

PIERMONT, NH
2026 VOTER GUIDE
FOR TOWN ELECTIONS

Prepared by:

The Town of Piermont

Board of Selectmen

603.272.9181

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The following information is provided as a public service to enable citizens to better understand the matters on which they will be voting. Additional information may be obtained by calling the Selectmen's office at (603) 272-9181, or by visiting the Town's website at www.townofpiermontnh.org

2026 Candidates for Town Offices

One (1) Selectman: Three (3) Year term

Rick Daley

One (1) Town Treasurer: One (1) Year term

Heather Subjeck

One (1) Trustee of Trust Fund: Three (3) Year term

Jessica Bowman

Two (2) Library Trustees: Three (3) Year terms

Stephanie Gordon

Ellen Sortore

One (1) Supervisor of the Checklist: Six (6) Year Term

One (1) Supervisor of the Checklist: Four (4) Year Term

Steve Daly

One (1) Supervisor of the Checklist: Two (2) Year Term

John Tad Nunez

2026 Candidates for School Offices

One (1) Moderator: One (1) Year term

Joyce Tompkins

One (1) School District Clerk: One (1) Year term

Alison Rose

One (1) Treasurer: One (1) Year term

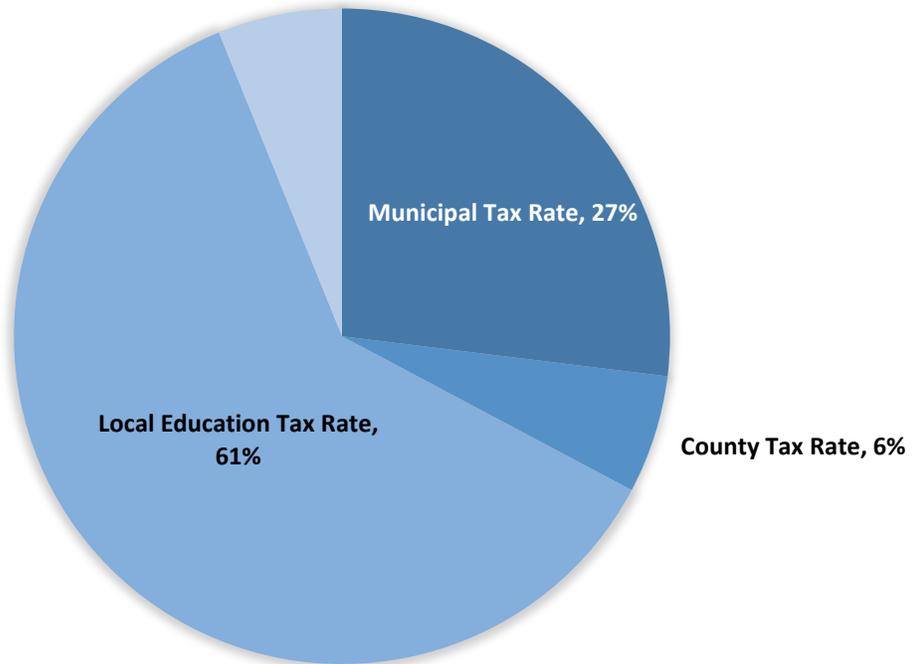
Gail Bacchus

One (1) School Board Member: Three (3) Year term

Kim Smith

5 YEAR AVERAGE TAX RATE BREAKDOWN

■ Municipal Tax Rate
 ■ County Tax Rate
 ■ Local Education Tax Rate
 ■ State Education Tax Rate



Proposed Warrant with Estimated Tax Impact (Not Including Operating Budgets)

Article	Description	Proposed Amount	Est. Tax Impact 2026
2	New Highway Truck	134,000	
5	Town Fire & Emergency Vehicle CRF	35,000	.26
6	Town Revaluation CRF	10,000	.07
7	Town Equipment CRF	25,000	.19
8	New Highway Plow	11,000	.01
9	Town Transfer Station & Recycling ETF	5,000	
10	Town Bridge ETF	1,000	.01
11	Highway Emergency Vehicle/Equip. ETF	10,000	
12	SCBA and Bunker Gear ETF	13,500	
13	Fire Department Repair & Maintenance ETF	10,000	.03
14	Disaster Recovery ETF	5,000	.04
15	Non-Profit Donations	14,063	.11
17	Lighted Stop Signs	5,000	.04
18	Radar Signs	7,000	.05

** Estimated Tax Impacts are per 1,000 of valuation

Article 02: Purchase of new Highway Truck

Text of the article:

*To see if the town will vote to raise and appropriate the sum of \$134,000 (gross budget) for the purchase of a new Highway Department Truck with outfit and to authorize the issuance of not more than \$134,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Board of Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest thereon. In each of the following years, beginning 2027, the appropriation for loan payment will be contained in the operating budget. (There is no Tax impact for the year of 2026) (3/5 ballot vote required)
Recommended by the Board of Selectmen 3-0*

The truck proposed in this warrant article would replace the current 2017 F550. The Town's F550 has 3,680 hours and 68,750 miles and is experiencing significant rusting in the bed of the truck, making it unreliable to hold the sander. The proposed new truck would have a stainless steel body, which is more resistant to rust. It would also be a heavier duty truck.

Article 03: Operating Budget of the Town

Text of the article:

To see if the town will vote to raise and appropriate the sum of one million three hundred sixty three thousand eight hundred eighteen dollars (\$1,363,618) for general municipal operations. This article does not include appropriations contained in special or individual warrant articles addressed separately. Recommended by the Board of Selectmen 3-0

The 2026 proposed operating budget has an increase of 6.74% (\$86,085) from the 2025 operating budget.

Significant increases include:

2026 Required Revaluation: \$47,616. This amount is offset by a withdrawal from the Revaluation CRF, and will not affect tax rates. NH towns are required to revalue all properties for tax purposes every five years. The Selectboard has contracted with Avitar Associates to do this work in 2026. Rather than incur a roughly \$50,000 expense every five years, the Town instead puts \$10,000 per year into the Revaluation CRF (see Article 06).

2026 Pay Changes: \$34,097. The Board of Selectmen has proposed 3% cost-of-living adjustment increases for full-time employees and most part-time positions in the town. In 2025, the Board worked closely with the New Hampshire and Federal Departments of Labor to review how the Town pays its employees, with respect to the Fair Labor Standards Act (FLSA). As a result, the Board has decided to change the pay structure for many positions. Compensation for elected officials will be unaffected, because the FLSA does not generally apply to those positions. However, stipends paid to appointed personnel will now be paid biweekly, with tracked hours to ensure compliance with minimum wage and overtime regulations. Most significantly impacted by these changes are the Town's fire fighters, who were previously paid a fixed rate per call and will now be paid an hourly rate, with rates based on training and certification.

Article 04: Sewer District Budget

Text of the article:

*To see if the Town will vote to raise and appropriate the sum of forty three thousand six hundred sixty one dollars (\$43,661) for the operation of the sewer district with six thousand five hundred ninety dollars (\$6,590) anticipated to come from the State of NH DES Waste Water Grant and the remainder to come from sewer user fees, with no amount to be raised by taxes.
Recommended by the Board of Selectmen 3-0*

The Sewer District's operating budget is funded by a NH DES Waste Water Grant and by user fees, which are paid by the owners of properties that are hooked into the sewer system. This budget is not directly funded by taxes. However, the Town and Piermont Village School buildings are connected to the sewer system, and the Town and School do pay user fees, which appears on their respective operating budgets.

Article 05: Add to existing Fire and Emergency Vehicle Capital Reserve Fund (CRF)

Article 06: Add to existing Revaluation CRF

Article 07: Add to existing Town Equipment CRF

Text of Article 05 (Articles 06 & 07 use the same text, with different names and amounts):

To see if the Town will vote to raise and appropriate the sum of thirty five thousand dollars (\$35,000) to be added to the Fire and Emergency Vehicle Capital Reserve Fund previously established. (The Estimated Tax Impact of this warrant article is \$0.26) Recommended by the Board of Selectmen 3-0

By approving each of these articles, the Town would be adding to various Capital Reserve Funds using tax revenues. The Town uses these funds to save up for future large expenditures, such as purchasing a new fire truck, which would be associated with the Fire and Emergency Vehicle CRF. This allows the Town to keep tax rates more consistent each year, rather than having tax rates spike during a year when one of these large expenditures is made.

Article 08: Purchase of Plow for the Highway Department Backhoe

Text of the article:

To see if the town will vote to raise and appropriate the sum of eleven thousand dollars (\$11,000) for the purpose of purchasing a plow for the Highway Department Backhoe. Ten thousand dollars (\$10,000) to come from the Town Vehicle Equipment CRF, and one thousand (\$1,000) to come from taxation. (Majority vote required) (The Estimated Tax Impact of this warrant article is \$0.01) Recommended by the Board of Selectmen 3-0

Having a plow on the backhoe would provide a backup in the event of an equipment breakdown, allowing the Road Agent and his assistant to keep up with needed snow removal. In addition, the backhoe is much more suited for accessing and providing winter maintenance around certain town-owned properties, such as the sewer land and the parking areas around the town office, library, and fire station. These areas are difficult to navigate with the Town's trucks.

Article 09: Add to existing Recycling/ Transfer Station Expendable Trust Fund (ETF)

Article 10: Add to existing Town Bridge ETF

Article 11: Add to existing Highway Equipment Emergency Repair ETF

Article 12: Add to existing SCBA and Bunker Gear ETF

Article 13: Add to existing Fire Pond Maintenance and Repair ETF

Text of Article 09 (Articles 09 through 13 use the same text, with one exception mentioned below and different names and amounts):

To see if the Town will vote to raise and appropriate the sum of five thousand dollars (\$5,000) to be added to the Recycling/Transfer Station Expendable Trust Fund previously established. This sum to come from unassigned fund balance. No amount to be raised from taxation. Recommended by the Board of Selectmen 3-0.

By approving each of these articles, the Town would be adding to five Expendable Trust Funds using tax revenues. The Town uses these funds to set aside money for unpredictable expenses, such as a costly repair. This allows the Town to handle unexpected events without adding contingencies to the operating budget.

Articles 09, 11, 12, and 13 include the phrase “This sum to come from unassigned fund balance. No amount to be raised from taxation.” The “unassigned fund balance,” is money which was raised by taxes in prior years but which was not expended. The Board and Department Heads review the end-of-year budget versus the actual budget each year and make a request to use unexpended funds from the fund balance based on the remaining budget from the prior year.

Article 10 (Town Bridge ETF) will be funded from new taxes for the purpose of creating a reserve that would be available in the event there is unexpected maintenance needed, or to offset the cost of any future replacement(s) of bridges on Town roads.

The Town voted to add funds to all of these CRFs & ETFs at the 2025 Annual Town meeting. Below are the amounts approved in 2025 and proposed for 2026.

Fund	Voted 2025	Proposed 2026	Difference
Town Fire & Emergency Vehicle CRF	25,000	35,000	10,000
Town Revaluation CRF	10,000	10,000	0
Town Equipment CRF	25,000	25,000	0
Town Transfer Station & Recycling ETF	3,000	5,000	2,000
Town Bridge ETF	1,000	1,000	0
Highway Emergency Vehicle/Equip. ETF	10,000	10,000	0
SCBA and Bunker Gear ETF	5,000	13,500	8,500
Fire Department Repair & Maintenance ETF	10,000	10,000	0
Disaster Recovery ETF	0	5,000	5,000
Fire Pond Maintenance	5,000	0	-5,000

Article 14: Establish Disaster Recovery ETF

Text of the article:

*To see if the Town will vote to establish a Disaster Expendable Trust Fund per RSA 31:19-a, for the purpose of funding expenses caused by a disaster in the Town of Piermont, defined as a sudden natural or man-made event causing physical damage and financial loss to the Town, and to raise and appropriate five thousand dollars (\$5,000) to put in the fund, with this amount to come from taxation; further to name the Board of Selectmen as agents to expend from said fund. (Majority vote required) (The Estimated Tax Impact of this warrant article is \$0.04)
Recommended by the Board of Selectmen 3-0*

The Board generally uses the operating budget to pay for expected expenses and relies on ETFs to pay for unexpected expenses. This allows the Board to propose an operating budget that is in line with expected needs, and establishing a Disaster ETF would give the Board a dedicated source of funding to respond to a future disaster, such as a forest fire or major storm damage.

Article 15: Non-Profit Donations

Text of the article:

To see if the Town will vote to raise and appropriate the sum of fourteen thousand sixty three dollars (\$14,063) for the following charitable organizations. (The Estimated Tax Impact of this warrant article is \$0.11)

- \$800 American Red Cross*
- \$335 Ammonoosuc Community Health*
- \$500 Court Appointed Special Advocates (CASA)*
- \$1,077 The Good Shepherd Ecumenical Food Pantry*
- \$4,000 Grafton County Senior Citizens Council*

\$500 North Country Home Health & Hospice Agency
\$896 Northern Human Services
\$800 Orange East Senior Center
\$780 Public Health Council of the Upper Valley
\$1,538 Tri-County Community Action Program
\$2,537 Visiting Nurse Association & Hospice
\$300 WISE

By approving this article, the Town would be sending \$14,063 to a series of non-profit organizations that provide important services to residents.

Articles 16, 17, and 18 are a result of many discussions with residents, the State of New Hampshire Department of Transportation, and an informational session held on September 18, 2025. The Board of Selectmen and Police Chief have received many concerns from residents regarding the safety of the intersection located at Routes 10 and 25/25C. Note that these are all state-owned roads, and the Town is not authorized to make changes. However, the Town can make requests of the State, including requests for authorization to make specific changes at the expense of the Town.

Through research and a presentation given by the State of New Hampshire (located on the Town's website under documents – 2026 Annual Meeting Documents) the Board raised the question: Should the Board of Selectmen request that the State of New Hampshire place a four-way stop at this intersection? The informal resident vote taken at the September meeting was split, and the Board agreed that a formal vote at the next Town Meeting would be appropriate.

Articles 17 & 18 are proposed to the Town as other options to increase safety at the Four Corners intersection. Both would have to be funded by the Town and approved by the State before implementation. The proposed lighted stop signs would replace the current two stop signs on Routes 25 and 25C. The Speed radar signs would be much like the signs our neighbors in Haverhill Corner have recently installed.

Article 16: Four-way Stop at Intersection of Route 10, 25 & 25C

Text of the article:

To see if the town will vote to direct the Board of Selectmen to request the State of New Hampshire Department of Transportation to pursue a four-way stop at the intersection of Routes 10, 25 and 25C.

Article 17: Purchase of lighted stop signs

Text of the article:

To see if the Town will vote to raise and appropriate the sum of five thousand dollars (\$5,000) for the purpose of purchasing and installing two (2) lighted solar powered stop signs to be placed at the current two-way stop on Routes 25 and 25C and to direct the Board of Selectmen to pursue approval for signage placement on State of New Hampshire roads. (Majority vote required) (The Estimated Tax Impact of this warrant article is \$0.04)

Article 18: Purchase of speed radar signs

Text of the article:

To see if the Town will vote to raise and appropriate the sum of seven thousand dollars (\$7,000) for the purpose of purchasing and installing two (2) solar powered speed radar signs to be placed on Route 10 (South) and Route 25C (West) and to direct the Board of Selectmen to pursue approval for signage placement on State of New Hampshire roads. (Majority vote required) (The Estimated Tax Impact of this warrant article is \$0.05)

Article 19: Adopt use of permits at the Piermont Transfer Station

Text of the article:

To see if the town will vote to adopt the use of Permits at the Piermont Transfer and Recycling Station.

In 2025, the Transfer Station incurred \$64,039 in expenses and generated \$47,197 in revenue, a deficit of \$16,842. The Transfer Station is not a fully self-funded department. Revenue generated from Pay-As-You-Throw bags and other disposal fees significantly reduces the amount that must be raised through taxes to support its operations; at the same time, disposal costs for collected materials continue to rise. To help further offset the tax burden, the Transfer Station is proposing—subject to Town approval—that all users be required to purchase a permit. In addition to generating additional revenue, a permit system would assist staff in verifying that all users are Piermont residents or taxpayers. This measure would also help ensure compliance with the Town’s permit requirements, which stipulate that all materials accepted at the Transfer Station must originate within the Town of Piermont.

Update on the 2025 Approved Town Building as of March 01, 2026

Total Amount Expended: \$25,069.95

Total Amount Remaining in the New Building CRF: \$65,995.47

Total Amount in New Building Checking Account: \$7,783.87

Tasks Completed:

- Civil Engineering: Site development and plans
- Geotechnical Services: Subsurface testing

Tasks Ongoing:

- Banwell Architects continues to refine the building design and plan, working closely with the CIP Committee and Board of Selectmen to create a detailed informational packet for the upcoming RFP to general contractors

Tasks Upcoming:

- RFP for a General Contractor will be completed in the next month, advertised and submitted to interested contractors
- Bond Application: The Board of Selectmen plan to apply to the New Hampshire Municipal Bond Bank for the approved amount of \$950,000 in July of 2026