# TOWN OF WINDHAM
# NEW HAMPSHIRE

# Special Town Meeting
# 2015

# SPECIAL TOWN MEETING WARRANT
## THE STATE OF NEW HAMPSHIRE

To the Inhabitants of the Town of Windham in the County of Rockingham in said State, qualified to vote in Town Affairs:

You are hereby notified of the following Special Town Meeting schedule.

**First Session (Deliberative)**

You are hereby notified to meet at the Windham Town Hall at 3 North Lowell Road in said Windham on Monday the Twenty-Eighth day of September, 2015 at 7:00 pm. This session shall consist of explanation, discussion, and debate of warrant article number 1. The Warrant article may be amended subject to the following limitations: (a) warrant articles whose wording is prescribed by law shall not be amended and (b) warrant articles that are amended shall be placed on the official ballot for a final vote on the main motion, as amended.

**Second Session (Official Ballot Voting)**

You are hereby notified to meet again at the Windham High School on London Bridge Road in Windham, on Tuesday, November 3, 2015 between the hours of 7 a.m. and 8 p.m. to vote by official ballot on warrant article numbered 1 as it may be amended.

**ARTICLE 1.** To see if the Town will vote to authorize the Selectmen to enter into an Option to Lease Agreement with the Windham Housing Authority for approximately ten (10) acres of the rear portion of the town municipal complex land, known as Lot 16-L-100, and as shown on the 1995 complex plans developed by the Turner Group, for the sum of One ($1.00) Dollar, and upon such other terms and conditions as may be acceptable to the Board of Selectmen. Said piece will be used by the Housing Authority to develop elderly housing for the community. This authorization shall include the subsequent authority to execute the actual lease agreement which shall incorporate the following general terms:

(a) A term of not less than ninety nine (99) years.
(b) Base annual rent of $1.00, plus provision for payments in lieu of taxes as allowed by State law.
(c) The Lessee shall be responsible for all maintenance and repair to the premises and any buildings thereon, and shall hold the Town harmless from any liability arising from the premises.
(d) The use shall be restricted to elderly housing development within three (3) years of the date of lease, operated by the Windham Housing Authority (or such other permitted assignee as approved by the Board of Selectmen).

The authorization to enter into the option shall continue for one (1) year, and shall provide that the option must be exercised within three (3) years, or the authority granted herein shall expire.

**RECOMMENDED BY THE BOARD OF SELECTMEN**

Given under our hands and seal, this 10TH day of September, in the year of our Lord two thousand and fifteen.

*Al Letizio, Jr.*

*Joel Desilets*

*Roger T. Hohenberger*

*Bruce R. Breton*

*Ross McLeod*
Board of Selectmen, Town of Windham

**ROCKINGHAM COUNTY:** TOWN OF WINDHAM

We hereby certify that we gave notice to the inhabitants within named, to meet at the time and place and for the purpose within mentioned, by posting up an attested copy of the within Warrant at the place of meeting within named, and a like attested copy at the WINDHAM TOWN HALL, WINDHAM HIGH SCHOOL and NESMITH LIBRARY, being public places in said Town, on the 10TH day of September, 2015.

*Al Letizio, Jr.*

*Joel Desilets*

*Roger T. Hohenberger*

*Bruce R. Breton*

*Ross McLeod*
Board of Selectmen, Town of Windham