



TOWN OF FREMONT

2017 TOWN MEETING VOTING RESULTS

Pursuant to NH RSA 40:13 II, the first session of the 2017 Town Meeting (the Deliberative Session) was held on Monday February 6, 2017 at the Ellis School at 432 Main Street in Fremont NH at 7:00 pm.

The second session (voting session) was held on Tuesday March 14, 2017 at the Ellis School at 432 Main Street in Fremont NH with polls open from 7:00 am to 8:00 pm. All articles were voted upon by official ballot, and there were no amendments made at the Deliberative Session. A total of 562 ballots were cast, 517 regular and 45 absentee. Nine (9) new voters were registered on Election Day.

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

Budget Committee: 2 for 3 years

Joshua Yokela 10
Mary Anderson 7

Budget Committee: 1 for 1 year

Mary Anderson 3

Cemetery Trustee: 1 for 3 years

Matthew Thomas 456

Library Trustee: 1 for 3 years

John Hennelly 465

Selectman: 1 for 3 years

Gene Cordes 454

Trustee of Trust Funds: 1 for 3 years

Jeanne Nygren 461

Town Clerk Tax Collector: 1 for 3 years

Nicole Cloutier 502

See the Town Clerk for additional write-in data.

ARTICLE 2: Are you in favor of the proposed amendment to Article XVIII submitted by petition for the Fremont Zoning Ordinance as follows:

- 1) Change the Moderate Hazards Use from permitted to prohibited in Corporate Commercial District (Article XVIII, Section 7)
- 2) Change the all uses under the Factory Industrial category, with exception to the Moderate Hazards use, to require a Conditional Use Permit within the Corporate Commercial Districts and Commercial Highway District. The uses are to remain prohibited in the Flexible Use District. (Article XVIII, Section 7)
- 3) To remove transportation-oriented activities and related services such as trucking and warehousing from the Corporate Commercial II.6.1 Purposes, to read as follows:

II.6 CORPORATE COMMERCIAL

II.6.1 Purpose:

The intent of the Corporate/Commercial district is to provide areas for corporate business parks, research and development, light-manufacturing, processing, assembly, and wholesaling 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 the new industry and to enhance economic development and employment.

II.6.1.1 Certain commercial and industrial operations may only be allowed by a Conditional Use Permit issued from the Planning Board. See the Table of Uses for a list of the uses that require a Conditional Use Permit.

YES 272

NO 279

Blank 11

ARTICLE 3: Are you in favor of the proposed amendment to Article IV-A submitted by the Planning Board for the Fremont Zoning Ordinance as follows:

New Language

~~Removed language~~

Article IV-A – ~~In-Law Accessory Apartments~~ Accessory Dwelling Units

By Special Exception ~~“in-law/accessory apartments”~~ **one (1) accessory dwelling unit** is ~~are~~ allowed within, or as an addition to, existing residential single family **dwelling**s structures. ~~Mobile home units and manufactured housing units less than sixteen hundred (1600) square feet, residential duplexes, townhouses or R-1, R-2, and/or R-4 residential apartments/groups, all are excluded from this section. In addition “In-law/accessory apartments” are not allowed within industrial, commercial and/or business type uses or buildings.~~ **An accessory dwelling unit is defined per RSA 674:71 as a residential living unit that is within or attached to a single-family dwelling sharing a common wall of the original main structure, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.**

~~An “In-law/accessory apartment”~~ **A special exception shall be granted by the Zoning Board of Adjustment, only upon finding by this Board that it meets the provisions and conditions of this section.**

- ~~A. The applicant, seeking an in-law/accessory apartment shall make application to the Zoning Board of Adjustment.~~
- ~~B. The property must conform to the dimensional requirements of the single family minimum lot size standard as established by Fremont Zoning Ordinance in 1971 (Lot size of one (1) acre minimum is required), and the single family dwelling shall have been constructed and occupied for a period of a minimum of one year.~~
- C. The owner of the single family dwelling to which the accessory dwelling unit** ~~in-law/accessory apartment~~ is being created **must be owner occupy ied one of the dwelling units as the owner’s principal place of residence.** ~~and be of greater than twelve hundred (1200) square feet of total existing living space.~~
- ~~D. The living area of the accessory dwelling unit in-law/accessory apartment shall be a minimum of four hundred (400) square feet and a maximum of eight hundred (800) square feet. Size shall be determined by the total square footage of the in-law/accessory apartment. The initial family unit may not be lessened by such dimensions so as to create non-compliance with Article 11, Section 1101.2.~~
- ~~E. No more than two (2) bedrooms are permitted in the accessory dwelling unit in-law/accessory apartment.~~
- ~~F. The owner shall provide evidence to the Building Official that septic facilities are adequate to service the accessory dwelling unit in-law/accessory apartment. Such evidence shall be in the form of certification by State of N.H. licensed septic system designer. The Building Official shall indicate his/her approval in writing to the Zoning Board of Adjustment as to proper certification having been received.~~
- G. The accessory dwelling unit** ~~in-law/accessory apartment~~ shall be designed such that the appearance of the building remains that of the single family dwelling. Any new entrances shall be located on the side or rear of the building. **There shall be at least one independent means of egress to the outside or to a common space.**

- H. ~~The primary residence and the in-law/accessory apartment~~ **principal dwelling unit and accessory dwelling unit** must share common water, septic, ~~and electric facilities,~~ **and an interior door be provided between the principal dwelling unit and the accessory dwelling unit.**
- I. ~~In no case shall more than one in-law/accessory apartment be permitted within the structure. Dormitory type facilities and living are expressly prohibited whether seasonal or otherwise.~~
- J. **Detached accessory dwelling units are prohibited.** ~~In-law/accessory apartment shall not be constructed or established within any accessory use structure (such as a garage). Only the primary residential structure may contain the in-law/accessory apartment.~~
- K. Off-street parking must be available for a minimum of four automobiles for the entire structure. In no case shall an **accessory dwelling unit** ~~in-law apartment~~ be permitted to have a separate driveway or separate garage to accommodate its occupant(s).
- L. **All Fremont Zoning Ordinances shall be applicable.**
- M. **All Building and Renovation Permits, including Occupancy Permits, shall be required.**
- N. ~~All in-law/accessory apartments shall be provided with an interconnected smoke alarm system. All smoke alarms shall be listed and installed in accordance with the provisions of the IRC and the household fire warning provisions of NFPA 72.~~
- O. ~~The provisions of the International Residential Code (IRC) shall apply to all construction elements of the in-law/accessory apartment. There shall be no occupancy of the in-law/accessory apartment until the Building Official has issued an occupancy permit.~~
- P. ~~No in-law/accessory apartments shall be allowed within the Flood Plain as identified by the FIRM map relating to Fremont, N.H.~~

Upon receiving approval from the Zoning Board of Appeals and prior to receiving a building permit, the applicant shall demonstrate to the authorized official that the applicant has recorded the special exception decision with Rockingham Registry, indexed under the name of the property owner. ~~Any special exception granted under this Section shall contain a provision which states as follows: "Upon the cessation of occupancy by an immediate family member, the owner hereby acknowledges and purchasers are put on notice, that the in-law/apartment is to be used only by immediate family members and no others, and that no variances from this provision shall be obtained permitting any other use".~~

Variances to this special exception may not be granted.

The following definitions shall pertain to this section:

- A. ~~In-law/accessory apartment~~ ~~An apartment within a single family residence. An in-law apartment is defined as "a separate living space within a single family dwelling unit consisting of separate sleeping, cooking and bathroom facilities and which is intended to be occupied by an in-law or in-laws of a member of a family unit occupying the main part of the dwelling."~~ and meeting the following criteria:

~~In-law apartments may be occupied only by members of the family unit occupying the main part of the dwelling or by in-laws of a member of said family unit. The applicant must satisfactorily demonstrate that said apartment will be utilized only in this fashion. The occupancy or rental of an in-law apartment by persons other than in-laws, as defined in this ordinance, is expressly prohibited.~~

~~B. R 1/R 2/R 4 Residential occupancy groups as defined by the International Residential Code.~~

YES 385 NO 145 Blank 31

ARTICLE 4: Are you in favor of the proposed amendment to Article XVIII Section 9. G submitted by the Planning Board for the Fremont Zoning Ordinance as follows:

New Language ~~Removed language~~

G. The home occupation should not require the need for the on-site, over-night parking of commercial vehicles. If on-site parking of a commercial vehicle, with three (3) axles or more is necessary, it shall be garaged or screened

YES 348 NO 193 Blank 20

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 \$2,819,626? Should this article be defeated, the default budget shall be \$2,633,644 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.

YES 325 NO 218 Blank 18

ARTICLE 6: To see if the Town will vote to raise and appropriate the sum of forty-four thousand five hundred seventy-one dollars (\$44,571) to hire a new full-time police officer. This sum covers one-half year of wages and benefits and necessary gear, equipment and required testing for the officer. If approved, this funding will remain as part of the operating and default budget in future years.

YES 321 NO 230 Blank 10

ARTICLE 7: To see if the Town will vote to raise and appropriate the sum of five thousand dollars (\$5,000) to be placed in the Library Building Maintenance Expendable Town Trust Fund.

YES 364 NO 187 Blank 10

ARTICLE 8: To see if the Town will vote to raise and appropriate the sum of two thousand one hundred sixty dollars (\$2,160) to fund a Bookmobile service for the Fremont Public Library for services to elderly, disabled, or shut-in residents. This includes two hours per week in wages and mileage costs. If approved, this funding will remain as part of the operating and default budget in future years.

YES 326 NO 218 Blank 17

ARTICLE 18: To see if the Town will vote to re-establish cable franchise fees at 2% (on the television portion of cable bills) in accordance with the Town's Cable Contract dated 02/19/2009 for the continuation of broadcasting, programming and other FCTV activities.

YES 291

NO 254

Blank 16

A true copy of the voting results of the Town of Fremont. This document contains six pages in total, reporting on the 18 Town Articles for 2017.

Nicole E Cloutier
Town Clerk