot Vote, Majority Required)

Article 11:

Are you in favor of the adoption of **Amendment No. 7** as proposed by the planning board for the Town of Hart’s Location Zoning Ordinance as follows: **to add a new section to include reference to the Groundwater Protection Ordinance.** The Planning Board recommends this amendment. (4-0-0). (Ballot Vote, Majority Required)

Article 12:

Are you in favor of the adoption of **Amendment No. 8** as proposed by the planning board for the Town of Hart’s Location Zoning Ordinance as follows: **to amend the Wireless Service Facilities section of the Zoning Ordinance to remove outdated references and to clarify that wireless service facilities are regulated under the Wireless Service Facilities Ordinance.** The Planning Board recommends this amendment (4-0-0). (Ballot Vote, Majority Required)

Article 13:

Are you in favor of the adoption of **Amendment No. 9** as proposed by the planning board for the Town of Hart’s Location Zoning Ordinance as follows: **to correct minor grammatical, renumbering of sections and formatting errors throughout the document, with no substantive changes to the content or meaning of any section.** The Planning Board recommends this amendment (4-0-0). (Ballot Vote, Majority Required)

Article 14: Other Business

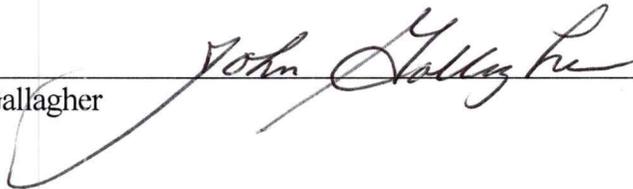
To conduct any other business that may legally come before the town.

POSTED ON: FEBRUARY 10, 2026

A TRUE COPY OF THE WARRANT, ATTEST:



Mark Dindorf



John Gallagher



David Walker

Board of Selectmen, Town of Hart's Location, NH

Selectmen’s Report – February 2026

Good things continue to happen in Hart’s Location as we progress into 2026. Please take a moment to read this report to better understand what’s on the Annual Town Meeting Warrant and why and other news of interest to our town residents.

What’s on the ballot and why?

There are nine warrant articles that require a ballot vote this year. **Ballot voting occurs without the benefit of discussion prior to the vote** except at publically noticed Public Hearings that were held on January 12th. The following information and the information in the Appendixes elsewhere in this report are meant to help you make an informed decision when completing your ballot.

The remaining warrant articles will be decided during the business portion of Annual Town Meeting by voice vote and are described on pages 9-10.

Ballot Articles:

Article 1: To choose all necessary town officers for the coming year.

We are fortunate to have incumbent candidates willing to continue their service to the town. Les Schoof as Moderator, John Gallagher as Selectman, Nancy Ritger as Supervisor of the Checklist, and Karen Capone as Trustee of Funds.

Articles 5-13 Proposed Amendments to the Town of Hart’s Location Zoning Ordinances

Short version: The Planning Board has proposed 9 warrant articles with changes to the Zoning Ordinance that require a ballot Vote and a Majority to pass. These amendments if adopted will bring our Zoning Ordinance into compliance with recent changes to State laws, and include minor, non-substantive grammatical and formatting changes.

For an explanation of each of the proposed amendments and to review the proposed revisions to the Zoning Ordinance, please see **Appendices A and A1 on pages 38-47.**

The Planning Board (4-0-0) and the Board of Selectmen (3-0-0) are in favor of these amendments and request your support by voting in favor of Articles 5-13.

(Ballot Vote, majority required to pass)

Warrant Articles to be decided during business portion of Town Meeting:

Article 2: Town Budget

On February 10, 2025, a budget hearing for the School District followed by a budget hearing for the Town was held at Hart’s Location Town Hall. The purpose of these hearings is to present the proposed budgets to voters within the town and to enable discussion and or amendment of any budget items to be included in the annual town and school district warrants. **Please note that discussions and/or amendments to the budget are intended to take place at the public hearings, and not during the business portion of annual town meeting.**

Summary of changes to the annual town budget in 2026:

The addition of \$10,000 for anticipated Legal Expense is the most significant change in the Town Budget this year. The town incurred legal expenses in 2025 related to fulfillment of three separate Right to Know Requests under RSA: 91-A, and permit applications related to zoning status that required advice of Town council.

Some of these matters remain contested, and the Board of Selectmen anticipates that the town will incur additional legal expenses in 2026.

Other changes to the budget are minimal and reflect adjustments based on recent expenditures and anticipated trends in these expense categories.

The Board of Selectman adopted the Town Budget at the Town Budget hearing on February 10th and Recommend approval (3-0-0) (Voice vote during business meeting)

Article 3: Add to Town Hall Capital Reserve Fund

This year, the Board of Selectmen recommends an addition of \$5,000 to the Town Hall Capital Reserve Fund to continue to provide for ongoing and upcoming capital expenses at town hall. In 2024 and 2025 we added \$10,000 each year. We have subsequently expended some of those funds to make improvements to the front entrance and handicap ramp entrance, and replacement of the front door. Since there are still improvements that need to be made, including repainting of Town Hall, the Board of Selectmen recommends an addition of \$5000 in 2026.

The Board of Selectman approved this warrant article at the Town Budget hearing on February 10th and Recommend approval (3-0-0) (Voice vote during business meeting)

Article 4: Add to Emergency Response Capital Reserve Fund

The Board of Selectmen recommends an addition of \$10,000 to the Emergency Response Capital Reserve Fund to continue to build a financial buffer in the event of unbudgeted expenses due to an Emergency Response within the town. We established this fund in 2023 after the Bemis Fire (which cost over \$39,000) and added \$10,000 2024 and again in 2025. The board recommends adding to this fund annually until we have at least \$50,000 in reserve for Emergency Response.

The Board of Selectman approved Article 4 at the Town Budget hearing on February 10th and recommend approval (3-0-0) (Voice vote during business meeting)

Other Town News:

Broadband Update:

In April of 2019, Hart's Location was asked to participate in a developing Broadband committee in Carroll County. At annual town meeting, John Gallagher was approved to represent Hart's Location and Dave Walker subsequently stepped forward to represent Hart's as an alternate.

Initial Federal funding was provided to NH in the amount of 90 million dollars to be bid on by several service providers. NHEC won their bid in the amount of 50 million and Fidium Fiber won 40 million.

Part of the bidding process was to submit a "build" map which included Hart's Location, although we were last on the build schedule, PATIENCE IS A VIRTUE!!

After several years of CCBB meetings and dealing with the New Hampshire Department of Business and Economic Affairs (BEA) to provide high-speed internet to all underserved locations in the state, progress can now be seen.

Currently, Hart's Location is scheduled to go live on 7/6 2026. The fiber will come from the south, up 302 to the Willey House. Service is being installed in Bartlett soon to be crossing the river to Cobb Farm Road.

Broadband Update by John Gallagher

Master Plan and Planning Board Update:

In 2025, the Hart's Location Planning Board began work on updating the Town Master Plan.

With funding appropriated in 2023, the town contracted with North Country Council, our Regional Planning Commission, to begin the long overdue update. Liz Emerson, Senior Planner for the North Country Council has guided and facilitated the process with input from the

Planning Board and interested members of the community. Starting with an introductory kick off meeting in June, distribution and tabulation of a community wide survey in July, a Visioning Session in August, release of a draft and final version of the Vision Chapter, and subsequent meetings to draft and finalize the Land Use Chapter, the Draft Version of the updated Hart's Location Master Plan is nearly complete.

The Final Version of the Master Plan will have some formatting changes, but the information contained will be the same. The Town will have the opportunity to vote to adopt the updated Master Plan in the near future.

The **Draft Master Plan** can be viewed in **Appendix B on pages 48-62**

In other Planning Board activity, the Board approved the voluntary merger of two adjacent lots owned by Beverly and Don Harrison.

There is currently one vacancy on the Planning Board and there may be two in the near future. We encourage any interested town resident to step up and serve the town in the capacity of Planning Board member.

.Thank you to Jon and Michelle Goodreau for helping to reestablish the Planning Board as an active municipal board and to Ed Butler for his many years of service to the town.

Clean Water State Revolving Fund Project Update and Status:

In 2025, the town approved a Warrant Article to raise and appropriate \$100,000 for implementation of a water quality monitoring program on the upper Saco River and creation of an Arc GIS Dashboard Landing site for the monitoring data along with the newly created [Saco & Swift Rivers Story Map](#). Passage of this warrant article enabled the town to qualify for a loan principal forgiveness award in the amount of \$100,000 from the Clean Water State Revolving Fund. The town submitted a pre-application to NHDES in May which was provisionally awarded funding in October. The final loan application was submitted in December and is in the queue for final approval by Governor and Council this year.

Once approved by Governor and Council, work on this important project will begin. To see the full scope of work for this project, see **Appendix C on pages 63-72**.

The [Saco & Swift Rivers Story Map](#) component of this project was funded separately by the New England Environmental Finance Center (NEEFC) and the New England Water Infrastructure Network (NEWIN) and will serve as the foundational platform for the Saco River Dashboard Landing site. The Story Map can be viewed at <https://sacoswift.org>

The StoryMap project was recently selected for presentation at the upcoming National Nonpoint Source Water Conference in Plymouth, MA in April for its creative approach to community engagement and water resource planning. Mark Dindorf will be co-presenting this project along with Laura Collins from NEEFC and Grace Little, project manager at FB Environmental Associates.

Selection of this project for presentation at a National Conference highlights the leadership role that Hart's Location has taken promoting water resource protection for the Saco and Swift Rivers. These projects will also be featured in the upcoming Spring edition of the MWV Vibe Magazine and would not have been possible without the ongoing support of our community.

Hazard Mitigation Planning:

In 2024 & 2025, the Selectmen and Emergency Management Director met virtually with representatives from Bartlett, the Bartlett Fire Department and the Bartlett Jackson Ambulance Service to update the 5 year Multijurisdictional Hazard Mitigation Plan between Bartlett & Hart's Location. This required update has been facilitated by June Garneau of Mapping & Planning Solutions and funded through a Homeland Security Grant of 80% with the remaining 20% covered through matched participation time. The purpose of the Hazard Mitigation Plan update is to identify the various potential hazards that exist within our communities, including but not limited to fire, flooding, accident, etc. and how best to mitigate these hazards and best be prepared for them should they occur. The 5 year Hazard Mitigation Plan update is required by FEMA in order to remain eligible for disaster relief funding in the event of a public emergency.

The Hazard Mitigation Planning Project is nearly complete. A Draft Version of the updated plan was recently released and is currently under review for final edits. The Final Version of the plan will be posted on the Town Services page of the town website for our residents to review and become familiar with.

The corresponding 5 year Emergency Operations Plan is also due for renewal. We are working with June Garneau and the Town of Bartlett to identify funding opportunities to complete that update as well.

Health Officer:

David Walker volunteered and has been recently certified as our new Health Officer for a three year term. The board is grateful for Dave's willingness to serve our community in this capacity.

These are the highlights of another busy and productive year in Hart's Location.

As always, the Board of Selectmen appreciates the support of the town as we work to serve the best interests of the community.

Respectfully submitted,



Mark Dindorf, Chair, Board of Selectmen



Proposed Budget
Hart's Location

For the period beginning January 1, 2026 and ending December 31, 2026

Form Due Date: 20 Days after the Annual Meeting

This form was posted with the warrant on: Feb 23, 2026

GOVERNING BODY CERTIFICATION

Under penalties of perjury, I declare that I have examined the information contained in this form and to the best of my belief it is true, correct and complete.

Name	Position	Signature
John Gallagher	Selectman	
David Walker	Selectman	
Mark Dindoff	Chair, Board of Selectmen	

This form must be signed, scanned, and uploaded to the Municipal Tax Rate Setting Portal:
<https://www.proptax.org/>

For assistance please contact:
NH DRA Municipal and Property Division
(603) 230-5090

<https://www.revenue.nh.gov/about-dra/municipal-and-property-division/municipal-bureau>



Appropriations

Account	Purpose	Article	Expenditures for period ending 12/31/2025	Appropriations for period ending 12/31/2025	Proposed Appropriations for period ending 12/31/2026	
					(Recommended)	(Not Recommended)
General Government						
4130	Executive	02	\$16,709	\$19,400	\$20,000	\$0
4140	Election, Registration, and Vital Statistics		\$0	\$0	\$0	\$0
4150	Financial Administration	02	\$8,888	\$10,500	\$12,000	\$0
4152	Property Assessment	02	\$1,400	\$1,400	\$1,400	\$0
4153	Legal Expense	02	\$1,747	\$0	\$10,000	\$0
4155	Personnel Administration		\$0	\$0	\$0	\$0
4191	Planning and Zoning		\$0	\$0	\$0	\$0
4194	General Government Buildings	02	\$4,253	\$4,500	\$4,500	\$0
4195	Cemeteries		\$0	\$0	\$0	\$0
4196	Insurance Not Otherwise Allocated	02	\$3,383	\$3,000	\$3,500	\$0
4197	Advertising and Regional Associations	02	\$1,433	\$1,500	\$1,500	\$0
4198	Contingency		\$0	\$0	\$0	\$0
4199	Other General Government		\$0	\$0	\$0	\$0
General Government Subtotal			\$37,813	\$40,300	\$52,900	\$0
Public Safety						
4210	Police		\$0	\$0	\$0	\$0
4215	Ambulances	02	\$2,000	\$2,000	\$2,500	\$0
4220	Fire	02	\$5,000	\$5,000	\$5,000	\$0
4240	Building Inspection		\$0	\$0	\$0	\$0
4290	Emergency Management		\$0	\$0	\$0	\$0
4299	Other Public Safety		\$0	\$0	\$0	\$0
Public Safety Subtotal			\$7,000	\$7,000	\$7,500	\$0
Airport/Aviation Center						
4301	Airport Administration		\$0	\$0	\$0	\$0
4302	Airport Operations		\$0	\$0	\$0	\$0
4309	Other Airport		\$0	\$0	\$0	\$0
Airport/Aviation Center Subtotal			\$0	\$0	\$0	\$0
Highways and Streets						
4311	Highway Administration		\$0	\$0	\$0	\$0
4312	Highways and Streets	02	\$6,975	\$6,500	\$7,500	\$0
4313	Bridges		\$0	\$0	\$0	\$0
4316	Street Lighting		\$0	\$0	\$0	\$0
4319	Other Highway, Streets, and Bridges		\$0	\$0	\$0	\$0
Highways and Streets Subtotal			\$6,975	\$6,500	\$7,500	\$0



Appropriations

Account	Purpose	Article	Expenditures for period ending 12/31/2025	Appropriations for period ending 12/31/2025	Proposed Appropriations for period ending 12/31/2026	
					(Recommended)	(Not Recommended)
Sanitation						
4321	Sanitation Administration		\$0	\$0	\$0	\$0
4323	Solid Waste Collection		\$0	\$0	\$0	\$0
4324	Solid Waste Disposal	02	\$7,795	\$7,750	\$8,000	\$0
4325	Solid Waste Facilities Clean-Up		\$0	\$0	\$0	\$0
4326	Sewage Collection and Disposal		\$0	\$0	\$0	\$0
4329	Other Sanitation		\$0	\$0	\$0	\$0
	Sanitation Subtotal		\$7,795	\$7,750	\$8,000	\$0
Water Distribution and Treatment						
4331	Water Administration		\$0	\$0	\$0	\$0
4332	Water Services		\$0	\$0	\$0	\$0
4335	Water Treatment		\$0	\$0	\$0	\$0
4338	Water Conservation		\$0	\$0	\$0	\$0
4339	Other Water		\$0	\$0	\$0	\$0
	Water Distribution and Treatment Subtotal		\$0	\$0	\$0	\$0
Electric						
4351	Electric Administration		\$0	\$0	\$0	\$0
4352	Generation		\$0	\$0	\$0	\$0
4353	Purchase Costs		\$0	\$0	\$0	\$0
4354	Electric Equipment Maintenance		\$0	\$0	\$0	\$0
4359	Other Electric Costs		\$0	\$0	\$0	\$0
	Electric Subtotal		\$0	\$0	\$0	\$0
Health						
4411	Health Administration		\$0	\$0	\$0	\$0
4414	Pest Control		\$0	\$0	\$0	\$0
4415	Health Agencies and Hospitals		\$0	\$0	\$0	\$0
4419	Other Health		\$0	\$0	\$0	\$0
	Health Subtotal		\$0	\$0	\$0	\$0
Welfare						
4441	Welfare Administration	02	\$0	\$0	\$1	\$0
4442	Direct Assistance		\$0	\$0	\$0	\$0
4444	Intergovernmental Welfare Payments		\$0	\$0	\$0	\$0
4445	Vendor Payments		\$0	\$0	\$0	\$0
4449	Other Welfare		\$0	\$0	\$0	\$0
	Welfare Subtotal		\$0	\$0	\$1	\$0



Appropriations

Account	Purpose	Article	Expenditures for period ending 12/31/2025	Appropriations for period ending 12/31/2025	Proposed Appropriations for period ending 12/31/2026	
					(Recommended)	(Not Recommended)
Culture and Recreation						
4520	Parks and Recreation		\$0	\$0	\$0	\$0
4550	Library		\$0	\$0	\$0	\$0
4583	Patriotic Purposes		\$0	\$0	\$0	\$0
4589	Other Culture and Recreation		\$0	\$0	\$0	\$0
	Culture and Recreation Subtotal		\$0	\$0	\$0	\$0
Conservation and Development						
4611	Conservation Administration		\$0	\$0	\$0	\$0
4612	Purchase of Natural Resources		\$0	\$0	\$0	\$0
4619	Other Conservation		\$0	\$0	\$0	\$0
4631	Redevelopment and Housing Administration		\$0	\$0	\$0	\$0
4632	Other Redevelopment and Housing		\$0	\$0	\$0	\$0
4651	Economic Development Administration		\$0	\$0	\$0	\$0
4652	Economic Development		\$0	\$0	\$0	\$0
4659	Other Economic Development		\$0	\$0	\$0	\$0
	Conservation and Development Subtotal		\$0	\$0	\$0	\$0
Debt Service						
4711	Principal - Long Term Bonds, Notes, and Other Debt		\$0	\$0	\$0	\$0
4721	Interest - Long Term Bonds, Notes, and Other Debt		\$0	\$0	\$0	\$0
4723	Interest on Tax and Revenue Anticipation Notes	02	\$0	\$1	\$1	\$0
4790	Other Debt Service Charges		\$0	\$0	\$0	\$0
	Debt Service Subtotal		\$0	\$1	\$1	\$0
Capital Outlay						
4901	Land		\$0	\$0	\$0	\$0
4902	Machinery, Vehicles, and Equipment		\$0	\$10,000	\$0	\$0
4903	Buildings		\$8,223	\$0	\$0	\$0
4909	Improvements Other than Buildings	02	\$1,000	\$101,000	\$1	\$0
	Capital Outlay Subtotal		\$9,223	\$111,000	\$1	\$0



Appropriations

Account	Purpose	Article	Expenditures for period ending 12/31/2025	Appropriations for period ending 12/31/2025	Proposed Appropriations for period ending 12/31/2026	
					(Recommended)	(Not Recommended)
Operating Transfers Out						
4911	To Revolving Funds		\$0	\$0	\$0	\$0
4912	To Special Revenue Funds		\$0	\$0	\$0	\$0
4913	To Capital Projects Funds		\$0	\$0	\$0	\$0
4914A	To Airport Proprietary Fund		\$0	\$0	\$0	\$0
4914E	To Electric Proprietary Fund		\$0	\$0	\$0	\$0
4914O	To Other Proprietary Fund		\$0	\$0	\$0	\$0
4914S	To Sewer Proprietary Fund		\$0	\$0	\$0	\$0
4914W	To Water Proprietary Fund		\$0	\$0	\$0	\$0
4918	To Non-Expendable Trust Funds		\$0	\$0	\$0	\$0
4919	To Fiduciary Funds		\$0	\$0	\$0	\$0
	Operating Transfers Out Subtotal		\$0	\$0	\$0	\$0
Total Operating Budget Appropriations					\$75,903	\$0



Special Warrant Articles

Account	Purpose	Article	Proposed Appropriations for period ending 12/31/2026	
			(Recommended)	(Not Recommended)
4915	To Capital Reserve Funds	03	\$5,000	\$0
		<i>Purpose: Add to Town Hall Capital Reserve fund</i>		
4915	To Capital Reserve Funds	04	\$10,000	\$0
		<i>Purpose: Add to Emergency Response Capital Reserve Fund</i>		
Total Proposed Special Articles			\$15,000	\$0



Individual Warrant Articles

Account	Purpose	Article	Proposed Appropriations for period ending 12/31/2026	
			(Recommended)	(Not Recommended)
Total Proposed Individual Articles			\$0	\$0



Revenues

Account	Source	Article	Actual Revenues for period ending 12/31/2025	Estimated Revenues for period ending 12/31/2025	Estimated Revenues for period ending 12/31/2026
Taxes					
3120	Land Use Change Taxes for General Fund		\$0	\$0	\$0
3180	Resident Taxes		\$0	\$0	\$0
3185	Yield Taxes		\$0	\$0	\$0
3186	Payment in Lieu of Taxes	02	\$14,886	\$14,185	\$14,886
3187	Excavation Tax		\$0	\$0	\$0
3189	Other Taxes		\$0	\$0	\$0
3190	Interest and Penalties on Delinquent Taxes	02	\$64	\$4	\$25
Taxes Subtotal			\$14,950	\$14,189	\$14,911
Licenses, Permits, and Fees					
3210	Business Licenses and Permits		\$0	\$0	\$0
3220	Motor Vehicle Permit Fees	02	\$11,499	\$16,500	\$11,500
3230	Building Permits		\$0	\$0	\$0
3290	Other Licenses, Permits, and Fees	02	\$335	\$175	\$175
Licenses, Permits, and Fees Subtotal			\$11,834	\$16,675	\$11,675
From Federal Government					
3311	Housing and Urban Development		\$0	\$0	\$0
3312	Environmental Protection		\$0	\$0	\$0
3313	Federal Emergency		\$0	\$0	\$0
3314	Federal Drug Enforcement		\$0	\$0	\$0
3319	Other Federal Grants and Reimbursements		\$0	\$0	\$0
From Federal Government Subtotal			\$0	\$0	\$0
State Sources					
3351	Shared Revenues - Block Grant		\$0	\$0	\$0
3352	Meals and Rooms Tax Distribution	02	\$6,838	\$6,606	\$6,837
3353	Highway Block Grant	02	\$2,528	\$2,463	\$2,528
3354	Water Pollution Grant		\$0	\$0	\$0
3355	Housing and Community Development		\$0	\$0	\$0
3356	State and Federal Forest Land Reimbursement		\$0	\$0	\$0
3357	Flood Control Reimbursement		\$0	\$0	\$0
3359	Railroad Tax Distribution	02	\$23,464	\$22,781	\$23,464
3360	Water Filtration Grants		\$0	\$0	\$0
3361	Landfill Closure Grants		\$0	\$0	\$0
3369	Other Intergovernmental Revenue from State of NH		\$0	\$0	\$0
3379	Intergovernmental Revenues - Other		\$0	\$0	\$0
State Sources Subtotal			\$32,830	\$31,850	\$32,829



Revenues

Account	Source	Article	Actual Revenues for period ending 12/31/2025	Estimated Revenues for period ending 12/31/2025	Estimated Revenues for period ending 12/31/2026
Charges for Services					
3401	Income from Departments		\$0	\$0	\$0
3402	Water Supply System Charges		\$0	\$0	\$0
3403	Sewer User Charges		\$0	\$0	\$0
3404	Garbage-Refuse Charges		\$0	\$0	\$0
3405	Electric User Charges		\$0	\$0	\$0
3406	Airport Fees		\$0	\$0	\$0
3409	Other Charges		\$0	\$0	\$0
Charges for Services Subtotal			\$0	\$0	\$0
Miscellaneous Revenues					
3500	Special Assessments		\$0	\$0	\$0
3501	Sale of Municipal Property		\$0	\$0	\$0
3502	Interest on Investments	02	\$12	\$5	\$5
3503	Rents of Property		\$0	\$0	\$0
3504	Fines and Forfeits		\$0	\$0	\$0
3506	Insurance Dividends and Reimbursements		\$0	\$0	\$0
3508	Contributions and Donations		\$0	\$0	\$0
3509	Revenue from Misc Sources Not Otherwise Classified		\$0	\$0	\$0
Miscellaneous Revenues Subtotal			\$12	\$5	\$5
Interfund Operating Transfers In					
3911	From Revolving Funds		\$0	\$0	\$0
3912	From Special Revenue Funds		\$0	\$0	\$0
3913	From Capital Projects Funds		\$0	\$0	\$0
3914A	From Airport Proprietary Fund		\$0	\$0	\$0
3914E	From Electric Proprietary Fund		\$0	\$0	\$0
3914O	From Other Proprietary Fund		\$0	\$0	\$0
3914S	From Sewer Proprietary Fund		\$0	\$0	\$0
3914W	From Water Proprietary Fund		\$0	\$0	\$0
3915	From Capital Reserve Funds		\$0	\$0	\$0
3916	From Trust and Fiduciary Funds		\$0	\$0	\$0
3917	From Conservation Funds		\$0	\$0	\$0
Interfund Operating Transfers In Subtotal			\$0	\$0	\$0
Other Financing Sources					
3934	Proceeds from Long-Term Notes/Bonds/Other Sources		\$0	\$0	\$0
9998	Amount Voted from Fund Balance		\$0	\$0	\$0
9999	Fund Balance to Reduce Taxes		\$0	\$0	\$0
Other Financing Sources Subtotal			\$0	\$0	\$0
Total Estimated Revenues and Credits			\$59,626	\$62,719	\$59,420



Budget Summary

Item	Period ending 12/31/2026
Operating Budget Appropriations	\$75,903
Special Warrant Articles	\$15,000
Individual Warrant Articles	\$0
Total Appropriations	\$90,903
Less Amount of Estimated Revenues & Credits	\$59,420
Estimated Amount of Taxes to be Raised	\$31,483

Town of Hart's Location Municipal Appropriations Comparison Chart	2026 Proposed	2025 Actual	2025 Proposed	2024 Actual	2024 Proposed
Town Officers Stipends	\$20,000.00	\$16,708.00	\$19,400.00	\$14,055.00	\$14,000.00
Financial Administration	\$12,000.00	\$8,908.00	\$10,500.00	\$9,949.76	\$10,000.00
Fire & Rescue	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Ambulance	\$2,500.00	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00
Damages & Legal	\$10,000.00	\$1,748.00	\$0.00	\$0.00	\$0.00
Solid Waste Collection	\$8,000.00	\$7,794.00	\$7,750.00	\$7,667.57	\$7,700.00
Highway Expenses	\$7,500.00	\$6,975.00	\$6,500.00	\$6,585.00	\$6,000.00
Insurance	\$3,500.00	\$3,383.00	\$3,000.00	\$2,952.00	\$2,750.00
Advertising & Regional Associations	\$1,500.00	\$1,433.00	\$1,500.00	\$1,421.50	\$1,300.00
Town Building: Electric/Gas/ telephone /Internet	\$4,500.00	\$4,253.00	\$4,500.00	\$4,140.60	\$4,000.00
Welfare	\$1.00	\$0.00	\$0.00	\$0.00	\$0.00
Assessment Services	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00
Capital Expenses:	\$1.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Tax Anticipation Note	\$1.00	\$1.00	\$1.00	\$0.00	\$1.00
Total	\$75,903.00	\$60,603.00	\$62,551.00	\$55,671.43	\$54,651.00

TREASURER'S REPORT				Page One	
12/31/2025					
			Revenue	Total	
	Balances	Revenues	Subtotals	Balances & Revenues	
BALANCES ON HAND 01/01/2025					
Money Market Account 01/01/2025	11935.29				
Town Checking Account 01/01/2025	1977.21				
Special Projects Chkg Account 01/01/2025	5000.00				
Petty Cash 01/01/2025	50.00				
Total Balances on Hand 01/01/2025	18962.50			18962.50	
REVENUES RECEIVED 2025					
Taxes					
2024 Property Tax		36127.35			
2024 Interest		96.42			
2024 Penalty		19.50			
2025 Property Tax		4255.67			
PILT (Federal Payment in Lieu of Taxes)		14886.00			
Total Taxes			55384.94		
Licenses, Permits and Fees					
Motor Vehicle Permit Fees		11499.32			
Dog, Marriage Licenses, Transfer Stkrs		119.50			
Statewide Checklist		200.00			
NH UCC		15.00			
Total Licenses, Permits and Fees			11833.82		
State Sources					
Meals & Rooms Tax Distribution		6837.37			
Quarterly Highway Block Grant		2527.51			
Other (RR User Fee/Mtn. Miles Pd. 2025)		23463.90			
Total State Sources			32828.78		
Interfund Operating Transfers in					
Reimbursement from Town Hall Cap Fund		8223.35			
Total Interfund Operating Transfers In			8223.35		
Misc. Revenues					
Interest Investments (Bank Interest)		11.90			
Book Sales		90.00			
Total Misc. Revenues			101.90		
Total 2025 Revenues		108372.79	108372.79	108372.79	
Total Balances on Hand 01/01/2025 & Total 2025 Revenue				127335.29	
Continued on next page					

TREASURER'S REPORT

12/31/2025

	2025		Total		Total
EXPENSES	Payments	Subtotals	Payments	Balances	Paymts & Bals
Advertsing & Regional Assoc.					
Newspaper/Conway Daily Sun	82.55				
NH Assoc. of Assessing Officials	20.00				
NH City & Town Clerk's Assoc.	20.00				
NH Municipal Association	1205.00				
NH Tax Collector Association	0.00				
North Country Council	105.00				
Total Ads & Regional Assoc.		1432.55			
Assessing & Revaluation					
		1400.00			
Capital Expenses					
Bartlett/Jackson Transfer Sta.	1000.00				
Building Improvements	8223.35				
Town Hall Capital Account (Deposit)	0.00				
Emer. Response Cap Account (Deposit)	0.00				
Total Capital Expenses		9223.35			
Executive Stipend					
Emergency Manager Guy Putnam	500.00				
Fire Warden Jon Goodreau	500.00				
Fire Warden, Asst. Michelle Goodreau	250.00				
Moderator Les Schoof	500.00				
Selectman Mark Dindorf	4000.00				
Selectman John Gallagher	2000.00				
Selectman David Walker	1375.00				
Tax Collector/Clerk Katy Landry	4433.75				
Treasurer Nancy Hayes	1500.00				
Trustee Karen Capone	100.00				
Checklist M. Brown	100.00				
Checklist N. Ritger	100.00				
Checklist S. Wilder	100.00				
SelectRep Plan Board Mark Dindorf	250.00				
Chair Plan Board Jon Goodreau	500.00				
Plan Board Ed Butler	250.00				
Plan Board Michelle Goodreau	250.00				
Total Executive Stipend		16708.75			
Financial Administration					
2025 SocSecurity/Medicare Match	1056.42				
Avitar Prog. Maint. (Tax Coll)	1784.00				
WEBGIS Mapping Renewal CAI	3000.00				
Computer Parts & Support	335.87				
Website Hosting and Domain Name	425.34				
Deed Copy	4.00				
N. Country Council Planning Assistance	1000.00				
Office Supplies	78.37				
Payroll W2/W3	50.00				
PO Box Rent & Postage	333.02				
Property Tax Overpayment 2024	33.13				
Town Report Printing	807.42				
Total Financial Administration		8907.57			

CONTINUED NEXT PAGE

TREASURER'S REPORT

12/31/2025

Page Three

EXPENSES CONTINUED	2025		Total		Total
	Payments	Subtotals	Payments	Balances	Paymts & Bals
Public Safety					
2025 Bartlett Fire & Rescue Service	5000.00				
2025 Bartlett Jackson Ambulance	2000.00				
Total Public Safety		7000.00			
General Government Building					
Internet Service	1334.64				
Telephone	819.72				
Electric	646.44				
Propane	1293.16				
Total General Gov't Bldg		4093.96			
Highway Expense					
R. Greenwood Plow & Sand	6975.00				
Total Highway Expense		6975.00			
Insurances, Bonds					
Property/Liability Insurance	2766.00				
Workman's Comp Insurance	617.00				
Total Insurances, Bonds		3383.00			
Legal Expense					
Cooper, Cargill & Chant	1747.50				
Total Legal Expense		1747.50			
Payments to other Governments					
School Assessment 2024/2025	25482.00				
Carroll County Property Taxes	18111.00				
Total Payments to Other Governments		43593.00			
Solid Waste					
Bart/Jackson Qtrly Transfer Station	7500.00				
Hazardous Waste Collection	294.84				
Total Solid Waste		7794.84			
Total Expenses 2025		112259.52	112259.52		112259.52
Balances on Hand 12/31/2025					
Town Money Market 12/31/2025				3630.11	
Town Checking 12/31/2025				7394.63	
Special Projects Checking 12/31/2025				4001.03	
Petty Cash 12/31/2025				50.00	
Total Balances on Hand 12/31/2025					15075.77
Total 2025 Expenses and					
12/31/2025 Balances on Hand					127335.29
MATCHES					
Total Balances on Hand 01/01/2025					127335.29
and Total 2025 Revenue			26		

**Town of Harts Location
Fiscal Year 2025
Clerk's Report of Deposits Remitted to Treasurer**

Taxes

2024 Property Tax	\$36,127.35
2024 Interest	\$96.42
2024 Penalty	\$19.50
2025 Property Tax	\$4,255.67
PILT (Federal Payment in Lieu of Taxes)	\$14,886.00

Licenses, Permits and Fees

Motor Vehicle Permit Fees	\$11,499.32
Dog, Marriage Licenses, Transfer Stkrs	\$119.50
Statewide Checklist	\$200.00
NH UCC	\$15.00

State Sources

Meals & Rooms Tax Distribution	\$6,837.37
Quarterly Highway Block Grant	\$2,527.51
Other (RR User Fee/Mtn. Miles Pd. 2025)	\$23,463.90

Misc. Revenues

Book Sales	\$90.00
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Total 2025 Revenues **\$100,137.54**

Respectively submitted by Katie Landry, Town Clerk/Tax Collector
December 31, 2025

2025 Hart's Location Capital Reserve Funds

	1992	1992	2023
Date of Creation:			
Name of Trust Fund:	Town Road	Town Hall	Emergency Response
Type of Fund:	Capital Reserve	Expendable Trust	Capital Reserve
Purpose of Trust:	Road Maintenance	Capital Imprvmts/Maintain	Natural/Human Emergencies
How Invested:	Business Savings	Business Savings	Savings
Bal. 01/01/25	\$ 9,942.17	\$ 18,611.70	\$ 20,002.09
Additions:	0.00	0.00	0.00
Withdrawals:	0.00	\$ 8,223.35	0.00
Interest Income:	\$ 4.98	\$ 8.99	\$ 5.58
Bal. 12/31/25	\$ 9,947.15	\$ 10,397.34	\$ 20,007.67

2025 Hart's Location School District Capital Reserve and Trust Funds

	1992	1992
Date of Creation:		
Name of Trust Fund:	School Tuition Reserve	School Special Education
Type of Fund:	Expendable Trust	Expendable Trust
Purpose of Trust:	Tuition	Special Education
How Invested:	Business Savings	Business Savings
Bal. 01/01/25	\$ 75,507.98	\$ 71,104.02
Withdrawals:	0.00	
Additions:	4000.00	\$ 10,000.00
Interest Income:	\$ 39.16	\$ 39.07
Bal. 12/31/25	\$ 79,547.14	\$ 81,143.09

Karen M. Capone
2/23/26



2025
\$2.62

Tax Rate Breakdown Hart's Location

Municipal Tax Rate Calculation			
Jurisdiction	Tax Effort	Valuation	Tax Rate
Municipal	\$34,192	\$37,099,696	\$0.92
County	\$18,111	\$37,099,696	\$0.49
Local Education	\$17,691	\$37,099,696	\$0.48
State Education	\$26,614	\$36,286,696	\$0.73
Total	\$96,608		\$2.62

Village Tax Rate Calculation			
Jurisdiction	Tax Effort	Valuation	Tax Rate
Total			

Tax Commitment Calculation	
Total Municipal Tax Effort	\$96,608
War Service Credits	(\$200)
Village District Tax Effort	
Total Property Tax Commitment	\$96,408



Adam Denoncour
 Deputy Director, Municipal and Property Division
 New Hampshire Department of Revenue Administration

12/30/2025

Appropriations and Revenues

Municipal Accounting Overview

Description	Appropriation	Revenue
Total Appropriation	\$192,551	
Net Revenues (Not Including Fund Balance)		(\$159,399)
Fund Balance Voted Surplus		\$0
Fund Balance to Reduce Taxes		\$0
War Service Credits	\$200	
Special Adjustment	\$0	
Actual Overlay Used	\$840	
Net Required Local Tax Effort	\$34,192	

County Apportionment

Description	Appropriation	Revenue
Net County Apportionment	\$18,111	
Net Required County Tax Effort	\$18,111	

Education

Description	Appropriation	Revenue
Net Local School Appropriations	\$44,305	
Net Cooperative School Appropriations		
Net Education Grant		\$0
Locally Retained State Education Tax		(\$26,614)
Net Required Local Education Tax Effort	\$17,691	
State Education Tax	\$26,614	
State Education Tax Not Retained	\$0	
Net Required State Education Tax Effort	\$26,614	

Valuation

Municipal (MS-1)

Description	Current Year	Prior Year
Total Assessment Valuation with Utilities	\$37,099,696	\$21,405,197
Total Assessment Valuation without Utilities	\$36,286,696	\$20,661,097
Commercial/Industrial Construction Exemption	\$0	\$0
Total Assessment Valuation with Utilities, Less Commercial/Industrial Construction Exemption	\$37,099,696	\$21,405,197

Village (MS-1V)

Description	Current Year
-------------	--------------

Hart's Location

Tax Commitment Verification

2025 Tax Commitment Verification - RSA 76:10 II

Description	Amount
Total Property Tax Commitment	\$96,408
1/2% Amount	\$482
Acceptable High	\$96,890
Acceptable Low	\$95,926

If the amount of your total warrant varies by more than 1/2%, the MS-1 form used to calculate the tax rate might not be correct. The tax rate will need to be recalculated. Contact your assessors immediately and call us at 603.230.5090 before you issue the bills. See RSA 76:10, II

Commitment Amount	96,406
Less amount for any applicable Tax Increment Financing Districts (TIF)	
Net amount after TIF adjustment	96,406

Under penalties of perjury, I verify the amount above was the 2025 commitment amount on the property tax warrant.

Tax Collector/Deputy Signature: <i>Walter Sandy T.C.</i>	Date: <i>12/30/25</i>
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Requirements for Semi-Annual Billing

Pursuant to RSA 76:15-a

76:15-a Semi-Annual Collection of Taxes in Certain Towns and Cities - I. Taxes shall be collected in the following manner in towns and cities which adopt the provisions of this section in the manner set out in RSA 76:15-b. A partial payment of the taxes assessed on April 1 in any tax year shall be computed by taking the prior year's assessed valuation times 1/2 of the previous year's tax rate; provided, however, that whenever it shall appear to the selectmen or assessors that certain individual properties have physically changed in valuation, they may use the current year's appraisal times 1/2 the previous year's tax rate to compute the partial payment.

Hart's Location	Total Tax Rate	Semi-Annual Tax Rate
Total 2025 Tax Rate	\$2.62	\$1.31

Associated Villages

No associated Villages to report

Fund Balance Retention

Enterprise Funds and Current Year Bonds	\$100,000
General Fund Operating Expenses	\$154,967
Final Overlay	\$840

DRA has provided a reference range of fund balance retention amounts below. Please utilize these ranges in the determination of the adequacy of your municipality's unrestricted fund balance, as currently defined in GASB Statement 54. Retention amounts, as part of the municipality's stabilization fund policy [1], should be assessed dependent upon your governments own long-term forecasts and special circumstances. Please note that current best practices published by GFOA recommend, at a minimum, that "...general purpose governments, regardless of size, maintain unrestricted fund balance in their general fund of no less than two months of regular general fund operating revenues or regular general fund operating expenditures." [2],[3]

[1] The National Advisory Council on State and Local Budgeting (NACSLB), (1998), *Framework for Improved State and Local Government Budgeting: Recommended Budget Practices (4.1)*, pg. 17.
 [2] Government Finance Officers Association (GFOA), (2009), *Best Practice: Determining the Appropriate Level of Unrestricted Fund Balance in the General Fund*.
 [3] Government Finance Officers Association (GFOA), (2011), *Best Practice: Replenishing General Fund Balance*.

2025 Fund Balance Retention Guidelines: Hart's Location

Description	Amount
Current Amount Retained (27.58%)	\$42,745
17% Retained <i>(Maximum Recommended)</i>	\$26,344
10% Retained	\$15,497
8% Retained	\$12,397
5% Retained <i>(Minimum Recommended)</i>	\$7,748

NOTICE: The current fund balance retained amount is above the maximum recommended threshold.

**2025 Hart's Location Town Meeting Minutes
State of New Hampshire**

In the Town of Hart's Location in the County of Carroll, State of New Hampshire: the Annual Town Meeting was **Tuesday, March 11, 2025 at 5:00pm** to act on the following articles, including election of officers.

Present: Les Schoof, Ed Butler, Jon & Michele Goodreau, Katie Landry, Mark Dindorf, Nancy Ritger, David Walker, Karen Capone, Susie Wilder, Stacie Dunat, Don Harrison and Doug Brown. Attendance is 13.

The Polls closed at 5PM for counting 16 total ballots. Moderator Les Schoof called meeting to order at 5:04 PM for the reading of the results, March 11, 2025 voting.

Results:

Selectman: David Walker
Road Agent: Rick Greenwood, Write in
Supervisor of the Checklist: Nancy Ritger
Trustee of Funds: Karen Capone
School Board: Nancy Ritger
School Treasurer: Nancy Hayes, write in.

Both Warrant Articles Passed.

David Walker, Nancy Ritger, and Karen Capone were sworn in by the Town Clerk, Katie Landry. To be sworn in: Rick Greenwood and Nancy Hayes.

5:09 PM Called to order by Les.

Both Articles 6 & 7 were voted on with no discussion as previously stated.

Selectmen to approach 2 write in candidates as voted.

Motion to waive reading of the articles: Made by

Jon Goodreau
2nd, Doug Brown

Article 1: To choose all necessary town officers for the coming year and to accept results. Ballot Vote results as above.

Motion to Accept: Made by Ed Butler
2nd by Jon Goudreau

ACCEPTED & PASSED

Article 2: Town Budget: To see if the town will vote to raise and appropriate the sum of **\$62,551.00** for general municipal operations.

- a. Town Officers' Stipends \$19,400
- b. Financial Administration \$ 10,500

- c. Fire/Rescue \$ 5,000
- d. Ambulance \$ 2,000
- e. Solid Waste Collection \$ 7,750
- f. Highway Expenses \$ 6,500
- g. Town Insurance \$ 3,000
- h. Advertising & Regional Associations \$ 1,500
- i. Town Building Electric/Gas/Telephone \$ 4,500
- j. Revaluation / Cyclical Assessment \$ 1,400
- k. Capital Investment – Transfer Station \$ 1,000
- l. Tax Anticipation Note 1.00

Total Proposed Budget \$62551.00

Motion to Accept: Doug Brown
 2nd Jon Goodreau

Discussion:

Mark, Solid waste, same as compactor here at town hall, \$7500 + 250 covers exp of hazardous waste once a year. Wed did agree to pay this in the past.

David W. We should be glad because Conway’s cost had increased.

Mark. Tax Anticipation Note \$1.00 was generated to hold a budget line open for the future in case another low tax rate might not allow us to pay our bills. This would afford protection for the town.

Ed B. We can’t add anything now to the budget, it had to be done at the February budget hearing? Mark said yes and we did make amendments in February i.e.: officers’ stipends.

Ed B. asked if \$5000 was still available to master plan under “Special account?”

Mark: Yes, it is still available.

Recommended by Board of Selectmen (3,0,0). (Majority vote required)

Mark Dindorf thanked everyone who came and participated at the February budget hearing. Approved by a unanimous hand vote.

PASSED

Article 3: Add to Town Hall Capital Reserve Fund

To see if the Town will vote to raise and appropriate the sum of \$10,000 to be added to the **Town Hall Capital Reserve Fund** previously established.

Motion to accept: Ed Butler
 2nd David Walker

Karen Capone: Where is the amount withdrawn for front porch and ramp repairs?

Mark: The carpenter was paid \$5600. leaving 12,800.70.

Ed B: What are the problems with building?

Doug B: The basement needs pest control, paint rot outside.

Jon: Flashing is leaking over the front door.

Mark: the contractor will come back to finish up.
Les: asked about the sign on the Bartlett side of 302?

Recommended by Board of Selectmen (3-0-0). (Majority vote required)
Approved by a unanimous hand vote.

PASSED

Article 4: Add to Emergency Response Capital Reserve Fund.

To see if the town will vote to raise and appropriate the sum of \$10,000 to be added to the **Emergency Response Capital Reserve Fund** previously established.

Motion to Accept: Michelle Goodreau
2ND Doug Brown

Discussion:

Mark: This is the third incremental addition since the Bemis Fire.

Jon: It could have cost us \$50,000. Now we are at \$30,000.

Recommended by Board of Selectmen (3-0-0). (Majority vote required)
Approved by a unanimous hand vote.

PASSED

Article 5: Capital Outlay of \$10,000 towards the purchase of New Ambulance by Bartlett/Jackson Ambulance Service (Total cost \$360,000) to be paid in 2 annual installments of \$5000.

Motion to accept: Karen Capone
2nd Nancy Ritger

Karen: When did this happen??

Mark: Just before the budget meeting. They should have let us know. We will be included now in Ambulance Service quarterly meetings. We've been increasing \$500/yr. They wanted us to pay \$2500.

\$10,000 is still fairly small but it is appropriate for our small town to pay \$5000 this year and \$5000 next year. This has only to do with capital expenditure. The ambulance budget is on pg. 66.

Michelle: Insurance does pay for some of the service calls.

Recommended by Board of Selectmen (3-0-0). (Majority vote required)
Approved by a unanimous hand vote.

PASSED

Article 6: Amend Floodplain Conservation District Ordinance to adopt Town Floodplain Maps as additional Maps of Record

Recommended by Board of Selectmen (3-0-0). (Majority vote required)

Approved by a majority ballot vote.

PASSED

Article 7: Clean Water State Revolving Fund- Loan Principal Forgiveness Award.

Recommended by Board of Selectmen (3-0-0). (Majority vote required)

Approved by a majority ballot vote.

PASSED

Article # 8: Other Business

Mark asked Ed where we stand about midnight voting in 2028?

Ed b: Parties want it here. State law says we are first in the nation to vote. Do we want to have it? Majority of the town did not want to do it in the last election.

Maybe we want to start earlier and do a campaign for next election and do a repeat polling.

Mark: We decided to suspend it and revisit it today without a vote.

Ed B: Let's make a public effort to have a commitment one way or the other.

Mark: Revaluation of Property

We should expect our assessments to go up. The tax burden is decided on the whole town valuation. Tax = total value of the town.

Public hearing is available for everyone with hearing dates if anyone wan to meet with the accessor.

Independent auditors will be sent to check on assessments of certain properties for random audit. Outside measurements will be done and only anyone with a building permit in the last year will be notified.

This is a 5-year cycle, 25% of the town x 3 cycles and the assessor said he would do pick-ups (filed permits)

The assessor was paid \$1900, now down to \$1400 over 5-year period. We saved money as Gary knows the town and didn't have to visit as much.

Next contract to be decided.

Mark: We have a new computer!! Another improvement that was long overdue.

Mark: Thank you for passing articles on flood plain map. We are working on an application for clear water funds. In October we will hear about our application for funds. We have a reputation for water protection and as a result we have been awarded and extra \$48,000 to kickstart our project.

David W.: Meeting #7 Hazardous Mitigation.

We need more visible house numbers, red with white numbers

Optimum site to place these numbers.

Will cost \$25/sign

Mark: We had a delayed response recently from the ambulance because of not being able to find the right house.

David W: we need a list of people who want one.

Mark: Revitalizing Planning board:

Chairman: Jon

Ed: has one more year

We need another member

We now have a stipend of \$250 for each planning board member

Ed B: Master plan process? What do we want the town to look like in the future?

Mark: We need to update and plan expeditiously as we have \$5000 to use for this process but we will need volunteers. North Country Council will be excited to help us.

David: NH Broadband update

They hope to finish construction and connect in Harts Location, spring of 2026.

Motion to Adjourn at 5.54PM:

Jon Goodreau

2nd Karen Capone

A true record of this meeting by, Katie Landry T.C.

Katie Landry, Town Clerk on March 11, 2025

APPENDIX A:

VOTERS' GUIDE EXPLANATORY NOTES FOR ZONING ORDINANCE AMENDMENTS

The Planning Board has proposed nine zoning amendments for voter consideration. The following explanations are provided to help voters understand the purpose and effect of each amendment.

Amendment No. 1 – Update ADU Regulations to Match State Law

This amendment updates the town's Accessory Dwelling Unit (ADU) definitions and regulations so that they comply with all current New Hampshire requirements. The State has adopted new requirements related to size, attached vs. detached units, utility connections, and local regulatory limitations.

Amendment No. 2 – Set Maximum ADU Size at 750 sq. ft.

This amendment establishes that an Accessory Dwelling Unit may not exceed 750 square feet of living area. This sets a clear, uniform size limit within the zoning ordinance.

Amendment No. 3 – Add Definitions for Manufactured Housing and Multi-Family Dwellings

This amendment adds formal definitions for:

Manufactured housing (homes built to federal HUD standards), and

Multi-family dwellings (buildings containing three or more dwelling units).

These definitions help clarify how different types of housing are categorized and regulated.

Amendment No. 4 – Clarify that Political Signs Are Exempt from Sign Regulations

This amendment updates the Sign Regulations section to explicitly state that political signs are exempt and are not regulated by the town's standard sign requirements, consistent with state law.

Amendment No. 5 – Update Enforcement, ZBA Authority, and Variance Procedures

This amendment revises several administrative sections; enforcement, Zoning Board of Adjustment (ZBA) powers, and variance procedures to ensure they comply with current New Hampshire state statutes. No new powers are created; this aligns the ordinance with existing state law.

Amendment No. 6 – Wetlands & Floodplains

This amendment updates the Zoning Ordinance to reflect that floodplain regulation is governed by the Town's Floodplain Conservation District Ordinance, which is maintained as a separate ordinance and incorporates the current FEMA floodplain maps adopted in March 2025. This change removes outdated federal references and improves clarity without changing regulatory standards.

Amendment No. 7 – Groundwater Protection

This amendment incorporates the Town's Groundwater Protection Ordinance into the Zoning Ordinance framework for consistency and clarity. The Groundwater Protection Ordinance

VOTERS' GUIDE EXPLANATORY NOTES FOR ZONING ORDINANCE AMENDMENTS

remains a separate, stand-alone ordinance and this amendment does not alter its substantive provisions.

Amendment No. 8 – Wireless Service Facilities

This amendment updates the Zoning Ordinance to reference the Town's current Wireless Service Facilities Ordinance, which is maintained as a separate ordinance. The change ensures consistency with the ordinance adopted in March 2018 and does not expand or reduce wireless facility rights beyond what is already in effect.

Amendment No. 9 – Minor Grammar and Formatting Corrections

This amendment corrects small spelling, grammar, and formatting issues throughout the ordinance. It does not change the meaning, rules, or requirements of any section.

Town of Hart's Location
ZoningLand Use Ordinances
2026

Selectmen-

Mark Dindorf

Karen Capone

Richard Garabedian

Town Clerk-

Marion Vamey-

603.374.2436

~~Complete Land Use Ordinances, with amendment as adopted at Town Meeting on March 10, 2009.~~

Ed Butler, Chair, Planning Board

LAND USE ORDINANCE

Preamble

This revision of the land ordinances is for the purpose of properly conserving and utilizing the lands and waters of Hart's Location, promoting the health, safety, prosperity, and general welfare of the community, providing for efficient and economical administration of town affairs, and preserving the rural character of Hart's Location, as set forth in the Master Plan adopted May 2001. The following ordinance is hereby enacted by authority conferred by New Hampshire RSA 674:16&17, as amended.

The invalidity of any provision of this ordinance as adjudged by a court of competent jurisdiction shall not effect the validity of the ordinance as a whole or any part or provision.

This ordinance has been adopted by regular Town Meeting on March 12, 2002. These ordinances reapproved with amendments at Town Meeting of March 11, 2003.

It may be amended by majority vote of any legal town meeting.

Article I Zoning District

1. For the purpose of this ordinance the entire town of Hart's Location is zoned as a rural and residential district.
2. Town Commercial and Non-conforming properties: This includes the Notchland Inn, Crawford Notch General Store & Campground, King's ~~Ice Cream Shop~~, Pasquaney Camp, Aloha Camp, and the SubSig Outing Club. These enterprises are allowed to prosper and grow within the framework and character as they presently exist, and may not diversify into other non-related businesses. If they are discontinued or abandoned for more than six years, then any subsequent use of the land or buildings shall convert to residential status.

Amendment adopted at Town Meeting, March 9, 2004: "... prosper and grow within the framework and character as they presently exist..." is clarified to mean that non-conforming uses in existence as of March 11th, 2003 may expand onto existing lots that directly abut the lots upon which the non-conforming use exists, if the lot up on which the non- conforming use exists and the abutting lot(s) are owned in common as of March 11, 2003 and continue without interruption in common ownership.

Article II General Provisions

1. Land Use: No land or water in Hart's Location may be used consistently for any activity that may be obnoxious or offensive due to the production of dust, odor, smoke, refuse matter, fumes, noise, light, vibration or other conditions that are detrimental or injurious to the comfort, peace, enjoyment, health or safety of the community or lending to its disturbance. Construction activities and routine maintenance are acceptable.
2. Storage: No land or water in Hart's Location may be used for land fill, as a junk yard or storage place for unregistered vehicles, unusable machinery, scrap materials or any other articles, the accumulation of which is detrimental or injurious to the

neighborhood. Land fill is permitted provided that said land fill is not in conflict with rules and regulations of NH Water Supply and Pollution Control Commission or other agency of the State of NH; the materials used must be clean and solid.

3. Signs: Total area of signs for commercial properties in Hart's Location, which must be placed only at the site of the enterprise, must not exceed 64 sq. ft., including both sides; no one sign may exceed 32 sq. ft. No more than two signs are allowed for commercial properties and internal, flashing, neon, or moving lights are not permitted on any signs. Home businesses may have one sign on the property where the business is conducted, not to exceed 3 sq. ft. per side, or a total of 6 sq. ft.. A permit must be obtained from the selectmen for any permanent sign, except signs exempt under state law, including political signs under RSA 664. No other signs may be placed on land or in water in Hart's Location except for highway, safety or regulatory purposes.
4. Ruins: No ruins from fires or other causes, or unsafe structures, shall be left indefinitely on Hart's Location property as per RSA 155-B, "Hazardous and Dilapidated Buildings". Within two years such ruins or unoccupied structures shall be repaired, rebuilt, replaced, or removed and the land on which they stood shall be refilled and leveled to clear level ground. The owner(s) shall be responsible for this action. At the end of the two years, the town may take action, and then attach a lien on the land to cover the cost of such action.
5. ~~Single Residences: no multi-unit buildings will be permitted; an "in-law" section is acceptable. This implies no rental to more than one family at a time except as provided below.~~
6. Single Family Dwelling Unit: A single-family dwelling is permitted on any lot meeting the minimum requirements of this ordinance. One (1) accessory dwelling unit (ADU) whether attached or detached shall be permitted by right on any lot containing a singlefamily dwelling, consistent with RSA 674:71-73.
 - 6.1. An Accessory Dwelling Unit shall not be used as a short-term rental. Those found in violation shall be subject to enforcement under Section IV.
 - 6.2. No additional lot area, frontage, or setback shall be required for an ADU beyond what applies to the principal dwelling.
 - 6.3. Either the principal dwelling or the accessory dwelling unit shall be owner-occupied; the Town shall not require which unit the owner must occupy (RSA 674:73 I).
 - 6.4. The ADU shall comply with State water and septic laws.
 - 6.5. Prior to expanding any structure, adding new structures or any change in use, which increases the load on a sewage disposal system, the owner of such

structure shall submit proof of approval from NH DES per RSA 485-A:38.

- 6.6. The ADU shall not exceed 750 sq. ft. of living space unless authorized by the Planning Board.
7. Manufactured Housing: Manufactured housing, as defined in RSA 674:31, is permitted as a matter of right in all districts where residential uses are permitted, consistent with RSA 674:31-b.
8. Commercial Properties: Additions or separate new buildings are permitted providing they are constructed in a manner to maintain and enhance the present character of the existing buildings on the property.
9. Multi-family dwellings (three or more dwelling units) that meet the workforce definition under RSA 674:58 shall be permitted, subject to Planning Board site plan review, provided the development complies with minimum lot size, frontage, setbacks, septic capacity, access, and life-safety requirements.
10. ~~Multiunit buildings for residences are not permitted unless for purposes of providing workforce housing pursuant to RSA 674:59 (SB 342)~~
 - 10.1. The planning board is authorized to issue a conditional use permit accompanied by such conditions as necessary to ensure the health, safety and welfare of the community. These conditions may include but shall not be limited to density, minimum lot size, setbacks, building size, number of units per building, access and storm water management.
11. Sanitary Systems: All sanitary systems, wells, community water supply systems, and sewers, shall be constructed and maintained in accordance with standards set and enforced by the NH Dept. of Health and the NH Water Supply and Pollution Control Commission, whichever is more restrictive.
12. Home Businesses: Home businesses are permitted, if there are minimal indications of such a business from a town or state road, other than the sign, as noted in the above ordinance, II.3. See also Article IV, #1 regarding need for permit.
13. "Grandfather" Regulations:
 - 13.1. If a non-conforming building, structure, or land use exists when this ordinance is enacted, the same may be continued as long as it is not injurious to the neighborhood.
 - 13.2. Any lawful lot, which complies at the time of recording with minimum area, frontage, width, or depth regulations of any land use ordinance in effect in the town, may thereafter be built upon for residential use. Any proposed structure to be located on such a lot must conform with the minimum requirements of front, side and rear setbacks, and to all other requirements such as septic and water regulations in effect at the time of obtaining a permit.

13.3. If a non-conforming building or structure, standing previous to this ordinance, is destroyed by fire or natural disaster, to more than 75% of its replacement cost at the time of destruction, it shall not be reconstructed except in accordance with this ordinance. The Board of Adjustment may permit reconstruction, as it was, if this is not injurious to the neighborhood; reconstruction must occur within 2 years. The Board of Adjustment may grant an extension for good cause.

Article III Specific Provisions

1. Plot Requirements:
 - a. No land in Hart's Location of lesser area than 2.5 acres may be used as habitation. There must be at least a 150 foot frontage on any highway, road, private road, or right of way.
 - b. No buildings or outbuilding may be closer than 25 feet to any property line, or closer than 75 feet from the center line of a road or 25 feet from the edge of a right-of-way, whichever is greater. In no instance shall any dwelling or structure be over 2.5 stories or 40 feet in height, whichever is less. All utility wires shall enter the building from the rear or underground. A tree buffer is required, so as to minimize building exposure to the road. A plot plan must be submitted with the application for a building permit.
 - c. Exterior lights should be constructed so that direct or reflected light is minimally visible beyond the area to be illuminated.
 - d. No new structure designed for habitation may be located within 25 feet of another such structure.
2. Subdivision: Any piece of land subdivided into two or more lots for dwellings shall be utilized in accordance with the subdivision regulations adopted by the town of Hart's Location in 1976.(See Appendix A)
3. Movable Units: Travel trailers, as a residence, and storage trailers may not be located in Hart's location for more than 30 days except with special exception granted by the Zoning Board of Adjustment, upon finding that the same will not be detrimental or injurious to the neighborhood. Bonafide camp grounds, camping areas and manufactured homes on permanent foundations are excluded.

Article IV Permits and Enforcement

1. Permits: After passage of this ordinance, it shall be unlawful to erect or relocate any building or structure, or alter the bulk of any building, or put any land or water area of Hart's Location to any use substantially different from its use on the date of passage of this ordinance, without first obtaining a building or land use permit from the board of selectmen. Note, in some cases a septic permit must be obtained from the State before a building permit can be granted. No permit is required for remodeling for which the building use is not changed and the existing outer walls are not to be altered.
2. Construction reference: The official reference for building construction is the IBC and IRC Building codes.
3. Enforcement: The board of selectmen has the authority per RSA 676:17 and duty to

inspect ongoing construction for permit compliance, and to enforce all ordinances, by any legal action available or necessary. Noncompliance with any provision of this ordinance may result in fines as allowed under RSA 676:17, including up to \$275 for the first day of a violation and up to \$550 for each day the violation continues after written notice from the Town. ~~Noncompliance of any ordinance may result in a fine of up to \$275 per violation per day, beginning from the time of receipt of written notice of the violation(s).~~

4.

Article V Board of Adjustment

1. The board of selectmen shall appoint an appeal board consisting of five persons to serve as a board of adjustment, with powers as specified in NH RSA 674:33 and 673:3-7, section 12, chapter 31, NH Revised Statutes Annotated 1955:2. The board shall hold public hearings on all cases properly before it, and shall give ~~reasonable~~ public notice thereof in accordance with RSA 676:7, and reasonable notice by certified mail to all owners who directly adjoin or are directly across a street or stream from the land under consideration in accordance with RSA 672:3. ~~of property within 200 feet of the exterior boundaries of the property involved.~~ The board may first refer to the planning board for review and recommendations.

Article VI Pet Control

It is unlawful for the owner of any dog or other animal to allow said animal to run at large, except when accompanied by the owner or custodian.

Article VII Wetlands and Flood Plains

~~The regulations of the Wetlands and Flood Plains Ordinance of the Soil Conservation Service of the U.S. Department of Agriculture, 1977, are in effect. See Appendix B.~~

Wetlands and floodplain development within the Town of Hart's Location shall be regulated pursuant to the Floodplain Conservation District Ordinance, as adopted and amended by Town Meeting.

The Floodplain Conservation District Ordinance is maintained as a separate ordinance and is available on the Town of Hart's Location website under Town Services.

Article VIII Groundwater Protection

Groundwater resources within the Town of Hart's Location shall be protected pursuant to the Groundwater Protection Ordinance, as adopted by Town Meeting. The current version is available on the Town of Hart's Location website under Town Services.

Article ~~IXVIII~~ Wireless Service Facilities

~~The wireless service facilities ordinance adopted May 2004 is in effect. See appendix C.~~

Wireless service facilities within the Town of Hart's Location shall be regulated pursuant to the Wireless Service Facilities Ordinance, as adopted and amended by Town Meeting. The

current version is available on the Town of Hart's Location website under Town Services.

Article IX Variance Guidelines

The ZoningPlanning Board of Adjustment may grant a variance from ~~this~~ ordinance when the applicant demonstrates that all five statutory criteria in RSA 674:33, I (b) s, if all the following conditions are met:

1. The variance will not be contrary to the public interest;
2. The spirit of the ordinance is observed;
3. Substantial justice is done;
4. The values of surrounding properties are not diminished; and
5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
For purposes of this ordinance, "unnecessary hardship" means that the applicant demonstrates either:
 - a. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property, and the proposed use is a reasonable use of the property; or
 - b. The property is burdened by unique conditions that distinguish it from other properties in the area, such that the property cannot reasonably be used in strict conformance with the ordinance, and a variance is necessary to enable a reasonable use of the property.

~~The proposed use is an allowable use.~~

~~Special circumstances exist which are peculiar to the property in question and denial will deprive the owner reasonable use of his property.~~

~~No decrease in value of surrounding properties would result.~~

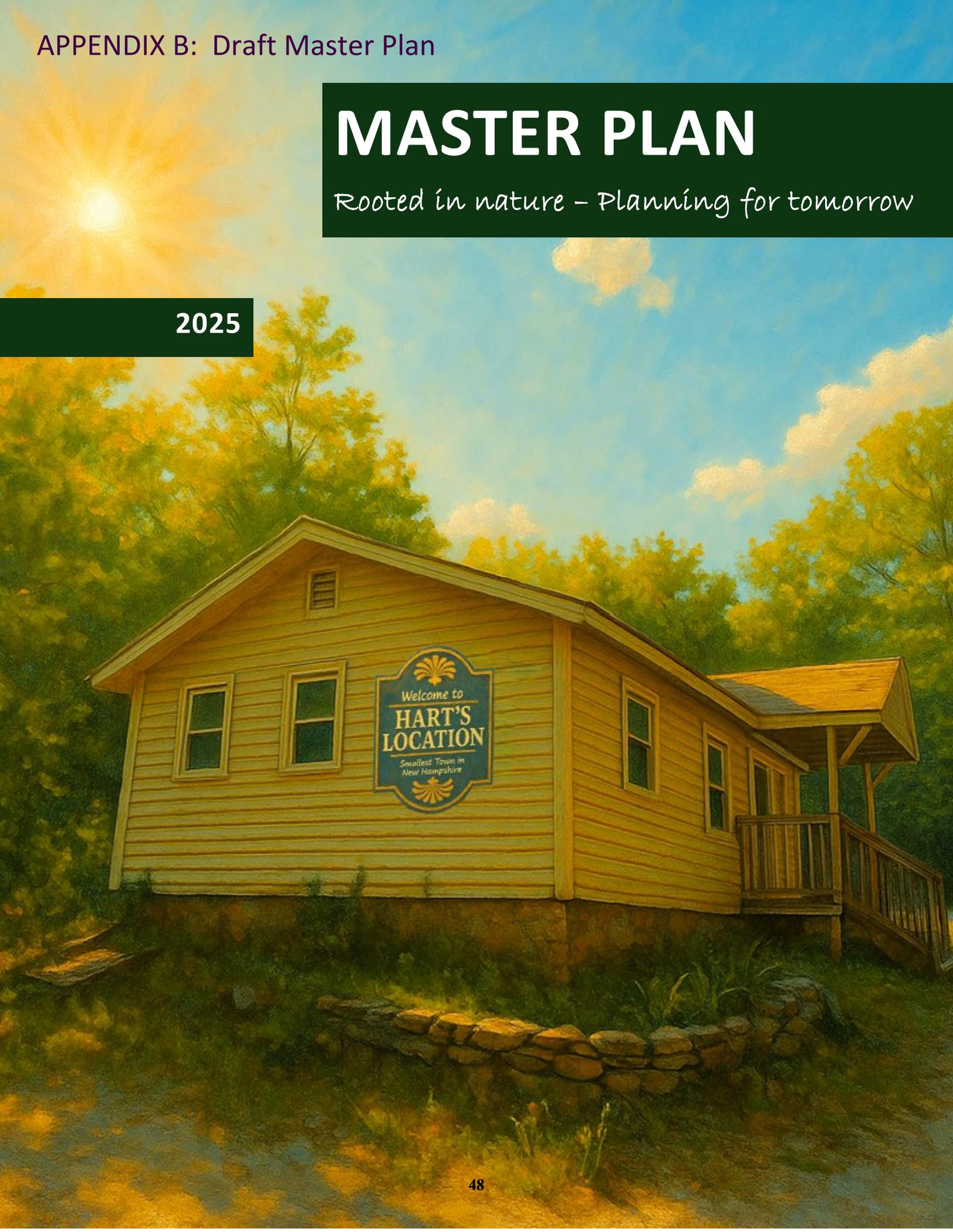
~~The requested variance is the minimum variance which allows for reasonable use of the property.~~

As adopted 1973 with amendments as adopted at Town Meeting on March 10, 2026.

MASTER PLAN

Rooted in nature – Planning for tomorrow

2025



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Welcome to
HART'S
LOCATION
*Smallest Town in
New Hampshire*



INTRODUCTION

Photo By: Liz Emerson, Senior Planner, North Country Council

In 2025, Hart’s Location embarked on the process of updating the Master Plan working with the North Country Council to develop the future vision for land use that reflects the community’s values and challenges.

A Master Plan serves as a blueprint that helps direct a community into the future. This Master Plan provides a foundation for land use decisions which will provide long-term resilience.

It offers tools to uphold the shared values by those who live here today and generations to come while safeguarding against unwanted development.

In an effort to preserve the character of the community, broad land use planning principles are focused on maintaining the key aspects of Hart’s Location which makes it one of the smallest and most unique towns in the state.

Hart’s Location Residents say it best!

Quiet Scenic Resilient
Thriving Beautiful Rural Limited Edition
Natural Peaceful
Wilderness Small Town Feel

The Planning Process

Master Plans are typically updated every 10 years, and although more time has passed, the current Hart’s Location government embraced the opportunity to take on the important task of updating the plan.

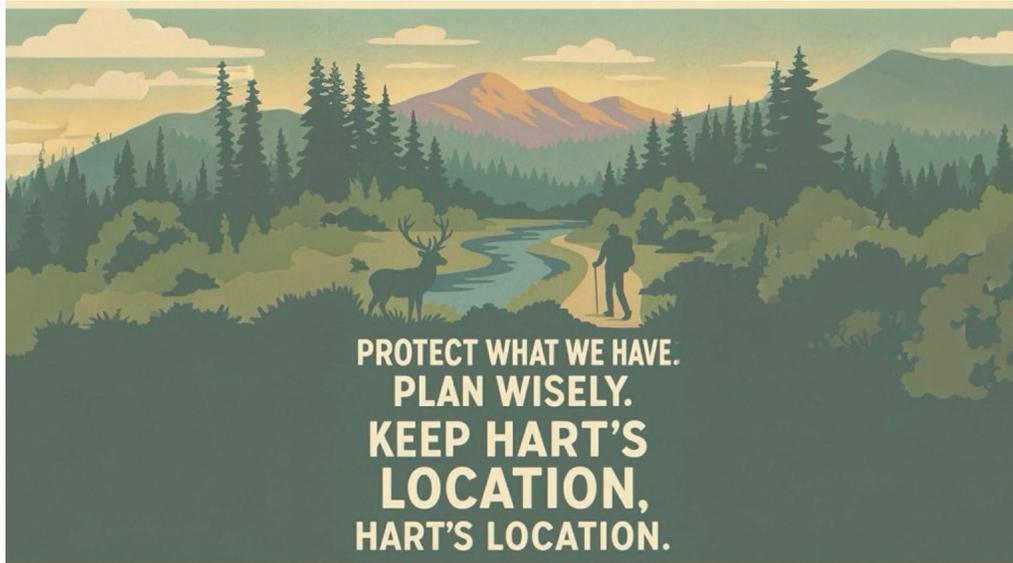
Over the past year, Hart’s Location has worked closely with its residents with assistance of the North Country Council to update its Master Plan. This planning effort was grounded in a strong commitment to public involvement, transparency, and thoughtful data analysis. Recognizing the importance of capturing the unique character and priorities of the town, the Planning Board emphasized community engagement from the start. Nearly half of the community participated in the process through a combination of surveys, phone calls, emails, interviews, focus groups, and online feedback.

In parallel with outreach, extensive data was collected and analyzed to understand existing conditions, trends, and potential challenges. This included reviewing land use patterns, transportation infrastructure, natural resources, housing conditions, and demographic information. A community visioning process helped identify shared goals and values, which created the foundation of the Master Plan and guided the development of the Land Use Element. The input gathered through public engagement and technical research was carefully synthesized to ensure that the final plan aligns with the community’s long-term aspirations while preserving its rural character and natural assets.



VISION

This Vision Element serves as a guiding light for all subsequent planning efforts. Every goal, policy, and strategy should be grounded in the simple but powerful message voiced by its residents:



The vision provides a view into the future. It highlights what is important in Hart’s Location as it relates to the character of its beautiful and natural environment. The vision was created with input from the Planning Board, stakeholders and the community.

Known for its rugged natural beauty, rich history, and iconic role as the first town to cast ballots in presidential elections, Hart’s Location is defined by its pristine environment, quiet lifestyle, and deep-rooted community pride.

A Community Rooted in Preservation

The future vision for Hart’s Location is clear: to remain natural, rural, quiet, and beautiful. Residents do not envision major change but instead emphasize preserving what exists today. The town’s greatest assets are its forests, rivers, mountain views, wildlife, and recreational trails, all of which should be preserved for future generations. Maintaining the town’s small scale and unspoiled character is a top priority. When asked to describe their hopes for Hart’s Location, a common refrain was simply: *“Keep it the same.”*

This emphasis on preservation does not mean resistance to all change. Rather, it reflects a desire for thoughtful planning that respects the land and the people who live here. Residents expressed strong support for policies that protect sensitive areas, manage development pressures, and ensure that any growth aligns with the town’s values and capacity.

Looking Toward 2035 and Beyond

Hart's Location embraces the opportunity to build on the values that have long defined its character, natural beauty, peace and quiet, community pride, and environmental stewardship. Looking ahead, the town envisions itself as a model of small-town resilience, preserving its distinct sense of place while making thoughtful, forward-looking decisions that protect its future while maintaining its quiet charm and close-knit community. Hart's Location remains welcoming, inclusive, and prepared for what lies ahead. These recommendations reflect a balanced approach; one that upholds fiscal responsibility while promoting long-term environmental and community sustainability.

Hart's Location Goals & Actions

Planning with Purpose

Public engagement revealed a strong desire to:

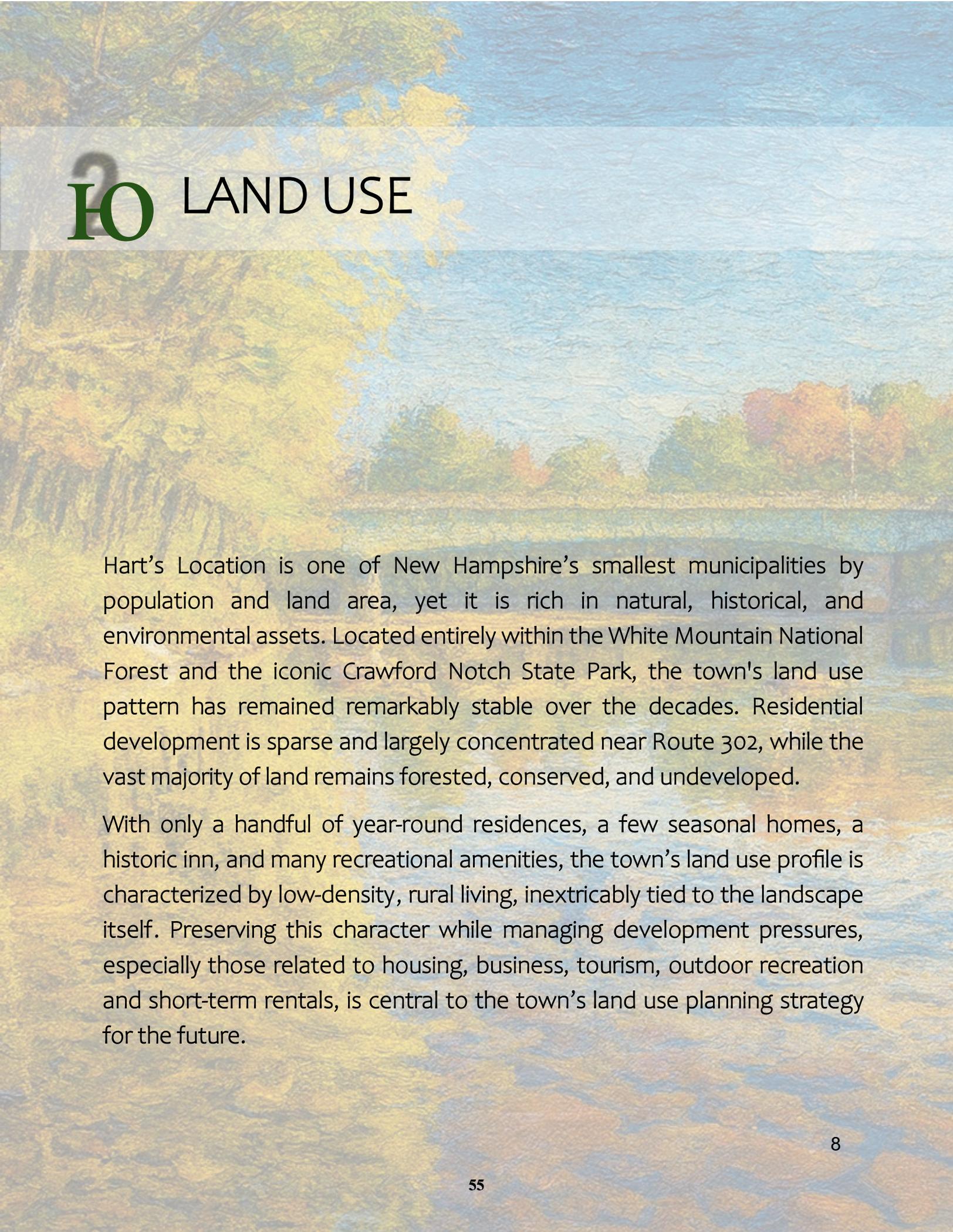
- Improve broadband;
 - Continue working with regional partners and state programs to expand high-speed internet access. This ongoing project is expected to be completed by June 2026.
- Improve Cell Service;
 - Encourage colocation on existing structures (e.g., utility poles, town buildings, or shared towers) to reduce costs and environmental impact.
- Enhance emergency preparedness for increasingly frequent natural disasters;
 - Coordinate with neighboring towns and county agencies to strengthen emergency response and hazard preparedness for floods, storms, and other natural disasters.
- Provide basic support systems for the aging population;
 - Connect older residents with local and regional resources for transportation, healthcare, and in-home support services.
- Support for renewable energy;
 - Encourage renewable energy projects through policies and incentives.
- Upgrades to emergency services;
 - Maintain strong partnerships with mutual aid departments in surrounding communities.

Supporting Those Who Call It Home

Survey respondents emphasized:

- The importance of services that allow people to age in place safely, including fire and rescue readiness, emergency shelters, and access to healthcare;

- Coordinate with nearby towns and the Carroll County Emergency Management Office to identify designated emergency shelters accessible to Hart’s Location residents during severe weather or extended power outages. Develop a clear communication plan to notify residents of shelter locations and transportation options.
- Create a “Hart’s Location Neighbor-to-Neighbor” volunteer system or phone tree to check in on vulnerable residents during emergencies or extreme weather events.
- Avoid overburdening residents with future decisions that will heavily weigh on taxpayers;
 - Develop a Capital Improvement Program (CIP) to schedule and prioritize major expenses such as road maintenance, emergency equipment, and infrastructure upgrades, spreading costs over time.
 - Pursue state and federal grants, regional cost-sharing agreements, and partnerships with neighboring towns to reduce the local tax burden for large projects.
 - Maintain adequate reserve funds for emergencies or unexpected infrastructure needs to minimize sudden tax increases.
- Ensuring access to affordable housing, basic services, and community support systems.
 - Review zoning and land-use regulations to allow for small homes, accessory dwelling units (ADUs), and limited, small-scale multi-family dwellings that fit the community’s rural character while expanding housing choices. Such housing shall remain consistent with zoning and applicable wastewater and health standards.
 - Encourage home modification programs, accessibility retrofits, and local volunteer assistance to help seniors and residents with disabilities remain safely in their homes.
 - Work with regional providers to ensure residents have reliable access to transportation, healthcare, broadband, and emergency services despite the town’s small size and geographic constraints.
 - Explore state, federal, and nonprofit funding (e.g., Community Development Block Grants, NH Housing programs) to support local housing rehabilitation, energy efficiency, and service expansion.

An impressionistic painting of a landscape, likely a river or lake, with trees in the background. The colors are soft and blended, with a palette of blues, greens, yellows, and browns. The style is reminiscent of J.M.W. Turner or similar Impressionist artists.

2 LAND USE

Hart's Location is one of New Hampshire's smallest municipalities by population and land area, yet it is rich in natural, historical, and environmental assets. Located entirely within the White Mountain National Forest and the iconic Crawford Notch State Park, the town's land use pattern has remained remarkably stable over the decades. Residential development is sparse and largely concentrated near Route 302, while the vast majority of land remains forested, conserved, and undeveloped.

With only a handful of year-round residences, a few seasonal homes, a historic inn, and many recreational amenities, the town's land use profile is characterized by low-density, rural living, inextricably tied to the landscape itself. Preserving this character while managing development pressures, especially those related to housing, business, tourism, outdoor recreation and short-term rentals, is central to the town's land use planning strategy for the future.

Current Land Use Patterns



Photo By: Liz Emerson, Senior Planner, North Country Council

Residential Uses: Scattered, low-density single-family homes make up most of the private development in Hart's Location. These are located along Route 302 or on private roads, and many are seasonal or part-time residences. The town's zoning is designed to reflect this low-intensity pattern, with large lot size requirements and limited infrastructure.

Commercial Uses: Commercial activity is limited and primarily supports tourism and lodging. Lodging facilities are the most prominent commercial uses in town, blending with the natural surroundings and preserving the historic character.

Conservation & Forest Land: Nearly all of Hart's Location lies contiguous with the White Mountain National Forest and Crawford Notch State Park. This ensures that large tracts of land will remain

permanently undeveloped, serving as both a natural buffer and a source of recreation, environmental protection, and community identity.

Recreational & Special Use Areas: Trails, swimming holes, and scenic viewing areas along Route 302 contribute significantly to local use and tourism appeal. These places are deeply valued by residents and are considered integral to the town's rural quality of life.

Land Use Trends and Pressures

While development in Hart's Location has remained minimal, the Master Plan survey conducted between June and August provided community feedback which highlighted several emerging challenges and considerations:

Short-Term Rentals: The rise of platforms such as Airbnb and VRBO has introduced concerns about noise, nuisance, housing availability, and property value impacts. Though opinions vary, many residents support stronger regulations or limitations to ensure rentals remain compatible with the town's character.

Housing Affordability and Access: Though the town does not aim to grow significantly, there is concern about maintaining affordability and ensuring housing exists for aging residents, essential workers, or future generations who may wish to remain in the community.

Infrastructure Limitations: The lack of broadband, public utilities, and emergency services infrastructure limits the scale and scope of future development. Many respondents emphasized a preference for very limited or no new housing unless it fits the town and does not burden resources.

Land Use Regulation and Enforcement: Comments suggest a need to revisit zoning ordinances to ensure they remain clear, fair, and reflective of current concerns especially regarding property condition, short-term rental oversight, and environmental protections.

Community's Desired Future Land Use

Natural Resource Protection & Resilience

Natural resource protection emerged as the highest land use priority with the consistent desire to preserve Hart's Location's rural character, natural landscapes, and small-town identity.

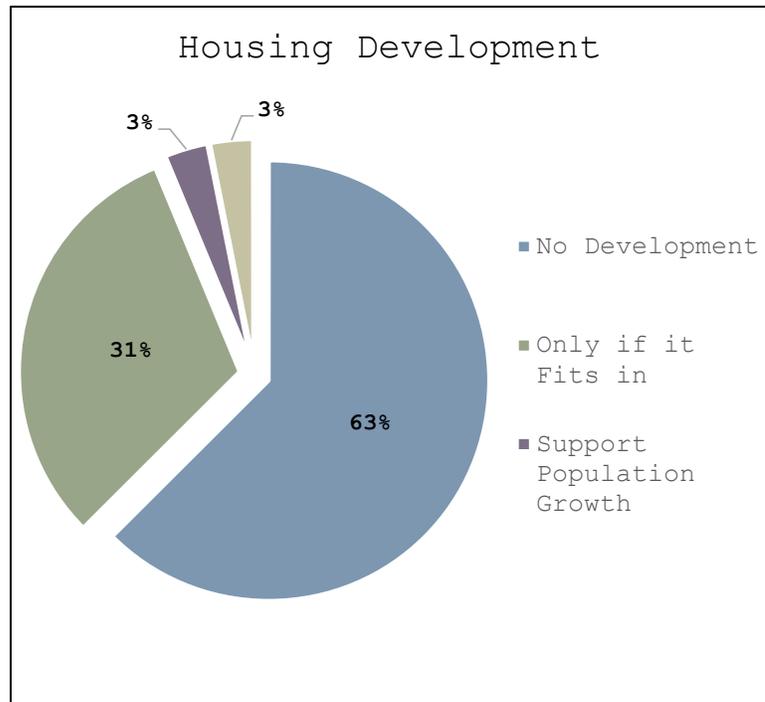
Residents repeatedly expressed that Hart's Location's identity as New Hampshire's smallest town, its location adjacent to extensive State and National Forest lands, and its limited development footprint are defining features that should be protected.

Survey responses consistently emphasized that change does not equal progress, and that thoughtful land use policies should prioritize conservation, resilience, and long-term sustainability over growth.

Housing

More than 60% of respondents stated that the Town should not encourage additional housing development, and an additional 30% supported housing only if it clearly fits the Town’s rural character, reinforcing the desire for large-lot zoning and low-density development.

Over development, population growth, and tax impacts associated with increased housing and infrastructure demands are amongst the strongest concerns.



Commercial Uses and Home-Based Businesses

The survey indicates mixed but cautious support for limited economic activity in Hart’s Location. Most respondents expressed a preference for home-based or very small-scale businesses, provided they are carefully regulated to minimize impacts on the Town’s rural character. At the same time, there is significant opposition to additional commercial uses reflecting concerns about over commercialization and growth pressures.

Land Use Goals & Actions

Hart's Location remains committed to protecting the vast majority of its land from development and wants to ensure that the public always has access to outdoor recreational opportunities with long-term conservation goals and preservation of the rural character.

All land use regulations adopted pursuant to this Master Plan shall be consistent with RSA 674 and other applicable New Hampshire Statutes.

- Review and update Subdivision Review Regulations.
 - Subdivision Regulations are local rules adopted by the Planning Board under RSA 674 and RSA 676 that govern how land can be divided into two or more lots. According to the Zoning Ordinance, these regulations were originally adopted in 1976. It is important to review and update these regulations to ensure alignment with State law changes and the local Land Use Regulations. These regulations establish the standards for things like lot layout, roads, drainage, utilities, access, and environmental protection to ensure new subdivisions are safe, functional, and consistent with the community's vision.
- Preserve Natural Landscapes and Maintain Low-Density Rural Development
 - Retain the minimum lot size of 2.5 acres and required setbacks.
 - Retain the 2.5 story or 40-foot height limitation.
 - Establish lot coverage limits to ensure development remains modest in scale and visually unobtrusive.
 - Minimize the length of new roads and discourage unnecessary forest fragmentation.
 - Require preservation of vegetated buffers and appropriate replanting following land disturbance.
 - Adopt architectural and site design standards that minimize visual, lighting, and environmental impacts, including:
 - Dark-sky-compliant outdoor lighting
 - Screening of dumpsters, loading areas, and mechanical equipment
 - Limits on highly reflective materials
 - Exterior materials appropriate to local climate conditions
 - Consider adoption of a Scenic Route Overlay District along U.S. Route 302 to:
 - Limit clearing along road frontage
 - Encourage retention of mature trees
 - Restrict clear-cutting associated with development
 - Prohibit invasive species in landscaping
 - Protect scenic views and rural character

- **Subdivision & Site Review**
 - Ensure subdivision & site plan review emphasizes land conservation, protection of natural features such as natural contours, existing vegetation, significant natural features, and minimal site disturbance.
 - Apply clear performance standards to protect scenic, forested, and environmentally sensitive areas.
- **Conservation & Land Protection**
 - Identify priority forest blocks and environmentally sensitive lands for long-term protection.
 - Pursue conservation easements, land acquisitions, and partnerships with land trusts and state agencies.
 - Coordinate with the U.S. Forest Service and other public land managers to maintain recreational access and wilderness connections.
 - Consider establishing a Conservation Commission under RSA 36-A to advise town boards, conduct natural resource inventories, and support conservation planning and stewardship efforts.
- **Clarify Regulations on Short-Term Rentals and Property Use**
 - The town should consider enacting clear, enforceable rules that address the impacts of short-term rentals, limit nuisance issues, and ensure a level playing field for all property owners.
- **Explore Limited Housing Solutions for Community Need**
 - Housing types such as accessory dwelling units, in-law apartments, or small-scale, elder-friendly homes can provide flexible living options for year-round residents, aging households, or caregivers while maintaining the Town's low-density character. Allowing limited, small-scale housing can support local needs without compromising the rural, forested landscape that defines Hart's Location.
 - Such housing should be evaluated through a careful, case-by-case approach that emphasizes minimal visual impact, compatibility with existing homes, protection of natural resources, and continued compliance with large-lot zoning and health and safety standards.
 - Create and apply clear review criteria and thoughtful design standards. This may include encouraging cohesive designs to the primary dwelling, using existing structures, limiting site disturbance, relying on existing access, septic, and water systems with DES approval.
- **Encourage Compatible Home-Based and Low-Impact Businesses**
 - Adopt Site Plan Review Regulations to ensure there are clear performance standards and criteria to safeguard Hart's Location's rural character.

- Require home-based business activities to remain secondary and unobtrusive to residential use, ensuring that any associated structures retain a residential scale and character with no outward appearance of commercial activity beyond limited signage permitted by ordinance.
 - Consider including limits on employees, deliveries, hours of operation, exterior storage, scale, and appearance of any nonresidential use.
 - Ensure ongoing compliance with approved conditions through periodic review to protect neighborhood character and quality of life.
 - Refine Zoning Ordinance language to clearly define permitted home-based and low-impact business activities to limit inconsistent interpretation of what a low-impact use is.
- **Strengthen Land Use Ordinances**
 - As development pressure increases regionally, Hart’s Location should periodically review and, where necessary, update its land use ordinances to ensure growth remains limited, intentional, and consistent with the community’s long-standing values. The Town’s regulatory framework should continue to prioritize protection of natural, scenic, and forested resources while providing clear, predictable standards for property owners and decision-makers.
 - Ensure that existing regulations remain effective, enforceable, and aligned with current conditions, state law, and community expectations by clarifying provisions, reinforcing performance standards that prevent adverse impacts, and ensuring that review processes support careful site design, minimal land disturbance, and preservation of rural character.
 - Perform a comprehensive review of zoning, subdivision, and land use regulations to identify outdated or ambiguous provisions, resolve internal inconsistencies, and ensure alignment with applicable New Hampshire statutes and recent legislative changes to maintain clarity, enforceability, and legal defensibility.
 - Add or refine purpose statements, definitions, and performance standards to clearly communicate expectations related to scale, intensity, site disturbance, and neighborhood compatibility.
 - Evaluate whether existing provisions adequately protect forests, steep slopes, wetlands, scenic views, and dark skies, and clarify standards where needed to prevent incremental degradation.

- Update review criteria to emphasize context-sensitive design, preservation of open space, minimization of grading and tree removal, and protection of scenic and environmental resources.
- Develop guidance documents or checklists to support consistent interpretation and application of ordinance provisions by boards, staff, and applicants.
- Ensure enforcement mechanisms remain clear and workable, including triggers for review and corrective action when ordinance standards are exceeded.
- Establish a regular schedule (e.g., every 5–10 years) for ordinance review to keep regulations aligned with community goals and changing conditions.

Looking Ahead

Hart’s Location is not a town that seeks growth for its own sake. Instead, it seeks to ensure that any development is intentional, small in scale, and beneficial to residents. As neighboring areas evolve, Hart’s Location residents want the Town to remain vigilant in protecting what makes it different: its forests, quiet, and sense of place.

Through thoughtful land use policies that uphold these values, the town can continue to be a model of sustainable, conservation-based rural living, and approach the future that reflects both its natural setting and the priorities of its community.

Implementation of this Master Plan will occur over time through collaboration among residents, Town boards, regional partners, and state agencies. Not every recommendation is intended to be pursued immediately; rather, the Plan provides a framework for evaluating opportunities as they arise. Regular review and periodic updates will ensure that the Plan remains relevant and continues to reflect community goals.

APPENDIX C: CWSRF Scope of Work

Scope of Work

Hart's Location Saco River Water Quality Monitoring and Data Access Project

Governing Water Quality Framework

This project is guided by the 2025-2029 New Hampshire Nonpoint Source (NPS) Management Program Plan, which emphasizes identifying, prioritizing, and addressing nonpoint source pollution through data-driven watershed assessment, public engagement, and adaptive management. The proposed scope supports the Plan's goals by expanding water quality monitoring to data-deficient headwaters of the Saco River, supporting Clean Water Act Sections 305(b) and 303(d), and informing future watershed-based planning, TMDL development, and restoration efforts.

Task 1. Project Management and Coordination

Lead: Town of Hart's Location and FB Environmental Associates (FBE)

FBE will provide overall project management and coordination to ensure compliance with NHDES requirements, alignment with the NPS Management Program Plan, and timely completion of all tasks. Activities include consultant coordination, schedule and budget tracking, coordination with NH Volunteer River Assessment Program (VRAP) staff, and preparation of progress reports and meeting materials.

Deliverables:

- Written quarterly progress updates to relevant project partners, including but not limited to NHDES, Town of Hart's Location representative (assumed to be Mark Dindorf), New England Environmental Finance Center (NEEFC), VRAP representative(s), and project consultant technical and management staff.
- Minimum of three virtual project check-in meetings with the Town of Hart's Location to discuss and present task deliverables.
- Minimum three meetings with NHDES in attendance (kick off meeting, mid-project check-in, wrap-up meeting).

Task 2. Volunteer Re-Engagement and Training (NH VRAP)

Lead: FBE

Partners: NHDES VRAP Program

This task will engage Upper Saco River volunteers and recruit new participants to expand the established VRAP to the Saco River. Activities include outreach, informational sessions, coordination with local partners, and volunteer training conducted by NHDES VRAP staff to ensure standardized, high-quality data collection.

NHDES VRAP will train the volunteers. FBE is responsible for volunteer outreach and engagement and will work with the Town of Hart's Location to connect the volunteers to the NH VRAP program.

In addition, FBE will work with NH VRAP to identify and finalize water quality monitoring locations. A minimum of 12 sites will be established throughout the Saco River corridor. Additional sites may be included based on volunteer availability. NH VRAP previously established five Saco River water quality monitoring locations. To effectively utilize historic water quality monitoring data these sites will be re-instated. New water quality monitoring sites will be chosen based on location and ease of access. See Figure 1 and Figure 2 for proposed water quality monitoring locations.

Timeline:

Volunteer engagement is anticipated to occur between April 2026 and September 2026. Under the current schedule, NH VRAP training is anticipated to occur in spring 2027, with volunteer data collection beginning in summer 2027. However, this timing is dependent on volunteer availability, NH VRAP capacity, and seasonal constraints. If volunteers are engaged in spring 2026 and NH VRAP is able to provide training in summer 2026, the goal would be to begin water quality monitoring in summer 2026.

Deliverables:

- Creation of volunteer engagement material
- Distribution of engagement materials (posting flyers at local hubs, and posting electronically)
- At least 3 meetings with NH VRAP and FBE on volunteer coordination
- Volunteer engagement for at least 12 water quality monitoring locations.

Task 3. Water Quality Monitoring Equipment Procurement

Lead: Town of Hart's Location

Support: FBE, NHDES VRAP Program

FBE will coordinate and complete the purchase of water quality monitoring equipment with NH VRAP to ensure that all equipment is approved water quality monitoring equipment to support expanded monitoring on the Saco River. All equipment selections will be reviewed and approved by NHDES VRAP staff prior to purchase and will comply with the existing VRAP Quality Assurance Project Plan (QAPP). NHDES VRAP will be responsible for maintaining and storing the monitoring equipment. It is anticipated that NHDES VRAP will coordinate in-season equipment storage in a location that is convenient for volunteer pick up, such as the Conway Town Hall and/or Hart's Location Town Office.

Timeline:

Purchase of monitoring equipment can begin following the project kick-off meeting. Coordination of monitoring equipment storage and maintenance

Deliverables:

- Procurement of VRAP-approved monitoring equipment
- Equipment inventory and documentation

Task 4. Macroinvertebrate Study and Biological Assessment

Lead: FBE

Oversight: NHDES

A targeted macroinvertebrate study will be conducted to assess aquatic life response to water quality conditions, with particular attention to chloride impacts associated with road salt use. Sampling will follow a New Hampshire approved Site-Specific Project Plan (SSPP) developed under an existing EPA- and NHDES-approved QAPP that was developed in preparation for this project in 2025. This biological assessment will complement VRAP chemical and physical monitoring data. Specific macroinvertebrate monitoring sites may be different than the VRAP water quality monitoring sites. Specific sites will be determined in the field based upon the presence of suitable sampling habitat and access.

Up to ten macroinvertebrate study sites will be sampled (see Figure 3 and Figure 4 for proposed locations). Two sites, located on the Dry and Sawyer Rivers, will serve as control sites and are outside the influence of road salt applications along Route 302. All remaining sampling sites are located on the Saco River. A sample completion target of 90% will be met, such that at least nine of the ten proposed sites are sampled. Final site locations may vary slightly from those shown on the maps based on the availability of suitable sampling habitat and site access. A technical memorandum summarizing sampling methodology and results will be the final deliverable for this task.

Where applicable, findings from water quality and biological monitoring will inform Basis of Design considerations for future restoration, stormwater, or riverbank stabilization projects. Monitoring results will support evaluation of floodplain interactions, erosion, and pollutant transport consistent with the Federal Flood Risk Management Standard, as appropriate.

Timeline:

Sampling is anticipated to occur in August 2026. Samples will be processed in late Fall 2026 and analyzed in Winter 2027; reporting will also occur in Winter 2027.

Deliverables:

- Macroinvertebrate field sampling and laboratory analysis
- ADA compliant technical memorandum summarizing findings and implications for river health

Task 5. ArcGIS HubSite and Water Quality Dashboard Development

Lead: FBE

Partners: Town of Hart's Location

FBE will develop an interactive ArcGIS HubSite to initially serve as a engagement site for the project, displaying planned events, article links, and other notable engagement materials. Once finalized the HubSite will serve as a centralized, publicly accessible platform for Upper Saco River water quality and planning information. The HubSite is intended to be a comprehensive site where users can readily access all current and previous information related to planning efforts in the Upper Saco River. The HubSite will include a dashboard displaying VRAP monitoring data, results from the

macroinvertebrate study, links to the existing Saco-Swift River Corridor Management Plan StoryMap, and other relevant planning documents.

All digital products developed under this task will be hosted by FBE via FBE’s existing ArcGIS Online account and will be publicly accessible. All digital products will meet ADA Title II requirements, guided by Revised Section 508 Standards and WCAG accessibility best practices.

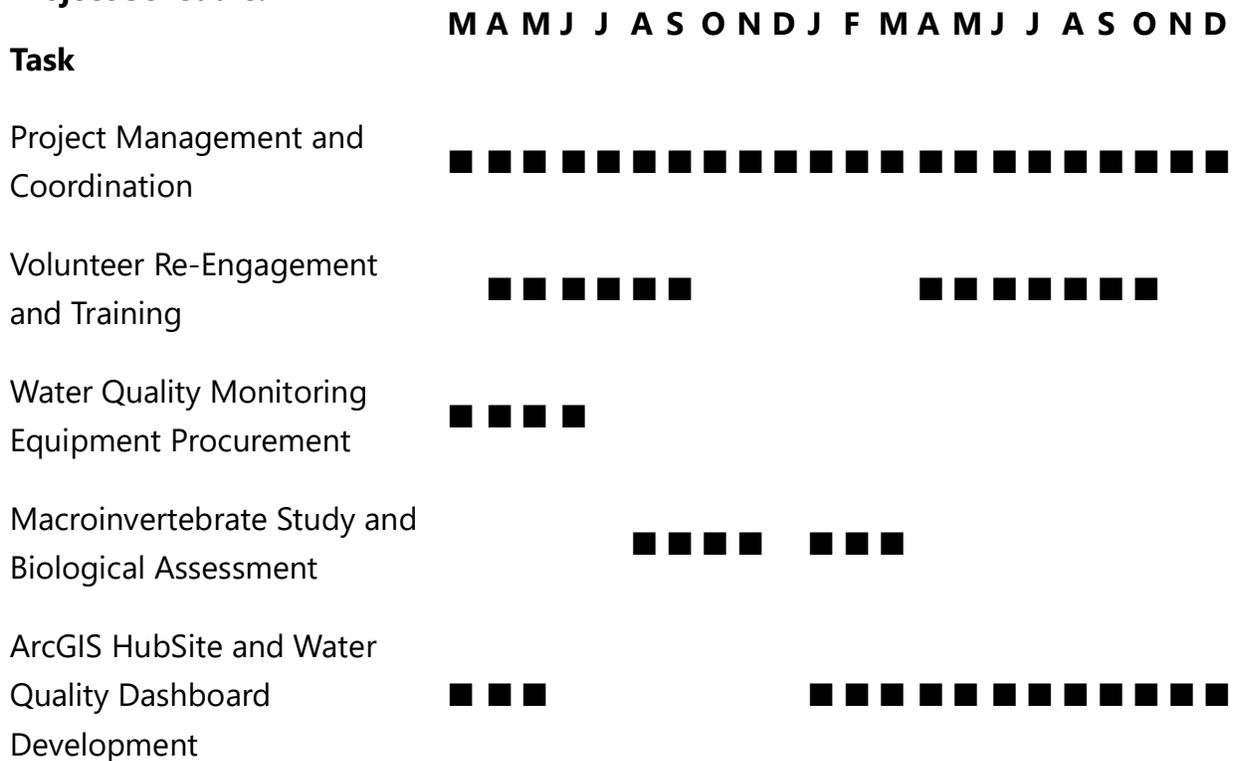
Timeline:

FBE anticipates initial development of the HubSite in Spring 2026. The water quality monitoring dashboard and finalization of the HubSite will occur between January and December 2027.

Deliverables:

- ADA-compliant ArcGIS HubSite displaying current and previous efforts along the Upper Saco River.
- Interactive online water quality dashboard

Project Schedule:



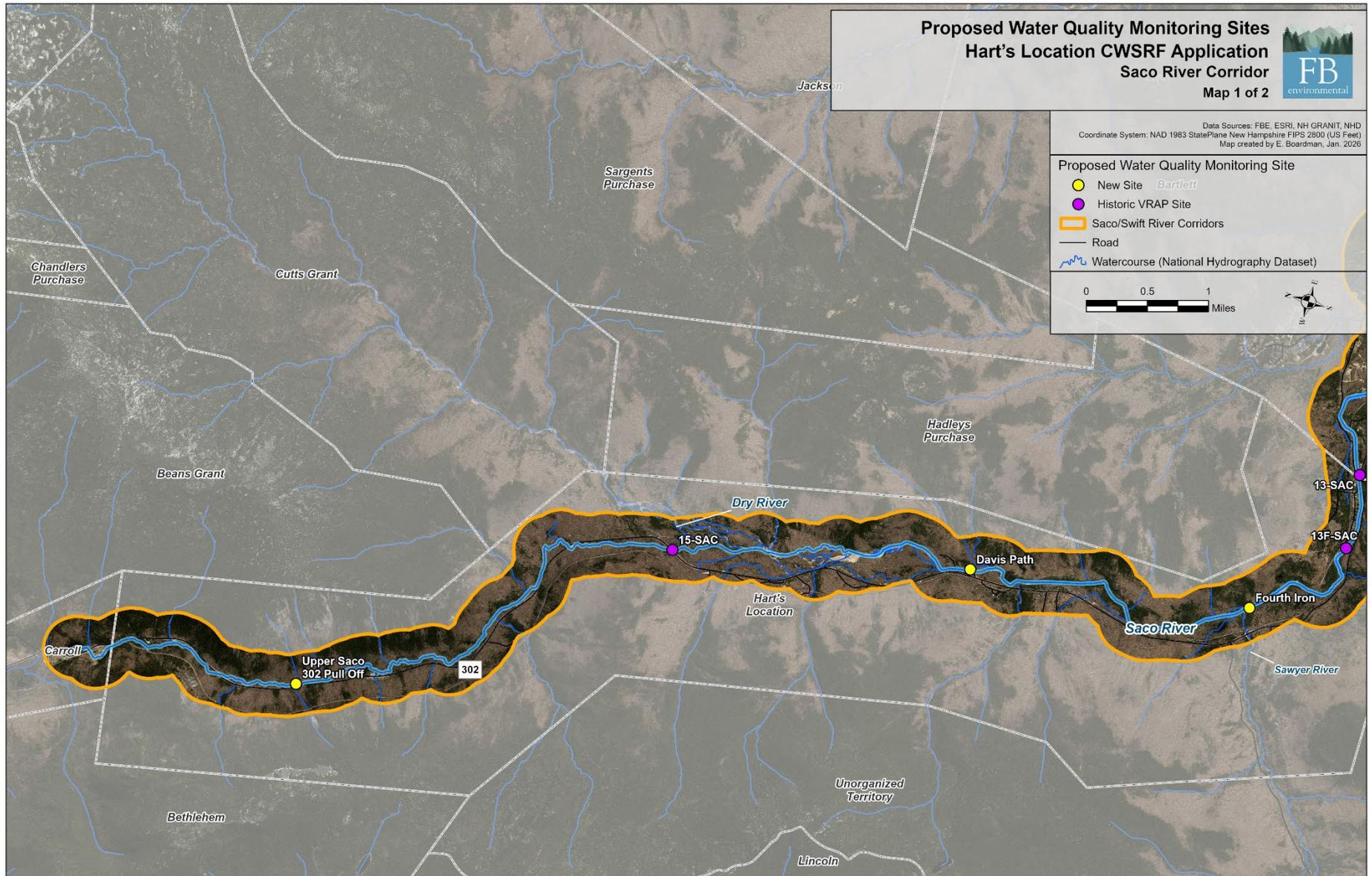


Figure 1. Proposed water quality monitoring locations on the upper portion of the Saco River, New Hampshire.

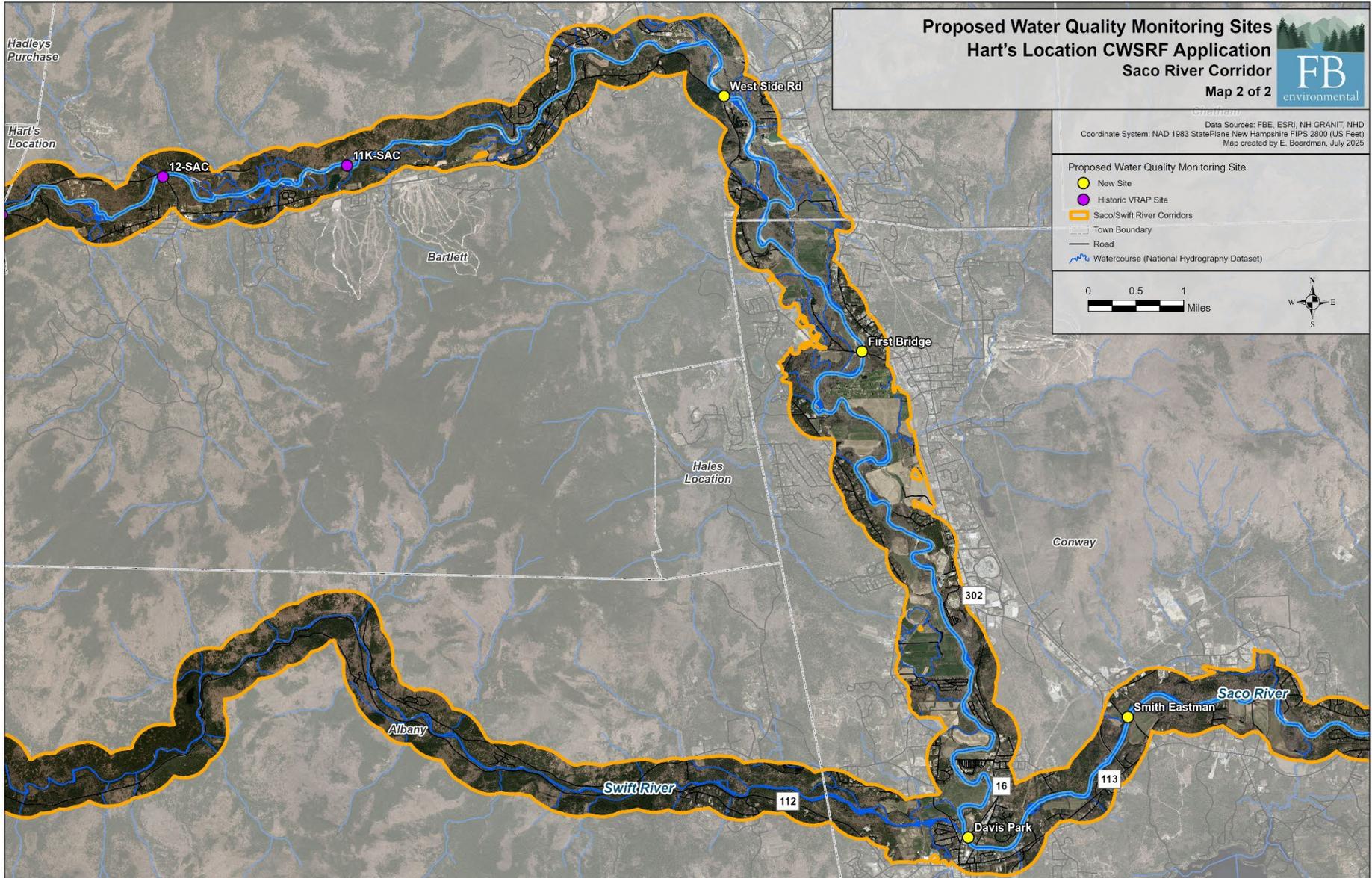


Figure 2. Proposed water quality monitoring locations on the lower portion of the Saco River, New Hampshire.

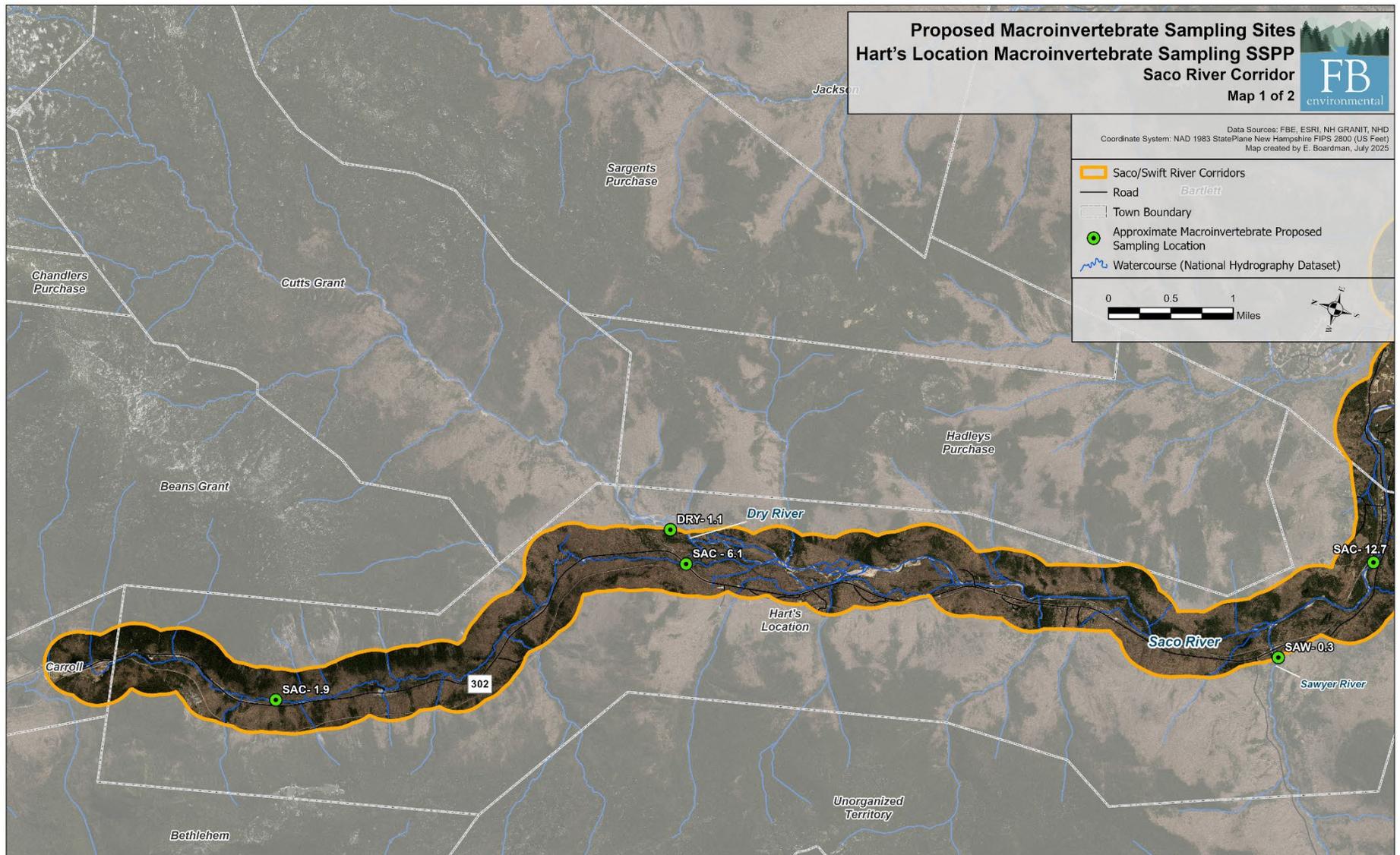


Figure 3. Proposed macroinvertebrate sampling locations on the upper portion of the Saco River, New Hampshire.

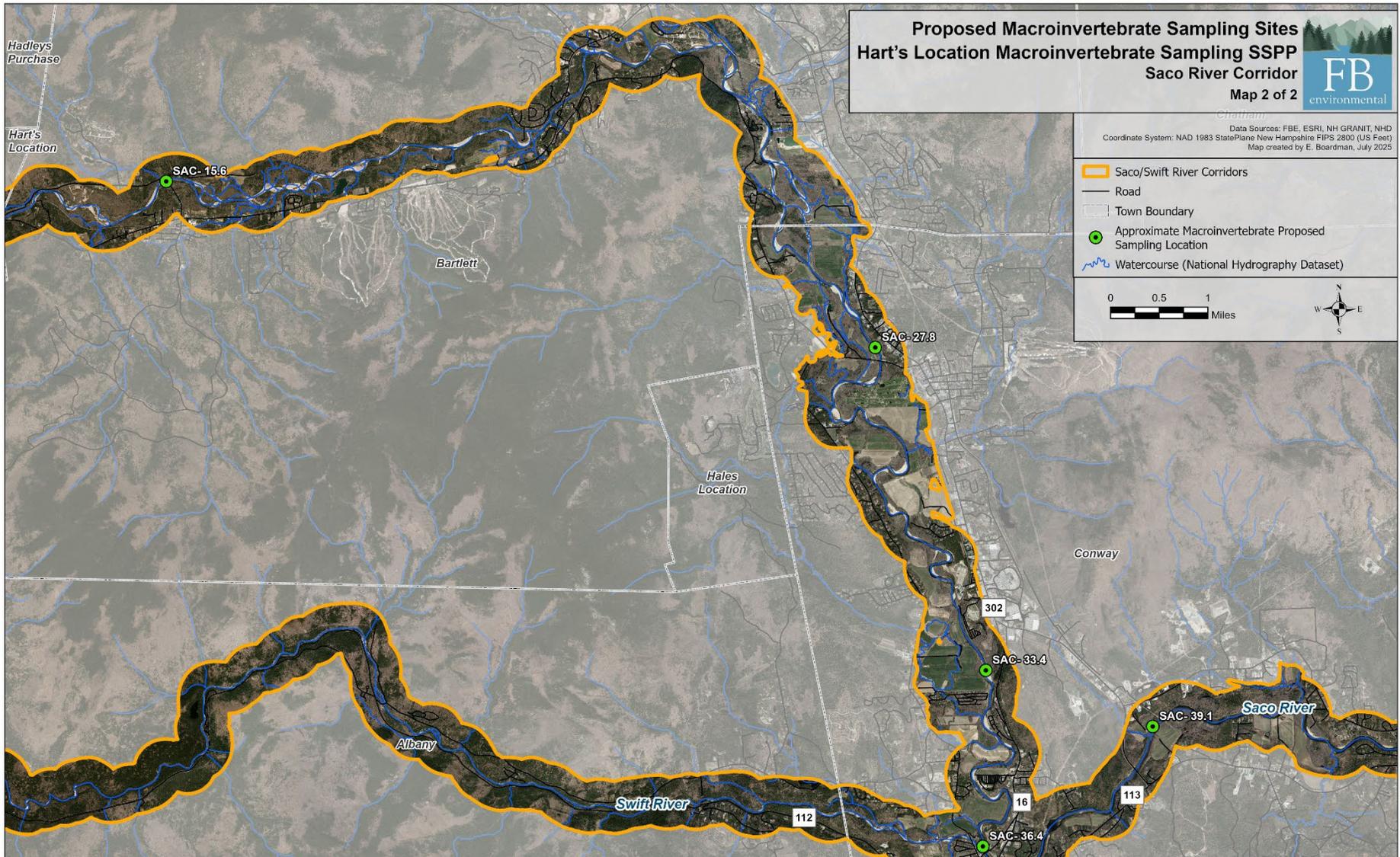


Figure 4. Proposed macroinvertebrate sampling locations on the upper portion of the Saco River, New Hampshire.

SCHOOL DISTRICT OF HART'S LOCATION

SCHOOL BOARD

(3 year terms)

Helen Brandon, Chair
Nancy Ritger, Vice-chair
Stacey Dunat

Term Expires 2027
Term Expires 2028
Term Expires 2026

MODERATOR

(2 year term)

Leslie E. Schoof

Term Expires 2026

TREASURER

(3 year term)

Nancy Hayes (appointed March, 2024)

Term Expires 2027

CLERK

(3 year term)

Mark Dindorf

Term Expires 2027

AUDITOR

Roberge & Company

SCHOOL ADMINISTRATIVE UNIT NO. 9 STAFF (447-8368)

Dr. Aimee Frechette, Superintendent of Schools
Nicole Bell, Assistant Superintendent
Christa Biché, Director of Curriculum & Instruction
Pamela Stimpson, Director of Student Services
Jackie Dziedzic, Human Resources Manager
Michael Wade, Business Administrator
VACANT, Finance Manager
Jennifer Wilder, Payroll Manager



**HART'S LOCATION SCHOOL DISTRICT WARRANT
STATE OF NEW HAMPSHIRE**

To the Inhabitants of the School District of Hart's Location, in the County of Carroll, State of New Hampshire, qualified to vote on School District affairs:

You are hereby notified to meet at the Notchland Inn at 2 Morey Road in said Hart's Location on Tuesday, March 10, 2026, to vote for the following District Officers. Polls will be open for this purpose at 8:00 a.m. and will not close before 4:00 p.m. Voting between the hours of 4:30 p.m. and 5:00 p.m. will take place at the Town Hall.

ARTICLE 1. To elect a School Board Member for the ensuing three years.

ARTICLE 2. To elect a School Moderator for the ensuing two years.

ARTICLE 3. To elect a School Treasurer for the ensuing one year.

YOU ARE ALSO NOTIFIED TO MEET AT THE TOWN HALL AT 4:30 P.M. ON THE SAME DAY TO ACT UPON THE FOLLOWING ARTICLES.

ARTICLE 4. To see if the School District will vote to raise and appropriate the sum of **\$36,650** for the support of schools, for the payment of salaries for school district officials and agents, and for the payment of the statutory obligations of the District, exclusive of all other articles. (Majority vote required) (Recommended by the School Board 2-0-0)

ARTICLE 5. To see if the School District will vote to raise and appropriate the sum of **\$8,000** to be placed in the Capital Reserve Fund (Special Education) previously established for that purpose. (Majority vote required) (Recommended by the School Board 2-0-0) This appropriation is in addition to Warrant Article #4, the operating budget.

ARTICLE 6. To see if the School District will vote to raise and appropriate the sum of **\$4,000** to be placed in the Expendable Trust Fund (Tuition Trust Fund) previously established for this purpose. (Recommended by the School Board 2-0-0) This appropriation is in addition to Warrant Article #4, the operating budget.

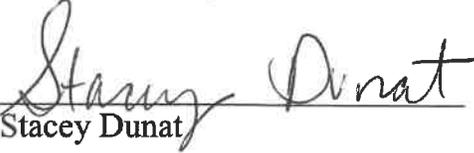
ARTICLE 7. To transact any other business that may legally come before this meeting.

Given under our hands this 10th day of February 2026.

Helen Brandon



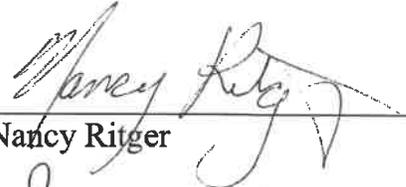
Nancy Ritger



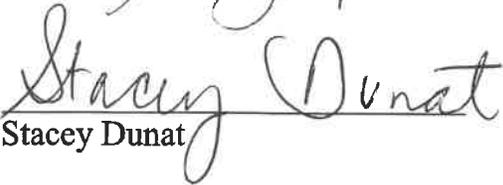
Stacey Dunat

A TRUE COPY OF WARRANT – ATTEST

Helen Brandon



Nancy Ritger



Stacey Dunat

HART'S LOCATION SCHOOL DISTRICT

		Approved Budget FY25 7/1/24- 6/30/25	Actuals FY25 7/1/2024- 6/30/2025	Approved Budget FY26 7/1/25- 6/30/26	Proposed Budget FY27 7/1/26- 6/30/27	\$ Change	% Change
1100 REGULAR EDUCATION							
1	61-10-1100-5560-0101	TUITION,ELEMENTARY	\$ 30,941	\$ 27,682	\$ 34,182	\$ -	\$ (34,182) -100.00%
2	61-10-1100-5560-0103	TUITION,HIGH SCHOOL	\$ -	\$ -	\$ -	\$ 21,650	\$ 21,650
TOTAL 1100 REGULAR EDUCATION		\$ 30,941	\$ 27,682	\$ 34,182	\$ 21,650	\$ (12,532)	-36.66%
1200 SPECIAL EDUCATION							
3	61-10-1200-5330-0120	OCCUPATIONAL/PHYSICAL THERAPY	\$ 100	\$ -	\$ 100	\$ 100	\$ - 0.00%
4	61-10-1200-5560-0109	TUITION, SPECIAL EDUCATION	\$ 100	\$ -	\$ 100	\$ 100	\$ - 0.00%
TOTAL 1200 SPECIAL EDUCATION		\$ 200	\$ -	\$ 200	\$ 200	\$ -	0.00%
2140 PSYCHOLOGICAL SERVICES							
5	61-10-2140-5330-0120	TESTING/COUNSELING	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	\$ - 0.00%
TOTAL 2140 PSYCHOLOGICAL SERVICES		\$ 1,500	\$ -	\$ 1,500	\$ 1,500	\$ -	0.00%
2150 SPEECH SERVICES							
6	61-10-2150-5330-0120	SPEECH SERVICES	\$ 100	\$ -	\$ 100	\$ 100	\$ - 0.00%
TOTAL 2150 SPEECH SERVICES		\$ 100	\$ -	\$ 100	\$ 100	\$ -	0.00%
2310 SCHOOL BOARD SERVICES							
7	61-10-2310-5260-0044	WORKERS COMP	\$ 400	\$ 400	\$ 400	\$ 446	\$ 46 11.50%
8	61-10-2310-5330-0017	AUDIT	\$ 1,000	\$ 1,050	\$ 1,000	\$ 1,000	\$ - 0.00%
9	61-10-2310-5390-0117	SCHOOL BOARD EXPENSESE	\$ 200	\$ 88	\$ 200	\$ 200	\$ - 0.00%
10	61-10-2310-5520-0035	INSURANCE, LIABILITY	\$ 792	\$ 792	\$ 917	\$ 908	\$ (9) -0.98%
TOTAL 2310 SCHOOL BOARD SERVICES		\$ 2,392	\$ 2,330	\$ 2,517	\$ 2,554	\$ 37	1.47%
2320 OFFICE OF SUPT, DISTRICT SHARE							
11	61-10-2320-5311-0104	SAU #9 SHARE	\$ 3,875	\$ 3,788	\$ 4,098	\$ 4,521	\$ 423 10.32%
TOTAL 2320 OFFICE OF SUPT, DISTRICT SHARE		\$ 3,875	\$ 3,788	\$ 4,098	\$ 4,521	\$ 423	10.32%
2720 PUPIL TRANSPORTATION							
12	61-10-2720-5513-0120	PUPIL TRANSPORTATION	\$ 2,500	\$ -	\$ 2,500	\$ 6,125	\$ 3,625 145.00%
TOTAL 2720 PUPIL TRANSPORTATION		\$ 2,500	\$ -	\$ 2,500	\$ 6,125	\$ 3,625	145.00%

		5251 CAPITAL RESERVE/TRUST FUNDS						
13	61-10-5251-5930-0105	TRANSFER CAPITAL RESERVE/EXP TRUST FUNDS	\$ 14,000	\$ 14,000	\$ -	\$ -	\$ -	
TOTAL 5251 CAPITAL RESERVE/TRUST FUNDS			\$ 14,000	\$ 14,000	\$ -	\$ -	\$ -	
TOTAL 61 GENERAL FUND			\$ 55,508	\$ 47,800	\$ 45,097	\$ 36,650	\$ (8,447)	-18.73%
		WARRANT ARTICLES						
14		SPED Capital Reserve Fund	\$ 10,000	\$ -	\$ 8,000	\$ -	\$ (8,000)	-100.00%
15		Tuition Expendable Trust Fund	\$ 4,000	\$ -	\$ 4,000	\$ -	\$ (4,000)	-100.00%
TOTAL WARRANT ARTICLES			\$ -	\$ -	\$ -	\$ -	\$ -	
GRAND TOTAL TO APPROPRIATE			\$ 69,508	\$ 47,800	\$ 57,097	\$ (57,097)	-100.00%	

HART'S LOCATION SCHOOL DISTRICT
SPECIAL EDUCATION EXPENSES/REVENUE 2023-2024, 2024-2025

EXPENSES: SPECIAL EDUCATION	ACTUAL EXPENSES <u>2023-2024</u>	ACTUAL EXPENSES <u>2024-2025</u>
1200.330.120 Occupational/Physical Therapy Serv	\$0	\$0
1200.560.109 Tuition, Special Education	\$0	\$0
2140.330.120 Psychological Testing/Counseling	\$0	\$0
5251.930.105 Transfer, Capital Reserve Special Education	\$8,000	\$8,000
	-----	-----
TOTAL SPECIAL EDUCATION EXPENSES	\$8,000	\$8,000
REVENUE: SPECIAL EDUCATION	ACTUAL REVENUE <u>2023-2024</u>	ACTUAL REVENUE <u>2024-2025</u>
NH State Adequacy Allocation	\$245	\$0
	-----	-----
TOTAL SPECIAL EDUCATION REVENUE	\$245	\$0

Hart's Location Annual School District Meeting Minutes

Tuesday, March 11, 2025 4:30pm

Hart's Location Town Hall

In Attendance: Katie Landry, Ed Butler, David Walker, Don Harrison, Susie Wilde, Doug Brown, Karen Capone, Jon & Michelle Goodreau;

Les Schoof - School Moderator; Nancy Ritger - School Board Member; Stacy Dunat – School Board Member; Mark Dindorf – School Clerk; Pam Stimpson – SAU-9

Moderator Les Schoof called the meeting to order at 4:40pm.

Les requested a motion to waive the reading of the Warrant.

Motion made by Jon Goodreau

Motion seconded by Karen Capone

Motion approved unanimously.

Articles 1-2 are by Ballot Vote – Polls close at 5pm

ARTICLE 1: To elect a School Board member for the ensuing three years.

ARTICLE 2: To elect a Treasurer for the ensuing three years.

ARTICLE 3: To see if the School District will vote to raise and appropriate the sum of \$45,097 for the support of schools, for the payment of salaries for school district officials and agents, and for the payment of the statutory obligations of the District, exclusive of all other articles. (Majority vote required) (Recommended by the School Board 2-0-0)

Motion to accept the article made by Jon Goodreau

Motion seconded by Ed Butler

No Discussion

ARTICLE 3 Passes Unanimously

ARTICLE 6: To see if the School District will vote to raise and appropriate the sum of \$8,000 to be placed in the Capital Reserve Fund (Special Education) previously established for that

purpose. (Majority vote required) (Recommended by the School Board 2-0-0) This appropriation is in addition to Warrant Article #3, the operating budget.

Motion to accept the article made by Mark Dindorf

Motion seconded by Michelle Goodreaau

No Discussion

ARTICLE 4 Passes Unanimously

ARTICLE 5: To see if the School District will vote to raise and appropriate the sum of \$4,000 to be placed in the Expendable Trust Fund (Tuition Trust Fund) previously established for this purpose. (Recommended by the School Board 2-0-0) This appropriation is In addition to Warrant Article #3, the operating budget.

Motion to accept the article made by Jon Goodreau

Motion seconded by Ed Butler

No discussion.

ARTICLE 5 Passes Unanimously.

ARTICLE 6: To transact any other business that may legally come before this meeting.

Mark Dindorf asked Pam Stimpson of SAU-9 whether the questions that were raised during the school budget hearing in February have been addressed.

Specifically whether appointment of a treasurer can be for the full three year term when an appointment is necessary (because no town resident is elected) versus the current practice that appointments are made on an annual basis. Pam Stimpson indicated that SAU-9 is still looking into this matter.

Mark Dindorf also enquired about whether SAU-9 anticipates that the school district would owe any funds for tuition during the current school year, given the second year in a row of a negative local school tax rate. Pam Stimpson responded similarly, indicating that SAU-9 is still looking into this issue as well, but at this time, no further tuition payments are anticipated.

Mark Dindorf also enquired about the status of funds appropriated for the Cash Reserve Fund and Expendable Trust Fund from last year's annual school district meeting and indicated that the funds had not been received to be deposited into those designated accounts by year's end. Pam Stimpson indicated that the checks were in the manifest that she was carrying with her and would be distributed soon.

Ed Butler asked about how SAU-9 is approaching Freedom Savings Accounts. Pam Stimpson replied that it is an evolving situation and the SAU-9 administration is still working on the matter.

Les Schoof asked if there was any further business.

Mark Dindorf made a motion to adjourn the meeting.

Motion seconded by Karen Capone

Motion to adjourn accepted. Meeting adjourned at 4:42 PM

Ballot Results for Articles 1-2: (tallied by the moderator, town clerk and supervisor of the checklist at 5pm after polls closed)

ARTICLE 1: School Board member: Nancy Ritger

ARTICLE 2: School Treasurer: *Note no-one filed for this office during the designated filing period and all results were write ins.* **Nancy Hayes** received the most votes. *(Nancy Hayes is the incumbent appointed School Treasurer, a Hart's Location property owner & taxpayer, however Nancy is not a resident of Hart's Location.)* **The School Board will need to reappoint Nancy Hayes (or another individual) to serve as School Treasurer at their next meeting.**

A true attest of the meeting:

A handwritten signature in black ink, appearing to read 'M. Dindorf', written in a cursive style.

Mark Dindorf, School Clerk

**PROPOSED SCHOOL DISTRICT APPORTIONMENT FOR THE
SCHOOL ADMINISTRATIVE UNIT #9 BUDGET 2026-2027**

School District	Total Equalized Valuation 2024	Average Daily Membership 2024-2025	Percentage Equalized Valuation 2026-2027	Percentage Average Daily Membership 2026-2027	Percentage Apport. 2026-2027	School District Share Of SAU Budget 2026-2027
Conway	3,782,415,877	1,388.51	49.10%	87.65%	68.38%	\$1,888,119
Bartlett	2,451,485,086	159.12	31.82%	10.04%	20.93%	\$578,070
Jackson	886,510,933	36.45	11.51%	2.30%	6.90%	\$190,660
Albany	223,771,174	0.00	2.90%	0.00%	1.45%	\$40,107
Eaton	223,792,984	0.00	2.91%	0.00%	1.45%	\$40,111
Chatham	109,880,009	0.00	1.43%	0.00%	0.71%	\$19,694
Harts Loc.	25,223,383	0.00	0.33%	0.00%	0.16%	\$4,521
Total	7,703,079,446	1,584.08	100.00%	100.00%	100.00%	\$2,761,283