

FREMONT MASTER PLAN

A CITIZEN'S INTRODUCTION

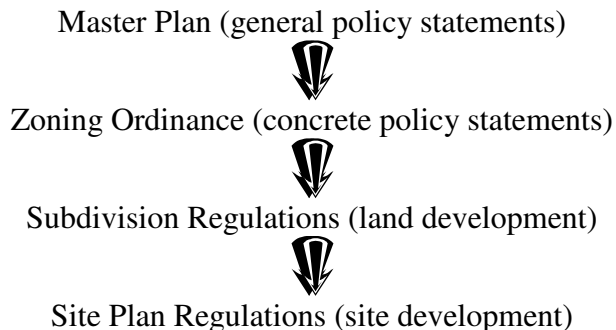
The questions most frequently asked by citizens regarding a Master Plan are:

--Why is our Town working on a Master Plan?

--What is a Master Plan?

In regards to the first question, NH RSA 674:18 requires that a community Master Plan be in place prior to the adoption of a Zoning Ordinance and a Capital Improvements Program.

A Town cannot have Subdivision Regulations without a Zoning Ordinance, and a Town cannot have Site Plan Regulations without Subdivision Regulations. In terms of the Town's regulatory framework, the Master Plan comes first. The Master Plan's goals, policies and guidelines are then spelled out in more detail in the Zoning Ordinance. In turn, the provisions of the Zoning Ordinance are spelled out in more detail in the Subdivision Regulations. Yet another level of detail is found within the Site Plan Review Regulations. The regulatory framework flows from general policy statements (Master Plan) down to the detailed development of a particular parcel (Site Plan Regulations). In order of priority and level of detail:



NH RSA 674:2, I tells us the purpose of the Master Plan is to set down as clearly and practically as possible the best and most appropriate future development of the area under the jurisdiction of the Planning Board, to aid the Board in designing ordinances that result in preserving and enhancing the unique quality of life and culture of New Hampshire, and to guide the Board in the performance of its other duties in a manner that achieves the principles of smart growth, sound planning, and wise resource protection.

In regards to the second question, a Master Plan consists of a statement of community goals, presents an inventory of man-made and natural features found within the Town, and sets forth the future goals of the community, land use policies and guidelines to be followed in the future development of the Town.

NH RSA 674:2, II describes the Master Plan as a set of statements and land use and development principles for the municipality with such accompanying maps, diagrams, charts and descriptions as to give legal standing to the implementation ordinances and other measures of the Planning Board. Each section of the Master Plan shall be consistent with the others in its implementation of the vision section. The Master Plan shall be a public record subject to the provisions of RSA 91-A. The Master Plan shall include, at a minimum, a vision section that serves to direct the other sections of the plan and a land use section upon which all the following sections shall be based.

NH RSA 674:2, III relates that the Master Plan may also include sections on transportation, community facilities, economic development, natural resources, natural hazards, utility and public service, regional concern section, neighborhood plan, community design, housing, implementation and energy.

New Hampshire State law (RSA 674:1) mandates that it is the duty of the Planning Board to prepare the community's Master Plan. RSA 674:3, II recommends that the Master Plan be updated every five to ten years. Fremont's original Master Plan was prepared in 1987 and there have been incremental updates over the last few years. It is expected that comprehensive updates to the Master Plan chapters will be ongoing.

Towns preparing and/or updating a Master Plan are allowed to hire consultants to assist the Planning Board in the preparation, and in fact, most communities do hire consultants for this purpose. For this Master Planning process the Fremont Planning Board elected to hire the Rockingham Planning Commission to assist with most of the chapter updates, however, the Planning Board is actively involved doing much of the necessary research itself.

Introduction and Table of Contents are revised as each chapter is updated.

Specific chapters of the Fremont Master Plan include:

	Implemented	Ratified	Updated	Anticipated Update
Housing Chapter	1987	1998	1995, 2010	2009
Transportation Chapter	1987	1998	1993, 2009	2014
Community Facilities Chapter	1987	1998	1993, 2008	2013
Historic Resources Chapter	1987	1998	1993, 2008	2013
Recreation	1995		2008	2013
Natural Resource Inventory	1987	1998	2008, 2010	2015
Existing and Future Land Use Chapter	1987	1998	2009, 2010	2015
Growth Management Chapter	1987		1998, 2001, 2014	2019
Natural Hazards (Reference to Mitigation Plan)	2009			2014
Vision	2006		2013	2018

Citizens Introduction				2014
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Public Utilities & Services	1987	1998	2010	2015
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Note: The following chapters were consolidated into the corresponding chapters:

Community Goals – Vision

Construction Materials – Existing and Future Land Use

Conservation and Preservation – Natural Resource Inventory

Water Resource Management and Protection – Natural Resource Inventory

The Planning Board has been working on several of these Master Plan chapters for the past year.

The Planning Board will continue working on the Master Plan to maintain a regular update cycle.

Public input is both encouraged and welcomed.