

Town Voting 2026



Overview

This document provides an overview of warrant articles that will be on the ballot for town voting on March 10, 2026.



Warrant Articles

1. ELECTION OF OFFICERS

A “Candidates Night” will be held on February 24, 2026, where residents can hear from and question those running for office. A recording of the event will be available on the town website.

2. AMEND ZONING ORDINANCE

If approved, this amendment updates and modernizes the legal language of the town’s sign regulations within the zoning ordinance.

3. AMEND ZONING ORDINANCE

If approved, this amendment updates the approval process for temporary housing associated with new construction by assigning review and approval responsibility to the Planning Board rather than the Select Board.

4. WASTEWATER BOND

This warrant article approves a \$38 Million bond (loan) for the construction phase of the wastewater treatment plant upgrade. The final design and engineering for this project have been completed with a previously approved bond. The wastewater plant is under administrative order from the EPA due to failures that have occurred. In addition, the NH Department of Environmental Services has placed a moratorium on any new sewer connections in Epping. A “Wastewater Education Event” will be held on January 29, 2026, where residents can learn more about this issue. A recording of the event will be available on the town website. Due to many unknown variables including potential grants, loan terms, and septage revenue, a proper tax impact cannot be estimated. The tax impact is likely to be around \$1 per thousand or \$500 annually on a \$500,000 home.

5. OPERATING BUDGET

This warrant article approves the proposed budget for 2026. Increases include contract adjustments, salary and benefit adjustments, police department equipment, and an update to the town’s Master Plan.

Tax Impact Over Default: 22 cents per thousand or \$110 annually on a \$500,000 home.

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Warrant Articles

LANDFILL CLOSURE

Current Balance - \$396,021

This fund will be used for the closure of the uncapped landfill on Coffin Road. It is anticipated that the New Hampshire Department of Environmental Services will require the closure of the landfill within the next few years.

Tax Impact: \$0

GOVERNMENT BUILDINGS

Current Balance - \$77,746

This fund is used to repair, upgrade, and maintain town-owned buildings. Anticipated projects include the insulation of the West Epping Fire Station, new boilers as required, and the repurposing of an emergency generator.

Tax Impact: \$0

ACCRUED BENEFITS

Current Balance - \$33,472

This fund is used to pay employees for any accrued benefits they have earned prior to retirement or resignation.

Tax Impact: \$0

WATSON ACADEMY

Current Balance - \$11,670

This fund is used to make repairs and improvements to the town's recreation center, Watson Academy. It is anticipated that the building's storm windows will be replaced in 2026.

Tax Impact: \$0

NATURAL EVENTS

Current Balance - \$10,000

This fund is used to offset expenses associated with natural events. These expenses include things like overtime, fuel, contractors, and more.

Tax Impact: 1 cent per thousand or \$5 annually on a \$500,000 home.

GENERAL ASSISTANCE

Current Balance - \$5,000

This fund is used to offset expenses associated with general assistance (welfare). The town provides general assistance to those unable to support themselves when required to do so by state law.

Tax Impact: \$0

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Warrant Articles

TOWN CLERK AND TAX COLLECTOR

- 12.** The Town has historically elected a single individual to serve concurrently as Town Clerk and Tax Collector. This article proposes formally consolidating these roles into one elected position. The proposal does not affect the cost of the position or Town Hall operations.

TOTAL DISABILITY CREDIT

- 13.** In 2025, New Hampshire state law was amended to clarify that a veteran's service-connected permanent and total disability tax credit may not be received in addition to other veteran tax credits, as had been permitted under prior practice. This article adjusts the permanent and total disability credit to align with the total benefit veterans had historically received by combining credits. The proposed change does not increase the amount of tax relief a veteran receives compared to 2025.

RACETRACK BYLAWS

- 14.** This article approves updated racetrack bylaws for the Town. The revisions modernize legal language, provide greater flexibility in racetrack operating schedules, and expand enforcement tools for violations.
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REMAINING ARTICLES

Articles 14+ are petition warrant articles. This means that 25 or more registered voters in town signed a petition to have them placed on the ballot.