



TOWN OF FREMONT 2015 TOWN MEETING WARRANT ARTICLE NARRATIVE

IN PREPARATION FOR DELIBERATIVE SESSION TO BE HELD
ON IT'S SCHEDULED SNOW DATE: WEDNESDAY
FEBRUARY 4, 2015 AT 7:00 PM AT ELLIS SCHOOL

We hope this information is helpful for your understanding of the issues to be voted upon at the 2015 Annual Town Meeting. If you have specific questions that might be answered in advance of the Deliberative Session on Wednesday February 4, 2015, please feel free to call our office at 895 2226 x 10 or send an email to Heidi Carlson at FremontTA@comcast.net.

Brett A Hunter

Leon F Holmes Sr
Fremont Board of Selectmen

Gene Cordes

This document contains the written warrant articles and additional narrative information on each article, to assist you in better understanding the subject matter prior to discussing it at Deliberative Session.

In our seventh year of the SB2 Town Meeting, we endeavor to provide additional information to assist voters in making informed decisions about the many municipal challenges facing the Town. The Official Warrant is reviewed and discussed at the Deliberative Session. Following any changes at that session, a final format of the questions is created, now called the Official Ballot. Following Deliberative Session, a VOTER GUIDE will be prepared to include any changes from Deliberative Session, and will include all of the material to be voted on at the polls March 10, 2015.

At the Deliberative Session, Articles 2 through 17 will be discussed. Articles 2, 3, and 4 are proposed Zoning Ordinance Amendments and will be explained, but cannot be amended. Articles 5 through 17 can be amended by floor vote, and may appear differently on the Official Ballot, depending on actions at the Deliberative Session on February 2nd. **We hope to see you at this important, interactive session.**

Voting on the Official Ballot will take place on Tuesday March 10, 2015 at the Ellis School, 432 Main Street, Fremont NH. Polls are open 7:00 am to 8:00 pm. You can request an absentee ballot for this session by contacting the Fremont Town Clerk. Absentee ballot applications are also available on the Town Clerk page of the website at www.Fremont.nh.gov.

By law, the Selectmen and the Budget Committee must consider any "Special" Warrant Article requesting funds and make a recommendation on the proposed expenditure. In 2009 voters decided to have the Selectmen and Budget Committee's tally votes on articles printed, along with those recommendations as outlined by Statute. The Official Warrant is written as outlined by Statute.

The type of vote required appears at the end of each article, such as majority, 2/3 or 3/5 vote requirements. We have also included here in this narrative, an estimate of what each article reflects as part of the total Town portion of the tax rate. This is only an estimate, and is based on a conservative, but reasonable growth in the Town's assessed valuation and other factors included in the adjustment of the annual tax rate (including exemptions, credits, and revenues). Tax rate history provided as reference information:

Year	Town Portion of the Tax Rate
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2010	\$3.58
2011	\$3.36
2012	\$3.41
2013	\$3.86
2014	\$3.58

You can also refer to tax rate historical information in the 2014 Town Report.

ELECTION OF TOWN OFFICERS

ARTICLE 1: To choose by ballot all necessary Town Officers for the ensuing year.

Selectman Choose 1 for 3 years: Neal R Janvrin, Brett A Hunter
Trustee of Trust Funds: Choose 1 for 3 years: No candidates declared
Library Trustee: Choose 1 for 3 years: Cheryl Rowell
Library Trustee: Choose 1 for 1 year: No candidates declared
Road Agent: Choose 1 for 3 years: Leon F Holmes Jr
Budget Committee: Choose 2 for 3 years: No candidates declared
Budget Committee: Choose 1 for 2 years: Mark Kidd
Cemetery Trustee: Choose 1 for 3 years: Richard Pinder

CONSIDER A ZONING ORDINANCE CHANGE

ARTICLE 2: Are you in favor of amending ARTICLE III of the Fremont Zoning Ordinance by adding a new Section 6 to read as follows:

NEW: Article III Section 6

Camper trailer/ Motor Home/ Trailer coach

- *Definitions:*

Camper trailer/ Motor Home/ Trailer coach: Any vehicle used or intended to be used for living and/or sleeping purposes which is or may be equipped with wheel or wheels or similar devices for the purpose of transporting the unit.

- *Use:*

- 1. A Camper trailer/ Motor Home/Trailer Coach may be stored unoccupied at the owners premises or permanent domicile in any zone in the Town of Fremont for any period of time.*
- 2. A Camper trailer/ Motor Home/ Trailer Coach may be occupied for camping in all zones of the Town of Fremont for up to ninety (90) days of the year providing the Camper trailer/ Motor Home/ Trailer Coach presents no threat to public health and safety.*
- 3. A Camper trailer/ Motor Home/ Trailer Coach shall not be occupied as a permanent dwelling at any time in the Town of Fremont.*

(added text is in italics)

The Planning Board recommends this article.

Rationale: *This Article will allow for regulation of camper trailers used for long term living purposes.*

CONSIDER A ZONING ORDINANCE CHANGE

ARTICLE 3: Are you in favor of amending ARTICLE IX of the Fremont Zoning Ordinance by changing Section H 2 to read as follows:

H.2: Wetland and Watershed Protection District

Dredging, filling, drainage in compliance with RSA 485:A:17 or otherwise altering the surface configuration of the land; streets, roads and other access ways and utility rights if essential to the productive use of land if so located and constructed as to minimize any detrimental impact of such uses upon the wetland and watershed protection areas.

Exception: No Special Exception is required for temporary disturbance such as installing a well with associated water lines.

(added text is in *italics*)

The Planning Board recommends this article.

Rationale: *This amendment would alleviate the need for a special exception for temporary disturbance within the 100' wetland buffer by adding an exception.*

ARTICLE 4: Are you in favor of amending ARTICLE XI of the Fremont Zoning Ordinance by changing Section E 6 to read as follows:

Article XI: Aquifer Protection District Section E 6. Special Exceptions

~~6. Special Exceptions~~ Conditional Use Permit

A. The following uses are permitted as ~~Special Exceptions~~ *with a Conditional Use Permit* (in compliance with Town Zoning Ordinance):

1. Industrial and commercial uses not otherwise prohibited in Section E.4. of this article.
2. Multi-family residential development. (Minimum lot size to be determined by using Article IV Section 3 and substituting three (3) acres instead of two (2) acres).
3. Sand and gravel excavation and other mining provided that such excavation or mining is not carried out within eight (8) vertical feet of the seasonal high water table and that periodic inspections are made by the Planning Board or its agent to determine compliance.

B. The ~~Board of Adjustment~~ *Planning Board* may grant a ~~special exception~~ *Conditional Use Permit* for those uses listed above only after written findings of fact are made that all of the following are true:

- ☐ the proposed use will not detrimentally affect the quality of the groundwater contained in the aquifer by directly contributing to pollution or by increasing the long-term susceptibility of the aquifer to potential pollutants;
- ☐ the proposed use will not cause a significant reduction in the long-term volume of water contained in the aquifer or in the storage capacity of the aquifer;
- ☐ the proposed use will discharge no waste water on site other than that typically discharged by domestic waste water disposal systems and will not involve on-site storage or disposal of toxic or hazardous wastes as herein defined;
- ☐ the proposed use complies with all other applicable sections of this Article.

~~The Board of Adjustment~~ *Planning Board* may require that the applicant provide data or reports prepared by a professional engineer or hydrologist to assess any potential damage to the aquifer that may result from the proposed use. ~~The Board of Adjustment~~ *Planning Board* shall engage such professional assistance as it requires to adequately evaluate such reports and to evaluate, in general, the proposed use in light of the above criteria. Costs incurred shall be the responsibility of the applicant.

(added text is in *italics*, deleted text lined out)

The Planning Board recommends this article.

Rationale: *This amendment would put businesses, multi-family residential development, and sand and gravel excavation that are not prohibited by the ordinance and that would not be likely to impact the Aquifer Protection District, under the purview of the Planning Board in conjunction with Site Plan Review process rather than the Zoning Board of Adjustment. The same conditions would apply.*

2015 OPERATING BUDGET

ARTICLE 5: Shall the Town of Fremont raise and appropriate as an operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$2,548,921? Should this article be defeated, the default budget shall be \$2,494,498 which is the same as last year, with certain adjustments required by previous action of the Town of Fremont or by law or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only.

Note: This operating budget warrant article does not include appropriations contained in ANY other warrant articles.

The Selectmen recommend this appropriation 3-0.
The Budget Committee recommends this appropriation 8-0.
(Majority vote required)

This is the total of all operating budgets for the Town, excluding warrant articles, which was reviewed at the January 13th Public Budget Hearing. The full budget detail can be found on the State Form MS 737, which is available on the Town's website and in the 2014 Annual Town Report. Copies are also available at the Selectmen's Office.

With SB2 in place, this master budget article includes the number recommended by the Budget Committee of \$2,548,921. This is up from the appropriated budget in 2014 of \$2,505,365. The recommendations of Selectmen and Budget Committee can be viewed on the State Form MS 737.

Following are some highlights of any significant changes in the operating budgets, based on the Board of Selectmen's recommendations:

4130 Executive: Wages for Town Administrator and Selectmen's Clerk updated to reflect a 2% increase proposed to begin 4/1; service contracts down based on current leasing arrangement on copy machine. This covers all operating costs of the Selectmen's Office.

4140 Town Clerk Tax Collector: Hourly wage for Clerical Assistant proposed increased by 2% beginning 4/1; supplies increased based on need of combined office (primarily postage and envelopes); covers operating costs of the Clerk/Collector Office and wages of the Town Clerk Tax Collector and Deputy/Clerical Assistant.

4141 Election & Registrations: Down from 2014 based on only having one election in 2015, local Town and School elections and Deliberative Session; covers election costs of Moderator, Ballot Clerks, Supervisors, election machine supplies and maintenance, printing of ballots.

4151 Financial Administration – Other: Includes Treasurer salary and supplies / slight increase in mileage reimbursement; Budget Committee clerical costs and administration, Trustees of Trust Funds expenses, and annual audit of all Town financial records.

4152 Reappraisal of Property: Slight increase in utility value contract (to appraise all utility properties); slight reduction in contracted assessing with MRI due to it being a revaluation year and the revaluation company will do much of the annual work in 2015. A \$150 increase in cost of annual maintenance with includes web-hosting of all Vision appraisal Fremont assessing data.

4155 Personnel Administration: Workers Compensation Premium up due to past claims history (on a five year average); FICA and Medicare updated to reflect 2% wage increases proposed; NHRS adjusted for current actual and State rate; other retirement adjusted for wage increase for the 3 non-police full-time employees.

4191 Planning & Zoning: Clerical wage adjusted to allow for 2% wage increase as of 4/1; increase in postage and advertising to cover increase in applications.

4194 Government Buildings: Maintenance wage adjusted to allow for 2% wage increase as of 4/1; overdue maintenance on Town buildings to include the Town Hall heating system, Safety Complex fire suppression system repairs and updates; new roof on the Historic Building at 282 Main Street along with some tree removal due to damage caused in 2014. Costs included for the first time to heat and care for our new Highway Building.

4195 Cemeteries: Projects fund designated to work on repairs needed at east wall of Village Cemetery; continue with expansion and layout work at Leavitt Cemetery.

4210 Police Department: Clerical wage adjusted to allow for 2% wage increase as of 4/1; uniformed officer matrix adjusted for 2.5% wage increase as of 4/1; includes ½ year of a new full-time officer.

4220 Fire Rescue Department: Down slightly due to one –time purchase of LP 12 defibrillator in 2014.

4240 Building Inspection: Wage adjusted to allow for 2% wage increase as of 4/1.

4312 Highway Department: FT wage adjusted to allow for 2% wage increase as of 4/1. PT Summer wage adjusted to \$15 per hour to be consistent with other seasonal highway laborers. PT Winter wage adjusted to allow for 2% wage increase as of 4/1. Continued focus on road updates, to include up to \$116,000 to be used for paving improvements.

4323 Solid Waste Collection: Increase in the hauling contract of 3%. No fuel surcharges in the new contract.

4324 Solid Waste Disposal: Reduction in tipping fees due to newly negotiated contract; increase in the amount of solid waste. Continued need for recycling bins. This includes Bulky Day costs.

4414 Animal Control: Wage adjusted to allow for 2% wage increase as of 4/1.

4520 Parks & Recreation: Purchase new mower for fields.

4610 Conservation Commission: Budget Committee recommended only \$1; Selectmen recommend operating budget request of \$1,723 for Commission to function.

4711-4721 Debt Service: Reduction in principal and interest payments on debt.

The only difference between the Selectmen and Budget Committee's proposed operating budget is \$1,722 not recommended by the Budget Committee in the Conservation Commission line. If the operating budget passes, we would expect a very small increase in the tax rate (\$0.12).

All tax impact estimates are per \$1,000 of valuation. The number of veteran credits, exemptions, and amount of overlay (which affect the final rate) are estimated for the purposes of establishing tax rate changes. These current estimates of Overlay, Exemptions and Veteran Credits add about \$0.34 to the tax rate. We are also assuming a conservative but reasonable amount of growth in the total assessed valuation of the Town, which is the largest

component of the formula used to set the tax rate. Fremont will undergo a revaluation for 2015 which will update our total amount of taxable valuation as well. **All tax rate impacts are estimates.**

The estimated tax impact is shown for each of the warrant articles in the narrative portion. If all Warrant Articles as proposed by the Town pass, the Town's portion of the tax rate is estimated to increase \$1.18 per thousand. This would fund important safety equipment for the Fire Department, mosquito control, and plan for the future needs of the Town by funding Capital Reserve Accounts. The impact of each individual Article is included with each rationale.

PURCHASE A NEW FIRE TRUCK – Purchase a new fire truck with a \$175,000 withdrawal from the existing Capital Reserve Fund. This is an outright purchase with a one-time cost of \$295,455.

ARTICLE 6: To see if the Town will vote to raise and appropriate the sum of four hundred seventy thousand four hundred fifty-five dollars (\$470,455) for the purchase of a fire truck, and further to authorize the withdrawal of one hundred seventy-five thousand dollars (\$175,000) from the Fire Truck Capital Reserve Fund for this purchase. The balance of \$295,455 to be raised by taxation.

The Selectmen recommend this appropriation 3-0.
The Budget Committee recommends this appropriation 6-0.
(Majority vote required)

This article proposes the purchase of a new fire truck for the Fremont Fire Rescue Department. The proposal is for a new KME Predator Panther 3,000 gallon pumper tanker truck. The new truck would replace two old trucks. The new truck will lower overall operating and maintenance costs.

The tax impact of this article is \$0.77 in 2015, and is a one-time expense. *The total purchase price of the truck is \$470,455, and we would remove \$175,000 from the existing Fire Truck Capital Reserve Fund so that the total cost to taxpayers is \$295,455. This will be paid for in one year.*

CREATE TOWN EXPENDABLE TRUST FUND FOR LIBRARY MAINTENANCE.

ARTICLE 7: To see if the Town will vote to establish an expendable trust fund under the provisions of RSA 31:19-a, to be known as the Fremont Public Library Maintenance Expendable Trust Fund for the purpose of funding needed repairs and maintenance to the Fremont Public Library and to raise and appropriate three thousand five hundred dollars (\$3,500) to be placed in this fund and further to name the Library Trustees as agents to expend.

The Selectmen recommend this article 3-0.
The Budget Committee recommends this article 8-0.
(Majority vote required)

The tax impact of this article is \$0.01. *The Library Trustees are proposing this fund to set aside money that will be needed for building repairs and maintenance. This is in essence a savings account for future needs. The roof of the Library needed repairs in 2014, a portion was done then, and the balance will be done in 2015. The Library has an extensive HVAC system that will also need maintenance and repairs at some point*

ALLOW FOR THE CREATION OF TOWN TRUST FUNDS FOR ACCEPTANCE OF DONATIONS TO THE TOWN OF FREMONT.

ARTICLE 8: To see if the Town will vote to authorize the Board of Selectmen to accept and hold in trust gifts, legacies and devises made to the Town for any legal public purpose. This authorization, in accordance with RSA 31:19 shall remain in effect indefinitely.

The Selectmen recommend this article 3-0.
The Budget Committee recommends this article 6-0.
(Majority vote required)

There is NO tax impact of this article. This article simply allows the Town to set aside any donated funds for any Town public purpose in a Town Trust Fund. It is not an authorization to spend any funds, simply set them aside in trust.

Article 9, 10, 11, 12, and 13 request funding for five existing Capital Reserve Funds with each purpose specified. Money voted will add to what has already been set aside. These funds accrue over time and are then used to offset the cost of larger capital purchases when needed. To see the amount already saved in each of these funds, refer to the Annual Report of the Trustees of Trust Funds in the 2014 Town Report or on the Town's website (Town Report 2014). ***Saving money in Capital Reserve Funds helps to balance the tax rate by reducing the impact of one-time large expenditures.***

CONTRIBUTION TO THE BRIDGE CAPITAL RESERVE FUND.

ARTICLE 9: To see if the Town will vote to raise and appropriate the sum of twenty-five thousand dollars (\$25,000) to be placed in the Bridge Construction and Reconstruction Capital Reserve Fund.

The Selectmen recommend this article 3-0.
The Budget Committee recommends this article 8-0.
(Majority vote required)

The tax impact of this article is \$0.07. Article 9 proposes to add funding to the Bridge Capital Reserve Fund for future bridge engineering and construction. Currently, two of Fremont's bridges are on the State's "red list" and are in need of significant repair or replacement. With funding allocated to this fund, we were able to get on the NH Bridge Aid list for future construction funding. Late in 2013, the Selectmen contracted with an engineering firm to take the first steps necessary for replacement of the Martin Road Bridge. The engineering is nearly complete, and we hope to receive notification in 2015 that we have been moved up on the NH Bridge Aid reimbursement funding list. This would reimburse the Town 80% of all costs incurred in the bridge replacement. As of 12/31/14 there was \$30,733.12 in this fund.

CONTRIBUTION TO THE TOWN HALL RENOVATIONS CAPITAL RESERVE FUND.

ARTICLE 10: To see if the Town will vote to raise and appropriate the sum of ten thousand dollars (\$10,000) to be placed in the Town Hall Renovations Capital Reserve Fund.

The Selectmen recommend this article 3-0.
The Budget Committee recommends this article 8-0.
(Majority vote required)

The tax impact of this article is \$0.03. Article 10 proposes to add funds to the existing Capital Reserve Fund for renovations to the basement of the Town Hall. This fund will continue to save for the proposed renovations. The future plan is for the work to renovate the basement area and provide for improved Planning and Zoning Offices, a replacement heating system, a larger meeting room, and a bathroom. Some Food Pantry space and records storage will also be provided. As of 12/31/14 there was \$133,316.33 in this fund.

CONTRIBUTION TO THE PROPERTY REASSESSMENT CAPITAL RESERVE FUND.

ARTICLE 11: To see if the Town will vote to raise and appropriate the sum of ten thousand dollars (\$10,000) to be placed in the Property Reassessment Capital Reserve Fund.

The Selectmen recommend this article 3-0.
The Budget Committee recommends this article 8-0.
(Majority vote required)

The tax impact of this article is \$0.03. Fremont is due for recertification in 2015. This process will get underway shortly. The 2015 process will use much of the funds in the existing Capital Reserve Fund, and we want to be sure that it continues to fund revaluation/recertification every five years without further large impact to the tax rate. As of 12/31/14 there was \$76,698.70 in this fund.

CONTRIBUTION TO THE HIGHWAY EQUIPMENT CAPITAL RESERVE FUND.

ARTICLE 12: To see if the Town will vote to raise and appropriate the sum of twenty-five thousand dollars (\$25,000) to be placed in the Highway Equipment Capital Reserve Fund.

The Selectmen recommend this article 3-0.
The Budget Committee recommends this article 7-1.
(Majority vote required)

The tax impact of this article is \$0.07. This fund plans for the future purchase of highway equipment including snow plows, sanders, and trucks. The Town replaced the one ton truck late in 2013 and also purchased a backhoe. We would like to rebuild the fund to allow for future replacement and new purchases as needed. As of 12/31/14 there was \$5,875.31 in this fund.

CONTRIBUTION TO THE EMERGENCY MANAGEMENT EQUIPMENT CAPITAL RESERVE FUND.

ARTICLE 13: To see if the Town will vote to raise and appropriate the sum of twenty-five thousand dollars (\$25,000) to be placed in the Emergency Management Equipment Capital Reserve Fund.

The Selectmen recommend this article 3-0.
The Budget Committee recommends this article 8-0.
(Majority vote required)

The tax impact of this article is \$0.07. This fund plans for the future purchase of Emergency Management equipment. The largest need right now is for generators. The Town Hall and Safety Complex generators are aging, and significant repairs were needed to the Complex unit at Thanksgiving. The Town cannot be without emergency

backup power at the Complex, and we need to plan for the replacement of that unit. The Town would also like to continue working with the School District on a long-term plan to outfit Ellis School with generator capacity. As of 12/31/14 there was \$22,283.85 in this fund.

CHANGE THE SALARY FOR THE ELECTED POSITION OF ROAD AGENT

ARTICLE 14: To see if the Town will authorize an increase in the Road Agent's annual administrative salary to fifteen thousand dollars (\$15,000).

**The Selectmen recommend this article 3-0.
The Budget Committee recommends this article 6-0.
(Majority vote required)**

There is NO tax impact of this article. This fund would allow for a change in the Road Agent salary. It would reallocate funds already existing in the Highway Department operating budget. The decision to change the salary will be made following a full review of the job description.

FUNDING THE MOSQUITO CONTROL PROGRAM

ARTICLE 15: To see if the Town will vote to raise and appropriate the sum of forty-nine thousand five hundred fifty dollars (\$49,550) to continue the Public Health Mosquito Control Program.

**The Selectmen recommend this article 3-0.
The Budget Committee recommends this article 8-0.
(Majority vote required)**

The tax impact of this article is \$0.13. This article requests funding to continue the mosquito control program, which has been in place for eight years in Fremont. The contractor has again offered the program with no increase in cost for 2015. The Selectmen have placed this article on the warrant so that the community can have an opportunity to consider it annually and decide whether or not to proceed this year with a town-wide program. The program is consistent with what was done in years 2008 through 2014, and allows for up to two emergency sprayings of public lots at the Complex and Library, and ball fields at Memorial Park and Ellis School.

The overall mosquito control program is a comprehensive program beginning with surveillance, monitoring, and trapping and testing of adult mosquitoes; to treatment of larvae (a major focus of an effective control program) through adult stages. The 2015 program, if approved, would begin after following Town Meeting.

VOTE TO ASK THE GOVERNOR AND STATE LEGISLATURE TO REFORM STATE EDUCATION FUNDING.

ARTICLE 16: Resolved that the State of New Hampshire provide a comprehensive meaningful system of funding for State Education needs. To see if the Town will vote to ask our Governor and our State Legislators to reform state funding for education with that reform to be directed to significant reduction of property taxes. The record of the vote approving this article shall be transmitted by written notice from the Select Board to the Governor and State Legislators informing them of the instructions from their constituents within 30 days of the vote.

The Selectmen recommend this article 3-0.
The Budget Committee does not recommend this article 7-1.
(Majority vote required)

This article asks for a referendum vote from Fremont about their thoughts on finding alternatives to State education funding.

VOTE TO RESCIND BONDING AUTHORITY FOR PURCHASE OF OPEN SPACE LAND.

ARTICLE 17: By Petition: Shall the Town of Fremont NH vote to rescind the authority granted to the Fremont Conservation Commission and the Fremont Board of Selectmen, at the 2006 Fremont Annual Town Meeting, (Article #5) to “raise & spend up to one million dollars (\$1,000,000) to purchase land and other property interests,” so that the Town is no longer liable for this “indebtedness” and the financial liability that the town incurred when it was passed in 2006?

The Selectmen do not recommend this article 3-0.
The Budget Committee does not recommend this article 4-2.
(3/5 Majority vote required)

This article seeks to rescind authorization granted by Town Meeting in 2006 for open space land purchases. There is currently no money outstanding on this authorization. In 2012 a short-term loan of \$65,000 was obtained and has since been repaid, so the balance of the authorization remaining at the present time is \$935,000. If passed, any future land acquisition that requires funding from taxpayers would come before Town Meeting at the time it is proposed.

**Please be sure to attend Deliberative Session on Wednesday,
February 4, 2015 at Ellis School at 7:00 pm.
(Moved from its original date due to Monday’s snow storm.)**

Check the Town website for further information and details at:
www.Fremont.nh.gov