

LAND USE CHAPTER FOR PUBLIC HEARING 8/18/2021

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BACKGROUND

Fremont is a predominantly rural community located within Rockingham County in southeastern New Hampshire. Fremont is 17.4 square miles and covers 11,142 acres. Historically, the town has experienced relatively stable population growth. However, during the period from 1970 to 2000 the town experienced rapid population growth of approximately 22 percent. While the pace of growth has slowed today, the Office of Strategic Initiatives projects Fremont's to increase by 20.7% from 2015 to 2040. This leads to concern about impacts on traffic, town services and tax rates, school enrollment, and Fremont's ability to accommodate new residents while maintaining its rural characteristics. Therefore, like many communities throughout the state, Fremont faces the challenge of conserving its natural and historic resources with growing development pressures.

Land use is the result of our interaction with the physical environment. It defines the physical development of the community and is among the most important subjects to consider in the master planning process. The intent of this chapter is to describe Fremont's existing land use patterns in order to guide and establish a vision for future development. Its preparation requires a careful evaluation of all other parts of the Master Plan including community goals, the ability of the land to support development, zoning, and local land use laws and regulations. This chapter provides information on Fremont's existing land use and analyzes how and why Fremont looks as it does today.

LAND USE AND CONNECTION TO PLANNING REGULATIONS

Fremont's land use pattern is predominantly rural with mixed forest covering approximately 45% of the town. Unlike many other seacoast communities that are heavily developed, Fremont still has several large pockets of undeveloped land. Some of this can be attributed to the Town's large wetland complexes such as Spruce Swamp and the wetlands surrounding the Exeter River in the southwest corner of Town. The combination of State law and local regulations prohibit development in many of these areas and have allowed for the retention of open space in town.

Table 1 presents data on existing land use conditions and the change in land uses for the years of 1962 and 2015. A detailed table of land use trends for the years 1974, 1998, 2005, 2010 and 2015 can be found in Appendix A, along with a map of the most current land use (2015). Several trends are evident from this data. In 1962, forested land use accounted for nearly 9,600 acres in town. This land use total dropped to nearly 5400 acres in 2015, a decrease of nearly 43%. Agriculture has also seen a steady decrease over time with nearly 600 acres of active agricultural land in 1962 and 385 acres in 2015. Conversely, commercial and residential land use in Fremont have increased. While commercial and industrial use has seen a modest increase from 1962 to 2015, residential use has significantly increased from 275.2 acres in 1962 to just over 1800 acres in 2015. These changes make sense as the population in Fremont has risen steadily over time and new residential and commercial uses tend to develop on lands that were previously forest or used for agriculture.

Table 1: Fremont Historical Land Use (Acres)		
Land Use Type	1962	2015
Active Agricultural	598.5	384.8
Aux Transportation		6.5
Farmsteads	14.8	59.8
Forested	9,603.4	5,388.1
Industrial/Commercial	49.6	89.3
Mixed Urban		18.8
Open Wetlands	256.5	2,055.1
Other/Idle	247.6	766.6
Playing fields/Recreation		52.6
Residential	275.2	1,868.9
Transportation	60.7	158.8
Utilities		63.1
Water	35.9	230.0

Table 1: Historic Land Use 1962 and 2015 ** Note: Years 1962 data was compiled with a slightly different methodology than 2015. Aux Transportation, Playing Fields and Utilities are categories only broken out in 2015. Classification of wetlands was improved between 1998 and 2005. Due to lesser quality aerial photos many wetlands were classified as 'Forested' before 2005. Many Playing Fields were changed in 2015 to ensure that those in proximity to a school were classified as Education (Industrial/Commercial). Note: Years 1962 data were compiled with a slightly different methodology than 2015. Additional information for land use in 1962, 1974, 1998, 2005, 2010 and 2015 are available in Appendix A.

One unique characteristic of Fremont is the amount of wetlands in town. Based on 2015 estimates, there are 2,055 acres of wetlands, which is nearly 21% of Fremont's total acreage. Wetlands are an integral part of Fremont's natural resources, which the Town considers unsuitable for development.

Several of these land use trends are not unique to Fremont. Many communities throughout the state are experiencing similar patterns. Fremont's land use trends over time were compared with the towns of Epping, Brentwood, Danville, Sandown and Kingston. These towns were chosen due to their geographic proximity, rough similarity in available land for development, and similarities in demographic makeup. Each town has experienced a decrease in open space, including agricultural lands and forested areas and an increase in residential activity from 1962 – 2015 (Figures 1 & 2). These trends are unsurprising as population growth is often accompanied by new

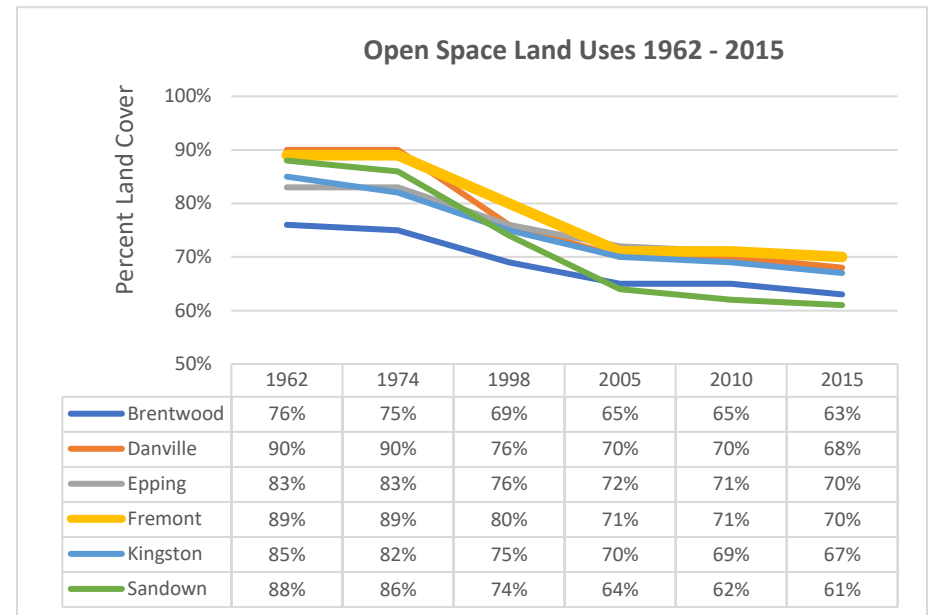


Figure 1: Open Space over time (includes agriculture, farmsteads, forests, wetlands, playing fields and water)

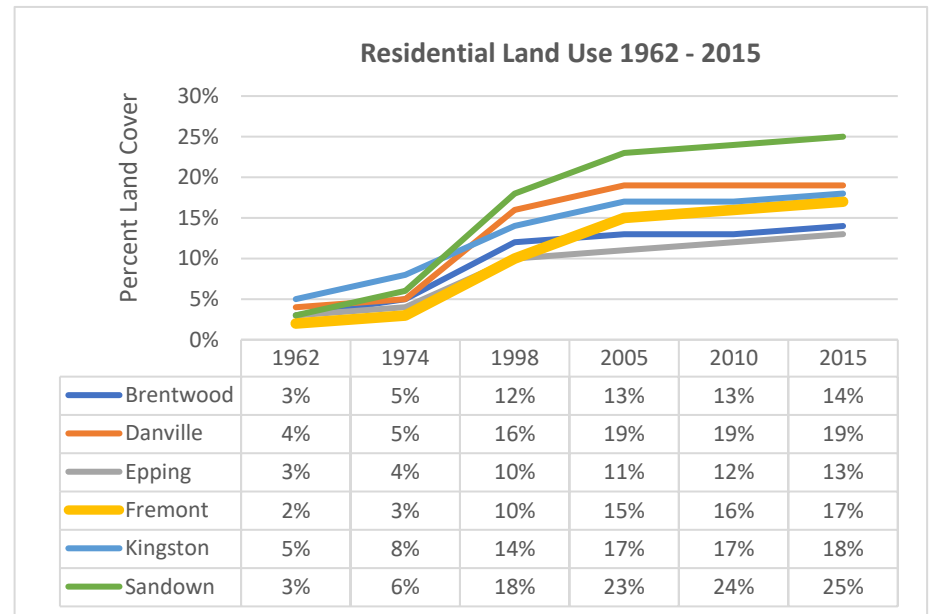


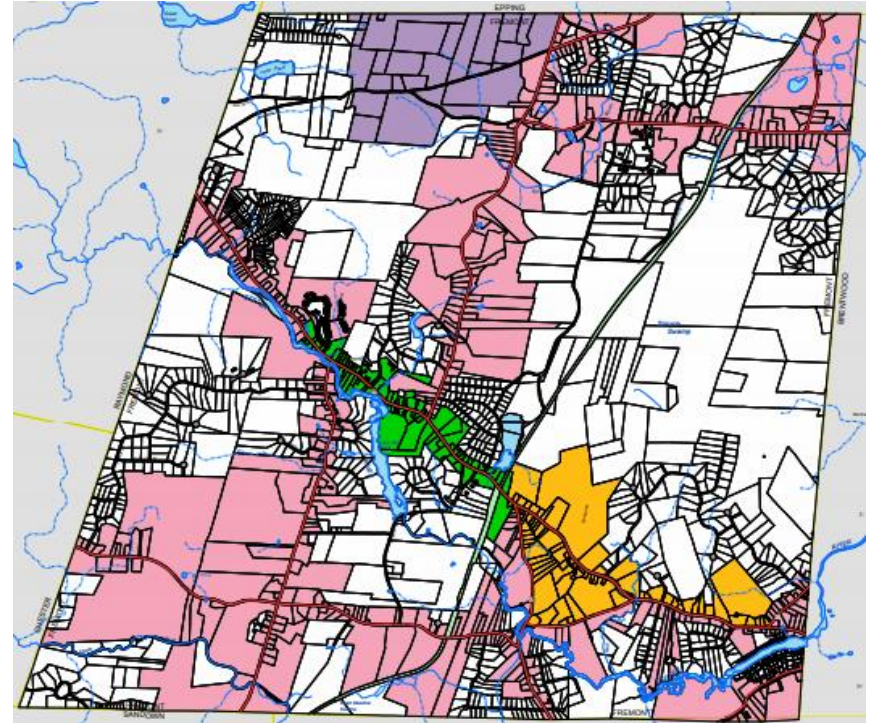
Figure 2: Residential development over time

residential and commercial development, which requires the use of open space and other undeveloped land.

COMPATIBILITY WITH ZONING

An important step in analyzing land use patterns is to compare existing land use with the zoning districts the Town has adopted. The purpose of zoning is to regulate the location and impact of various types of land use and to maximize the compatibility of adjacent land uses. Zoning is a regulatory tool used by towns and cities to control growth and development. Fremont is divided into the following zoning districts as seen and described below (See Appendix B for full zoning map of Fremont). More zoning information can be found on the [Town's website](#).

- Main Street District (yellow),
- Shirkin Road Commercial District (purple),
- Residential District (white),
- Flexible-Use Residential (pink),
- Fremont Village District (green)



Main Street District

The Main Street District encompasses the area around Route 107 up to the intersection with Route 111A in Southeastern corner of town (previously titled the Commercial Highway District until 2018 when it was expanded further down Red Brook Road and Route 107 to the Brentwood town line). This district permits general commercial uses in areas on streets with high traffic volumes and to buffer abutting residential neighborhoods from disturbance and disruption. The maximum size of any singular commercial use is 25,000 square feet. Examples of permitted use categories in the Main Street District include restaurants and bars, assembly/function halls, government buildings, indoor recreational facilities, retail services, animal hospitals, schools and hotels or motels. Other uses that may be allowed in the Main Street District with a conditional use permit include assisted living facilities, hospitals, nursing homes, day care facilities and multi-family dwellings.

Shirkin Road Commerical District

The Shirkin Road Commercial District (previously titled the Corporate Commerical District) aims to provide areas for corporate business parks, research and development, light-manufacturing, processing, assembly, wholesaling, and transportation-oriented activities and related services such as trucking and warehousing providing that such uses are determined not to be injurious or hazardous to the public health, safety, and/or welfare. Furthermore, the intent of the district is to reserve suitable land for the location of new industry and to enhance economic development and employment.

Residential District

The Residential District was established in 2018 and provides areas for residential uses of single-family and duplexes that allow for sufficient area to provide necessary water needs and sewage disposal from on-site systems. Multi-family dwellings are also allowed with approved Conditional Use Permit, in areas where the neighborhood character of surrounding residential properties is maintained. This district includes areas where agriculture, agritourism and other open land uses are appropriate and natural conditions make the land unsuitable for intense development.

Flexible Use Residential District

Approximately 9,700 acres of land in Fremont are zoned as Flexible Use Residential. The Flexible Use Residential District was established in 2007 and provides for residential development on individual lots, or agricultural use, which can be accommodated on the land without major alterations of the natural terrain, vegetation, watercourses or surface, and commercial development along connector (nonsubdivision) streets. These commercial operations are allowed by Planning Board Conditional Use permit and are limited to maximum of 10,000 square feet per parcel. Fremont allows for single-family, duplex and multifamily residential units to be constructed in all of the Flexible Residential District.

Village District Ordinance

Fremont's Village District ordinance is an overlay district to preserve the area around Route 107 between Black Rocks Village and the Fremont Library as the traditional and actual Town Center. The purpose of this ordinance is to establish special

conditions which when satisfied would allow mixed uses of retail, professional offices, and residential in the Town Center. Subject to Site Plan approval, permitted uses include small retail shops, with a footprint not larger than ten thousand (10,000) square feet, eating and drinking establishments, light manufacturing with no outside material storage, professional offices, schools, banks, bakeries, civic, public, institutional facilities, medical offices, clinics, single and townhouse residential uses and personal services, such as, hairdressers. It should be noted that nearly all of the village district lies within the Aquifer Protection District. Therefore, any use that is prohibited in the Aquifer Protection District is also prohibited in the Village District where the two overlap.

Open Space Ordinances

a. Elderly Open Space

In 2004, the Fremont adopted an elderly open space ordinance. This Ordinance was developed to incorporate open space development components for elderly housing projects. It encourages the placement of elderly housing units in relatively compact areas within the development site in order to leave large undeveloped areas free of negative development impacts. The projects under this ordinance must be at least 20 acres in size. The number of elderly housing unit allowed under this ordinance is not to exceed 15% of the existing housing units in town.

b. Open Space Preservation Development

Established in 2007, the Open Space Preservation Development ordinance (OSPD) allows an alternative residential development option which preserves areas of open space and provides for visual buffers from existing roads and residential. An OSPD describes a residential development in which the buildings and accessory uses are located more closely together with reduced lot sizes, into one or more groups. All land not included in the building lots or street rights-of-way shall be dedicated as permanently preserved open space. The overall housing density shall not exceed that which could be built under a conventional development plan, unless otherwise permitted as provided below.

Development Limitations

Land either not suited for development or with limited suitability for development includes wetlands, streams and rivers, the aquifer protection zone, floodplains and

shoreland buffer areas. The significance of these areas and Fremont's zoning requirements are described below:

- **Wetlands:** It is important to prevent building in wetlands because of the potential negative impacts on water quality, public health and protection from flood hazards. The Town's existing Wetlands and Watershed Protection District Ordinance regulates development with regard to these natural areas. The Town's Zoning Ordinance also establishes a 100' buffer around wetlands and streams, including intermittent streams that are flowing or have standing water for at least 6 months a year.
- **Watershed Protection Areas:** Fremont's Wetland and Watershed Protection Districts enforces a 150-foot buffer around certain water bodies. These include the Exeter River, Piscassic River, Loon Pond, Red Brook and Brown Brook
- **Shoreland Water Quality Protection Act:** As of July 1st, 2008, the entire length of the Exeter River in Fremont is now protected under the Shoreland Water Quality Protection Act (RSA 483-B) The Act provides tiered protection up to 250 feet from the stream or pond. The protections increase as you get closer to the water, with no building allowed closer than 50 feet.
- **Floodplain Development Ordinance:** Floodplains are undesirable locations for development because of the associated risks to life and property. As part of its Zoning Ordinance, In 1988, Fremont adopted specific regulations for development in special flood hazard areas as prescribed by the Federal Emergency Management Agency (FEMA). These regulations have been updated periodically to reflect requirement changes for communities to participate in FEMA's National Flood Insurance Program (NFIP)
- **Aquifer Protection District:** In 1988, Fremont adopted an Aquifer Protection Ordinance, which requires lot sizes to be a minimum of three acres and no more than 15% impervious surface (buildings, driveways, etc.) coverage on the lot. The Ordinance also prohibits certain activities, such as hazardous waste storage, to protect the underlying aquifer. The ordinance was last updated in 2017, adding increased regulations to protect groundwater quality in Fremont.

FUTURE LAND USE

The Vision Chapter of the Master Plan states that protecting Fremont's rural nature is one of the town's primary desires. According to the 2020 master plan survey, 90%

of respondents indicated that maintaining open spaces, natural areas and working farms is most important in preserving Fremont's rural character. Many respondents also indicated that they would support more types of non-residential development such as local businesses and restaurants so long as the development does not hinder the quality of the Town's natural resources or increase the cost of living.

The tax rate and rising costs associated with property taxes and the school district is a major concern for Fremont residents. Therefore, careful planning is required to ensure the Town remains an affordable place to live while also promoting development and protecting open space. This section is intended to serve as a guide for the community as it explores methods by which the Town can utilize local zoning and land use regulations in a way that balances Fremont's rural character with increased development while protecting open space and keeping the tax rate low.

RESIDENTIAL GROWTH

Residential development will be important to support a growing population, especially development that provides a range of housing opportunities for residents of all ages and abilities. As stated in the vision chapter of the master plan, the Town aims to encourage the provision of diverse, fair and equitable housing opportunities to meet the needs of its residents. Encouraging the development of diverse housing - whether for older adults looking to downsize or young adults looking to move into their first home – may allow current residents to stay in Fremont as well as attract new residents.

A potential strategy to accommodate future residential growth is to encourage more compact development. Cluster development encourages the preservation of open space by "clustering" development in areas away from environmentally-sensitive resources. Cluster subdivisions allow for dwelling units to be grouped on smaller lots, which lowers maintenance costs associated with roads, infrastructure and town services. Cluster developments may also provide greater opportunity for the development of affordable housing as well as potentially raise property values due to the increased amount of open space in town and decreasing the cost of town services and maintenance

Ensuring the affordability of future housing stock also poses a challenge not only in Fremont, but throughout the state. While Fremont currently meets the state's

mandate in providing “reasonable and realistic opportunities” for workforce and affordable housing, encouraging increased development of more diverse options such as multifamily, and accessory dwelling units may further help current and future residents afford a home in town. Commercial Land Use

In 2006, the Town voted to establish two discreet zoning districts for commercial and industrial activities, known as Commercial Highway and the Shirkin Road District. The Commercial Highway Zone (Main Street District), encompasses approximately 37 parcels, all of which have frontage on either Main Street (NH107) or Danville Road (NH111A) near the intersection of the two roads. The Shirkin Road District encompasses approximately 30 parcels and is located at the northern border of Town (Epping town line) near the Route 101 exit, with frontage primarily off of Shirkin Road. These Districts combined with the village district are the primary locations for the industrial and commercial uses. Fremont also allows for limited commercial uses in the Flexible Use Residential district.

Fremont’s Shirkin Road District aims to “provide areas for corporate business parks, research and development, light manufacturing, processing, assembly, wholesaling and transportation-oriented activities and related services [...] providing that such uses are determined not to be injurious or hazardous to public health safety and welfare.” This area consists of large tracts of land near Route 101 along the Epping-Fremont town line. The intent of this district was to take advantage of these parcels’ proximity to Route 101 as other communities along this highway have already done. Although since its establishment, limited development has occurred. This is in part because Shirkin Road West of Beede Hill Road, a Class VI road, is in need of upgrading. The lack of infrastructure as well as development constraints surrounding prime wetlands also limit development activity.

Many in Fremont would like to see more commercial and business activity in its designated districts in order to offset the tax base. The Planning Board will reexamine its existing commercial districts for opportunities and possible improvements for increasing this type of development as well as possibly identify new areas.

CONSERVATION LAND/OPEN SPACE LAND USE

Like all communities in the region, Fremont is faced with the challenge of finding a balance between growth and protection of its natural resources. Fremont residents

have continuously shown their support for the protection of natural resources by supporting the adoption of local land use regulations and policies designed to protect water quality, wildlife habitat, and farms and forests. One of the primary concerns expressed by residents in the 2020 Master Plan survey was the town’s increasing land use change from open space or agriculture to more intense uses such as residential or commercial. As of 2015, Fremont has 1,597 acres of conservation land.

Increased development can have significant impacts on natural resources and open space. Historically, development in Fremont was concentrated around the downtown, leaving large, unfragmented blocks of open space throughout the town. Over time, residential and commercial development has spread beyond just the downtown area (also known as urban sprawl). Fremont is beginning to address sprawl through zoning regulations such as Open Space Preservation Development, which **requires residential development such as buildings and accessory uses to be located more closely together with reduced lot sizes, into one or more groups.** The goal of this is to preserve open space and the rural character of Fremont. The town also enforces zoning regulations to protect water resources such as the watershed, wetlands and aquifer protection districts. the Town will continue to enforce existing open space protection regulations as well as seek new land use regulatory tools (such as a density transfer ordinance) to preserve the town’s natural resources.

Fremont is currently evaluating its open space protection plan for areas in need of updating and will reference elements from the NH wildlife action plan and the Nature Conservancy’s recent “Connect the Coast” wildlife connectivity plan. Fremont has also recently adopted a Natural Resource Inventory and will incorporate its recommended goals and action items in to the town’s future land use planning activities regarding open space.

TAXATION AND COST OF SERVICES

Uncontrolled and disproportionate growth can significantly impact the residents of Fremont. One of the most tangible effect is the increase in property taxes. Intimately related to the tax consequences is the decrease in town services. As mentioned in the Growth Management chapter, as the population in Fremont increases, so will development. Increased development will require an increase in services to accommodate Fremont residents such as fire, police, emergency services, road maintenance, recreational facilities, municipal office duties and school facilities.

Generally, single-family residential development has the most impact on town services and taxes while open space has the least impact. Therefore, careful planning is required to allow for increased residential growth while maintaining the town's rural characteristics and avoiding significant impacts to tax rates and town services.

CONCLUSION

This chapter of Fremont's Master Plan illustrates current land use trends in Fremont based on the town's planning and zoning regulations. Fremont is predominantly rural with large pockets of undeveloped land and significant natural resources. It is the town's desire to conserve these features but also allow for some increased residential and commercial development where permitted. The ultimate goal (as stated throughout) is to allow for residential and commercial growth while maintaining and protecting open space, natural resources and the rural community characteristics.

It is important to note that several goals outlined in the 2010 Master Plan derived from the Community Technical Assistance Program (CTAP) Community Assessment have been completed or are in progress. Fremont has familiarized itself with the Comprehensive Shoreland Protection Act (CSPA) and the water bodies protected under it. The act is enforced in the town's zoning ordinance (Goal 1). Fremont has also incorporated data and regulatory tools from the Wildlife Action plan, Land Conservation Plan, and Natural Services Network Plan in to its land use planning activities, including the update of its Natural Resources Inventory (Goal 2). Last, Fremont is updating its stormwater management and erosion control regulations as of 2021 (Goal 3). The remaining goals outlined in the 2010 Master Plan have been incorporated in to the overall goals and recommendations section of this chapter.

RECOMMENDATIONS

The Fremont Planning Board recommends the following recommendations be taken concerning land use in the town:

1. **Evaluate existing water protection (shoreland, wetland, flood zones etc.) ordinances for consistency with the Master Plan Vision and existing state and federal laws as needed.**

2. **Coordinate with the Conservation Commission and Open Space Committee to identify prime areas of open space in town that are not currently protected through other regulations or ordinances and determine priorities for further protection.**
3. **Protect existing open spaces such as wetlands, forests and agricultural lands from the negative environmental and economic impacts of development.**
4. **Protect agricultural lands and agricultural activities from the impacts of development.**
5. **Recommendation 5 - The Town should evaluate the suitability of existing zoning districts that allow businesses, commercial and light industrial uses, and consider if modifications to the district locations or uses is necessary.**

"Keeping the rural character and feeling of the Town is a priority for the Town's residents. If our natural resources, especially our drinking water, are not protected from contamination and excessive withdrawal, the character of the Town will be profoundly changed."

Recommendation 1 - Evaluate existing water protection (shoreland, wetland, flood zones etc.) ordinances for consistency with the Master Plan Vision and existing state and federal laws as needed.

	Responsible Party	Timeframe	Cost (if known)	Funding Source	Progress, _____	Year:
Action Item #1 –Planning Board will review ordinances annually to evaluate if updates are required.	Planning Board	Annually	Unknown			

Recommendation 2 - Coordinate with the Conservation Commission and Open Space Committee to identify prime areas of open space in town that are not currently protected through other regulations or ordinances and determine priorities for further protection.

	Responsible Party	Timeframe	Cost (if known)	Funding Source	Progress, _____	Year:
Action Item #1 – Incorporate open space plan into land use regulations to help promote protection of high priority areas.	Planning Board, Open Space Committee	1-3 years	Unknown			

Recommendation 3 - Protect existing open spaces such as wetlands, forests and agricultural lands from the negative environmental and economic impacts of development.

	Responsible Party	Timeframe	Cost (if known)	Funding Source	Progress, _____	Year:
Action Item #1 Consider the adoption of a Density Transfer ordinance. This would allow large areas of undeveloped land to be protected in exchange for concentrating development where the town and best serve the increase in population.	Planning Board with assistance from Conservation Commission	1-3 years	Unknown	Unknown		
Action Item #2 The Town should pursue all opportunities to obtain recreation and open space to ensure adequate land for future residents of particular subdivisions in accordance with RSA 674:36, II (f).	Recreation Committee, Planning Board, Conservation Commission	As opportunities arise.	Unknown			

Recommendation 4- Protect agricultural lands and agricultural activities from the impacts of development.

	Responsible Party	Timeframe	Cost (if known)	Funding Source	Progress, _____	Year:
Action Item #1 Study the feasibility for establishing an Agricultural Zoning District with larger lot sizes and/or frontage requirements to encourage the existing agricultural land to remain in that use under the Innovative Land Use control 674:21. T	Planning Board with Conservatio Commission, request input from agricultural land owners.	1-3 years	Unknown			
Recommendation 5 - The Town should evaluate the suitability of existing zoning districts that allow businesses, commercial and light industrial uses, and consider if modifications to the district locations or uses is necessary.						
	Responsible Party	Timeframe	Cost (if known)	Funding Source	Progress, _____	Year:
Action Item #1 The Town will conduct an economic impact analysis by 2023 on the buildout of the Shirkin Road Commercial District (or all commercial districts) that considers municipal investment needs and tax impacts.	Planning Board, Select Board, Budget Committee	1-3 years	Unknown	Town Budget, Warrent		
Action Item # 2 Town to evaluate promotion of development opportunities within Fremont.	Select Board	1-3 years	Unknown	Town Budget		
Action Item #3 Evaluate and encourage the placement of town owned structures within the Village District	Select Board, Planning Board	Ongoign	Unknown	Town Budget		
Action Item #4 Evaluate the cost of sidewalk placement along existing roads and consider implementing regulations to increase pedestrian access along roadways and in between properties.	Select Board, Planning Board, School Board			Transportation Grants		
The following actions are recommendations from the previous Land Use Chapter, some of which have been completed. For those actions that have not been completed, updated information has been included.						
1. In April of 2008, rivers covered by the Comprehensive Shoreland Protection Act (CSPA) will increase, including many river miles in Fremont. The Entire length of the Exeter River in Fremont and the Piscassic River in northeast Fremont will be protected under the amended Act. Fremont should take the time they have available to familiarize them selves with the CSPA to be prepared for the upcoming change. COMPLETED						
2. New maps, data and regulatory tools are now available from the Wildlife Action plan, Land Conservation Plan, and Natural Services Network Plan that may be of use to the Planning Board and Conservation Commission in designating areas for protection. COMPLETED						
3. The Town may wish to consider updating stormwater management and erosion control regulations. The Regional Planning Commissions have developed a handbook to enable communities to implement Innovative Land Use controls (RSA 674:21). A model stormwater ordinance and erosion and sediment control regulations are included. IN PROGRESS – Public hearing to update stormwater regulations to be in compliance with the federal MS4 Stormwater Permit is scheduled for July 21, 2021.						
4. Fremont’s Master Plan doesn’t address the placement of new public buildings. The Future Land Use section of the Land Use Chapter could address the placement of future Town structures to encourage placement within the Town center. RECRAFT INTO Action ABOVE						

5. Fremont's layout is not conducive to sidewalks and walkability. Fremont should consider Ordinance or Regulation changes that encourage or require sidewalks or walking path where they are appropriate. During the Town's visioning sessions the community expressed interest in sidewalks along Route 107 in the center of Town. **RERAFT INTO Action ABOVE**

Table 1: Fremont Historical Land Use (Acres)

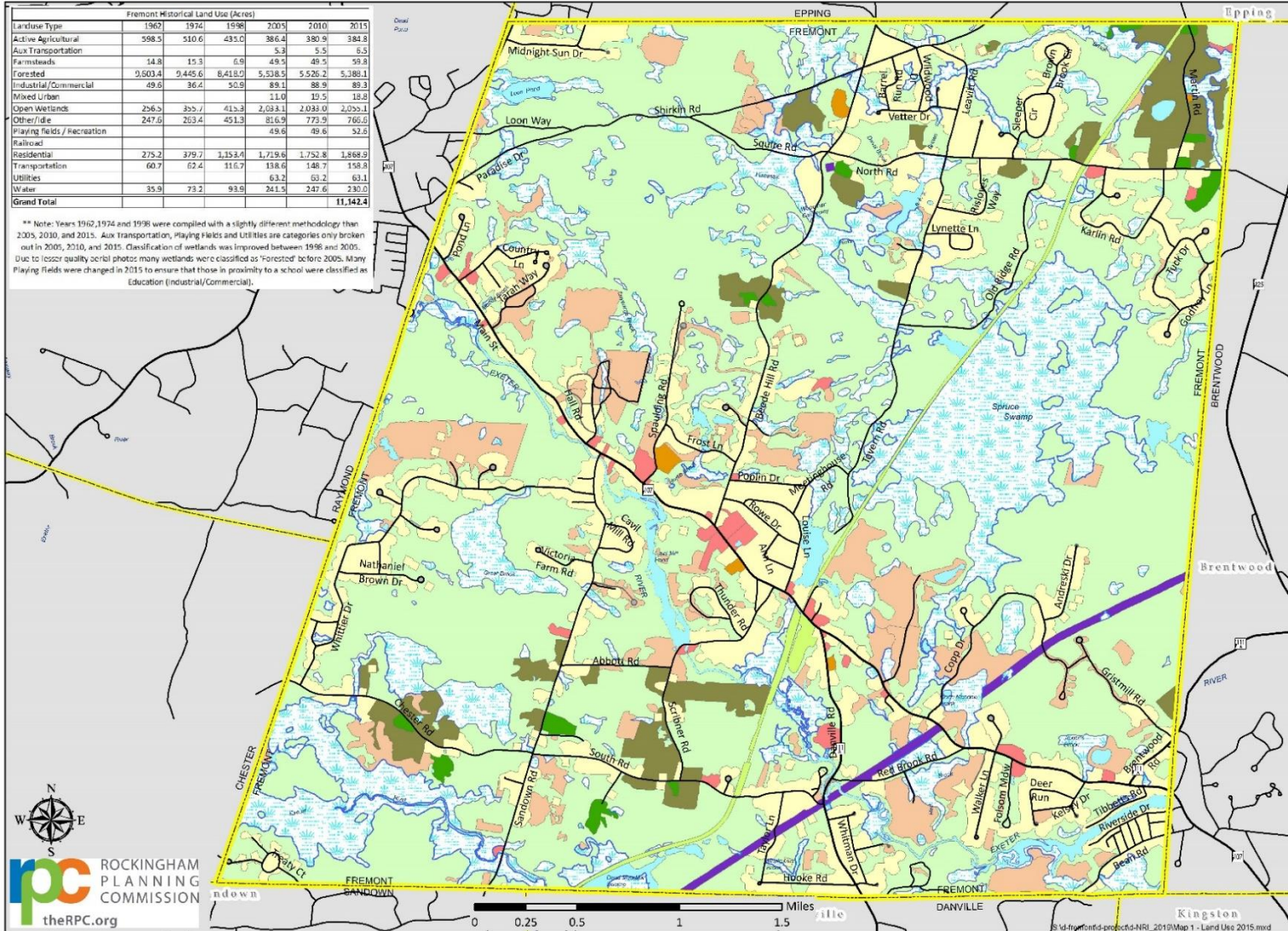
Land Use Type	1962	1974	1998	2005	2010	2015	2010 to 2015 Percent Change
Active Agricultural	598.5	510.6	435.0	386.4	380.9	384.8	1.0%
Aux Transportation				5.3	5.5	6.5	18.2%
Farmsteads	14.8	15.3	6.9	49.5	49.5	59.8	20.8%
Forested	9,603.4	9,445.6	8,418.9	5,538.5	5,526.2	5,388.1	-2.5%
Industrial/Commercial	49.6	36.4	50.9	89.1	88.9	89.3	0.4%
Mixed Urban				11.0	19.5	18.8	-3.6%
Open Wetlands	256.5	355.7	415.3	2,033.1	2,033.0	2,055.1	1.1%
Other/Idle	247.6	263.4	451.3	816.9	773.9	766.6	-0.9%
Playing fields/Recreation				49.6	49.6	52.6	6.0%
Residential	275.2	379.7	1,153.4	1,719.6	1,752.8	1,868.9	6.6%
Transportation	60.7	62.4	116.7	138.6	148.7	158.8	6.8%
Utilities				63.2	63.2	63.1	-0.2%
Water	35.9	73.2	93.9	241.5	247.6	230.0	-7.1%

** Note: Years 1962, 1974 and 1998 were compiled with a slightly different methodology than 2005, 2010, and 2015. Aux Transportation, Playing Fields and Utilities are categories only broken out in 2005, 2010, and 2015. Classification of wetlands was improved between 1998 and 2005. Due to lesser quality aerial photos many wetlands were classified as 'Forested' before 2005. Many Playing Fields were changed in 2015 to ensure that those in proximity to a school were classified as Education (Industrial/Commercial).

Map 1 - Land Use 2015

Land Use Type	1967	1974	1998	2005	2010	2015
Active Agricultural	598.5	510.6	435.0	386.4	380.9	384.8
Aux Transportation				5.3	5.5	6.5
Farmsteads	14.8	15.3	6.9	49.5	49.5	59.8
Forested	9,503.4	9,445.6	8,418.0	5,538.5	5,526.2	5,388.1
Industrial/Commercial	49.6	36.4	50.9	89.1	88.9	89.3
Mixed Urban				11.6	19.5	18.8
Open Wetlands	256.5	325.7	415.3	2,033.1	2,033.0	2,033.1
Other/Idle	247.9	263.4	451.3	816.9	773.9	766.0
Playing fields / Recreation				49.6	49.6	52.6
Railroad						
Residential	275.2	379.7	1,153.4	1,719.6	1,752.8	1,868.9
Transportation	60.7	62.4	116.7	134.9	148.7	158.9
Utilities				63.3	63.3	63.1
Water	35.9	73.2	93.8	261.5	247.6	230.0
Grand Total						11,142.4

** Note: Years 1967, 1974 and 1998 were compiled with a slightly different methodology than 2005, 2010, and 2015. Aux Transportation, Playing Fields and Utilities are categories only broken out in 2005, 2010, and 2015. Classification of wetlands was improved between 1998 and 2005. Due to lower quality aerial photos many wetlands were classified as "Forested" before 2005. Many Playing fields were changed in 2015 to ensure that those in proximity to a school were classified as Education (Industrial/Commercial).



Natural Resource Inventory Fremont, NH 2020

2015 Land Use

- Active Agricultural
- Aux Transportation
- Farmsteads
- Forested
- Industrial/Commercial
- Mixed Urban
- Open Wetlands
- Other/Idle
- Playing fields / Recreation
- Railroad
- Residential
- Transportation
- Utilities
- Water

Land Use 2015

This 2015 Land use was accomplished by screen digitizing land use/land cover polygons at a recommended display scale of 1:2,400 (1"=200') using 1-foot resolution, natural color aerial photography, acquired in April of 2015, as the background.

Base Features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, and archived in the GRANIT database at Complex Systems Research Center, Institute for the study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-1999. The roads have been updated by Rockingham Planning Commission and by NH Dept. of Transportation through ongoing efforts.

Digital Data in NH GRANIT represent the efforts of the contributing agencies to record information from the cited source materials. Complex Systems Research Center (CSRC), under contract to the Office of State Planning (OSP), and in consultation with cooperating agencies, maintains a continuing program to identify and correct errors in these data. OSP, CSRC, and the cooperating agencies make no claim as to the validity or reliability or to any implied uses of these data.

