

Town of Fremont NH 2018 Deliberative Session Minutes

Pursuant to NH RSA 40:13 II, the First Session of the 2018 Town Meeting (Deliberative Session) was opened at 7:04 pm on Monday February 5, 2018 at the Ellis School Gymnasium, 432 Main Street in Fremont NH. Present were approximately 53 registered voters. Copies of the Town's Warrant Article Narrative, MS 737 budget, default budget, and several summary budget, tax rate and revenue sheets, as well as the Meeting Rules of Order were available as handouts as voters walked into the meeting room. There was also a handout with the ballot wording of Zoning Amendment questions for voters to review.

Moderator Michael Rydeen stated the overall agenda for the evening would include all of the articles shown on the front screen in a Powerpoint presentation and gave some introduction information. He pointed out safety information (exits and bathrooms) and had all rise for the Pledge of Allegiance. He then had Town Officials and Board members introduce themselves to the public. This included all those at the head table, Selectmen Gene Cordes, Neal Janvrin and Roger Barham; Budget Committee members Mary Anderson, Mary Jo Holmes, Pat Martel, Josh Yokela, Kathy Miccile and Jenn Brown; Moderator Michael Rydeen, Town Clerk Nicole Cloutier and Town Administrator Heidi Carlson. Also in attendance was Alex Coulombe, recording and live broadcasting, for viewers of FCTV.

Selectman Neal Janvrin approached the podium and read through the 2017 Town Report Appreciation which was presented to Marlene Emery.

Gene Cordes gave a brief summary of 2017 and what is ahead for 2018 in terms of Town accomplishments and plans. Accomplishments included a new well installed at the Safety Complex, installation of AED's at the Town Hall, Complex and Library, completion of the Town Hall basement renovations and generator replacements at the Complex and Town Hall; and a new installation at the Highway Shed. With the approved 2017 budget, there was a 2% pay increase to Town employees. Significant work was done at the lead of the Road Agent on North Road, Whittier Drive and Sandown Road; a part-time position has been filled in the Selectmen's Office and new full-time police officer was hired.

Cordes stated that 2017 was the 20th anniversary of the Safety Complex and the debt was retired. He gave compliments to volunteers such as those making and maintaining open space trails on public land, and all of the Town's volunteers. He added that last year's Town Meeting reinstated a franchise fee on the cable bills which allowed expansion and continuation of Fremont access on cable TV.

Cordes stated that in 2018 there will be a replacement of servers at the Town Hall and Police Station, a fire alarm controller in the Complex fire panel, repair to Fire Rescue Engine 1, and there are plans to replace existing equipment with gas burners at the Complex. There are also some encumbered funds to replace the roof at the Safety Complex. There will be meetings to continue for the Fire Rescue Department toward replacements and compensations. Another 2% pay increase is included in the proposed operating budget, as well as increasing hours within the Highway Department.

Moderator Rydeen explained that we are an SB2 Town and further described debating and amending articles and that every article as amended will be written on the Official Ballot. He stated that this year we will not follow Robert's Rules and that voters may override the Moderator, but only registered voters are allowed to vote using voter cards for hand counts. Rydeen explained that secret ballots are an option providing 5 signatures. Articles will be motioned onto the floor by the governing body with a cap of 10 minutes discussion to start. Non-town resident staff, legal consultants are allowed to speak. No one may have the floor unless recognized by the Moderator. He said that voters must state their name and address for the Clerk to record. Motions not accepted include that it is not allowed to change wording to NOT, amendments can't change a subject, and you can't strip an article to bare bones. Disorderly conduct will not be tolerated, with a 3 strike rule.

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

The following candidates have declared:

Selectman 1 for 3 years: Dennis Acton, Neal Janvrin

Cemetery Trustee 1 for 3 years: No candidates declared

Trustee of Trust Funds 1 for 3 years: Mary A Anderson

Library Trustee 1 for 3 years: Cheryl Rowell

Budget Committee 2 for 3 years: Mary A Anderson, Jonathan Starr

Budget Committee 1 for 2 years: Mario Gutierrez, Joe Miccile

Supervisor of Checklist 1 for 6 years: Catherine R Murdock

Moderator 1 for 2 years: Michael Rydeen

Road Agent 1 for 3 years: Leon Holmes Jr

ARTICLE 2: Are you in favor of the proposed amendment to Article VII Section 707 submitted by the Planning Board for the Fremont Zoning Ordinance as follows:

New Language

~~Removed language~~

Section 707 – Table of Uses

Districts: C/C = Corporate Commercial District. C H = Commercial Highway District. FUR = Flexible Use Residential District.

P = Permitted, X = Prohibited, CU = Must obtain a Conditional Use Permit from the Planning Board

Use Category	Use	C/C	C H	FUR
Assembly Uses	Motion Picture Theaters	P	P	X
	Symphony and Concert Halls	P	P	X
	Television and Radio Studios with an Audience	P	P	X
	Theaters	P	P	X
	Banquet halls	P	P	X
	Night Clubs	P	P	X
	Restaurants	P	P	CU
	Taverns and Bars	P	P	X
	Amusement Arcades	P	P	CU
	Art Galleries	P	P	CU
	Bowling Alleys	P	P	CU
	Churches	P	P	CU
	Community Halls	P	P	CU
	Courtrooms	P	P	CU
	Dance Halls (no food/drink)	P	P	CU
	Exhibition Halls	P	P	CU
	Funeral Parlors	P	P	CU
	Gymnasiums (w/o seating)	P	P	CU
	Indoor Swimming Pools	P	P	CU
	Indoor Tennis Courts	P	P	CU
	Lecture Halls	P	P	CU
	Libraries	P	P	CU
	Museums	P	P	CU
	Pool and Billiard Parlors	P	P	CU
	Arenas	P	P	X
	Skating Rinks	P	P	X
	Swimming Pools	P	P	X
	Tennis Courts	P	P	X
	Amusement Park Structures	P	P	X
	Bleachers or Grandstands	P	P	X
	Stadiums	P	P	X
Business Group	Airport Traffic Control Towers	X	X	X
	Animals Hospitals, Kennels and Pounds	P	P	CU
	Banks	P	P	CU
	Barber and Beauty Shops	P	P	CU

Use Category	Use	C/C	C H	FUR
	Car Wash	P	P	X
	Civic Administration	P	P	CU
	Clinic, Outpatient	P	P	CU
	Dry Cleaning and Laundries	P	P	X
	Educational Occupancies Above 12th Grade	P	P	CU
	Electronic Data Processing	P	P	CU
	Laboratories	P	P	X
	Motor Vehicle Showrooms	P	P	X
	Post Offices	P	P	CU
	Print Shops	P	P	CU
	Professional Services	P	P	CU
	Radio and Television Stations	P	P	X
	Telephone Exchanges	P	P	CU
Factory Industrial	Moderate-Hazards*	P	X	X
	Beverages, up to 12% alcohol content	P	P	X
	Brick and Masonry	P	P	X
	Ceramic Products	P	P	X
	Foundries	P	P	X
	Glass Products	P	P	X
	Gypsum	P	P	X
	Ice	P	P	X
	Metal Products (fabrication and Assembly)	P	P	X
	Light Manufacturing**	P	P	CU
Institutional	Residential Board and Care Facilities	CU	CU	CU
	Assisted Living Facilities	CU	CU	CU
	Halfway Houses	CU	CU	X
	Group Homes	CU	CU	CU
	Congregate Care Facilities	CU	CU	CU
	Social Rehabilitation Facilities	CU	CU	CU
	Alcohol and Drug Centers	CU	CU	X
	Convalescent Facilities	CU	CU	CU
	Hospitals	CU	CU	CU
	Nursing Homes	CU	CU	CU
	Mental Hospitals	CU	CU	CU
	Detoxification Facilities	CU	CU	CU
	Adult Day Care Facilities	CU	CU	CU
	Child Day Care Facilities	CU	CU	CU
Mercantile	Department Stores	P	P	CU
	Drug Stores	P	P	CU
	Markets	P	P	CU
	Motor Fuel-dispensing Facilities	X	X	X
	Retail or Wholesale Stores	P	P	CU

Use Category	Use	C/C	C H	FUR
	Sales Rooms	P	P	CU
Residential	Boarding Houses	X	P	CU
	Hotels	P	X	X
	Motels	P	X	X
	Apartment Houses	CU	CU	P
	Convents	CU	CU	CU
	Dormitories	CU	CU	CU
	Fraternities and Sororities	CU	CU	CU
	Monasteries	CU	CU	CU
	Vacation Timeshare Properties	CU	CU	CU
	Single Family Residential	X	X	P
	Duplex Housing	X	X	P
	Multi-family Housing	X	X	P
	Residential/Assisted Living (more than 5 but not more than 16)	X	P	CU
Outdoor/ Recreational Uses	Athletic fields	P	P	CU
	Airfields	CU	CU	CU
	Heliports	P	CU	CU
	Campground	X	X	CU
	Shooting Range	X	X	X
	Golf Course	CU	P	CU
Accessory Uses	Agricultural Buildings	P	P	P
	Aircraft Hangers (accessory to a residence)	P	P	X
	Barns	P	P	P
	Fences (over 6-feet)	P	P	P
	Grain Silos (accessory to a residence)	P	P	P
	Greenhouses	P	P	P
	Livestock Shelters	P	P	P
	Stables	P	P	CU

* Moderate and High Hazard storage is based on the definition of said uses in the International Building Code as adopted by the State of New Hampshire, as amended.

****Light Manufacturing is defined as the processing and fabrication of certain materials and products where no process involved will produce noise, vibration, air pollution, fire hazard or noxious emission which will disturb or endanger neighboring properties. Light manufacturing includes, but is not limited to, the production of the following goods: home appliances; electronic instruments; office machines; precision instruments; electronic devices; time pieces; jewelry; optical goods; musical instruments; novelties; wood products; printed material; lithographic plates; type composition; machine tools; dies and gauges; ceramics apparel; lightweight nonferrous metal castings; film processing; light sheet metal products; plastic goods; pharmaceutical goods; and food products.**

The Planning Board recommends this article 5-0. (Majority vote required)

Roger Barham presented a Powerpoint slide to highlight the changes to the Zoning Ordinance in this Article. It included:

ADDED USE:

- Category: Factory Industrial
- Sub Category: *“Light Manufacturing”*
- Provide **DEFINITION**

Permitted :

- Corporate Commercial **PERMITTED**
- Commercial Highway **PERMITTED**
- Flexible Use Residential **CONDITIONAL USE**

ARTICLE 3: Are you in favor of the proposed amendment to Article X Section 1002 submitted by the Planning Board for the Fremont Zoning Ordinance as follows:

New Language

~~Removed Language~~

Section 1002 – Permitted Uses

Subject to Site Plan approval as provided in the Fremont Site Plan Regulations: Small retail shops, with a footprint not larger than ~~seven-ten~~ thousand (~~7-10~~,000) square feet for a single structure, eating and drinking establishments where consumption is primarily intended to be on the premises, **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. Nearly all of the Village District is within the Aquifer Protection District; therefore uses that are prohibited within the Aquifer Protection District are also prohibited within the Village District, where these two areas overlap.

The Planning Board recommends this article 5-0. (Majority vote required)

Roger Barham presented a Powerpoint slide to demonstrate changes to Article 3.

- Permitted Size of Commercial Units:
 - Increase size from 7,000 SF to **10,000 SF**
 - The Ordinance applies to ALL Zones.
- Permitted Uses:
 - ADD: **Light Manufacturing**

ARTICLE 4: Are you in favor of the proposed amendment to Article XII Section 1202 submitted by the Planning Board for the Fremont Zoning Ordinance as follows:

New Language

~~Removed Language~~

Section 1202 – Floodplain Development Ordinance

Purpose

Certain areas of the Town of Fremont, New Hampshire are subject to periodic flooding, causing serious damages to properties within these areas. Relief is available in the form of flood insurance as authorized by the National Flood Insurance Act of 1968. Therefore, the Town of Fremont, New Hampshire has chosen to become a participating community in the National Flood Insurance Program, and agrees to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended) as detailed in this Floodplain Management Ordinance.

This ordinance, adopted pursuant to the authority of RSA 674:16, shall be known as the Town of Fremont Floodplain Development Ordinance. The regulations in this ordinance shall overlay and supplement the regulations in the Town of Fremont Zoning Ordinance, and shall be considered part of the Zoning Ordinance for purposes of administration and appeals under state law. If any provision of this ordinance differs or appears to conflict with any provision of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall

be controlling.

The following regulations in this ordinance shall apply to all lands designated as special flood hazard areas by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study for Rockingham County" together with the associated Flood Insurance Rate map of the town dated May 17, 2005 which are declared to be a part of this ordinance and are hereby incorporated by reference.

1202.1 Definition of Terms

The following definitions shall apply only to this Floodplain Development Ordinance, and shall not be affected by, the provisions of any other ordinance of the Town of Fremont.

"Area of Shallow Flooding" means a designated AO, AH, or V0 zone on the Flood Insurance Rate Map (FIRM) with a one percent or greater annual possibility of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Area of Special Flood Hazard" is the land in the floodplain within the Town of Fremont subject to a one percent (1%) or greater possibility of flooding in any given year. The area is designated on the FIRM as Zones A and AE.

"Base Flood" means the flood having a one percent (1%) possibility of being equaled or exceeded in any given year.

"Base Flood Elevation" means the water surface elevation having a one-percent chance of being equaled or exceeded in any given year.

"Basement" means any area of a building having its floor subgrade on all sides.

"Building" - see "structure".

"Breakaway wall" means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation.

"Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operation **or storage of equipment or materials.**

"FEMA" means the Federal Emergency Management Agency.

"Flood" or "Flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.

"Flood Elevation Study" means an examination, evaluation, and determination of flood hazards and if appropriate, corresponding water surface elevations, or an examination and determination of mudslide or flood-related erosion hazards.

"Flood Insurance Rate Map" (FIRM) means an official map incorporated with this ordinance, on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the Town of Fremont.

"Flood Insurance Study" means an examination, evaluation, and determination of flood hazards and if appropriate, corresponding water surface elevations, or an examination and determination of mudslide or flood-related erosion hazards. -see "Flood elevation study".

"Floodplain" or "Flood-prone area" means any land area susceptible to being inundated by water from any source (see definition of "Flooding").

"Flood proofing" means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures and their contents.

"Floodway" - see "Regulatory Floodway".

"Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking and port facilities that are necessary for the loading/ unloading of cargo or passengers, and ship building/repair facilities but does not include long-term storage or related manufacturing facilities.

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Historic Structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register,
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district,
3. Individually listed on a state inventory of historic places in states with historic preservation programs approved by the Secretary of the Interior, or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior, or
 - b. Directly by the Secretary of the Interior in states without approved programs.

"Lowest Floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

"Manufactured Home" means a structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term "manufactured home" includes park trailers, travel trailers, and other similar vehicles placed on site for greater than one hundred and eighty (180) **consecutive** days. **This includes manufactured homes located in a manufactured home park or subdivision.**

"Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Mean sea level" means the National Geodetic Vertical Datum (NGVD) of 1929, **North American Vertical Datum (NAVD) of 1988**, or other datum, to which base flood elevations shown on **a community's** Flood Insurance Rate Map are referenced.

"New construction" means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever

is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

"100-year flood"—see "base flood".

"Recreational Vehicle" means a vehicle which is (i) built on a single chassis, (ii) four hundred (400) square feet or less when measured at the largest horizontal projection, (iii) designed to be self propelled or permanently towable by a light duty truck, and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational camping, travel or seasonal use.

"Regulatory floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without **cumulatively** increasing the water surface elevation **more than a designated height.** ~~These areas are designated as floodways on the Flood Boundary and Floodway Map.~~

"Special flood hazard area" means **the land in the floodplain within the Town of Fremont subject to a one percent (1%) or greater possibility of flooding in any given year. The area is designated on the FIRM as Zones A and AE,** ~~an area having flood, mudslide, and/or flood-related erosion hazards, and shown on the FIRM as zones A and AE.~~

"Structure" means for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

"Start of Construction" includes substantial improvements, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within one hundred and eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure.

"Structure" means for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

"Substantial Improvement" means any combination of repairs, reconstruction, alteration, or improvements to a structure in which the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure. The market value of the structure should equal:

1. The appraised value prior to the start of the initial repair or improvement, or
2. In the case of damage, the value of the structure prior to the damage occurring.

For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term includes structures which have incurred substantial damage, regardless of actual repair work performed. The term does not, however, include any project for improvement of a structure required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

“Violation” means the failure of a structure or other development to be fully compliant with the community’s flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

~~“Water surface elevation” means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains.~~

1202.2 General Requirements

- A. **All proposed development in any special flood hazard area shall require a permit.** The Building Inspector shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is located in a special flood hazard area, all new construction or substantial improvements shall:
- 1.Be designed (or modified) and adequately anchored to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy,
 - 2.Be constructed with materials resistant to flood damage,
 - 3.Be constructed by methods and practices that minimize flood damages,
 - 4.Be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- B. Where new or replacement water and sewer systems (including on-site systems) are proposed in a special flood hazard area the applicant shall provide the Building Inspector with assurance that these systems will be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems will be located to avoid impairment to them or contamination from them during periods of flooding.
- C. For all new or substantially improved structures located in special flood hazard areas, the applicant shall furnish the following information to the Building Inspector:
- 1.The as-built elevation (in relation to **NGVD mean sea level**) of the lowest floor (including basement) and include whether or not such structures contain a basement.
 - 2.If the structure has been floodproofed, the as-built elevation (in relation to **NGVD mean sea level**) to which the structure was floodproofed.
 - 3.Any certification of floodproofing.
- The Building Inspector shall maintain for public inspection, and shall furnish such information upon request.
- D. The Building Inspector shall not grant a building permit until the applicant certifies that all necessary permits have been received from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U. S. C. 1334.
- E. In riverine situations, prior to the alteration or relocation of a watercourse the applicant for such authorization shall:
- 1.Notify the Wetlands **Board Bureau** of the New Hampshire **Department of** Environmental Services **Department** and submit copies of such notification to the Conservation Commission, in addition to the copies required by the RSA ~~483-A:1-b~~ **482-A:3**.
 - 2.The applicant shall be required to submit copies of said notification to those adjacent communities as determined by the Conservation Commission, including notice of all scheduled hearings before the

Wetlands **Board Bureau** (and notice of local wetlands hearings)

3. The applicant shall submit to the Building Inspector, certification provided by a registered professional engineer, assuring that the flood carrying capacity of an altered or relocated watercourse can and will be maintained.

F. **Along watercourses with a designated Regulatory Floodway no encroachments, including fill, new construction, substantial improvements, and other development are allowed within the floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the proposed encroachment would not result in any increase in flood levels within the community during the base flood discharge.**

G. The Building Inspector shall obtain, review, and reasonably utilize any floodway data available from Federal, State, or other sources as criteria for requiring that all development located in Zone A meet the following floodway requirement:

“No encroachments, including fill, new construction, substantial improvements, and other development are allowed within the floodway that would result in any increase in flood levels within the community during the base flood discharge.”

H. **In special flood hazard areas the Building Inspector shall determine the 100-year base flood elevation in the following order of precedence according to the data available:**

1. **In Zone AE, refer to the elevation data provided in the community's Flood Insurance Study and accompanying FIRM.**

2. **In unnumbered A-zones Zone A, the Building Inspector shall obtain, review, and reasonably utilize any one hundred (100)-year base flood elevation data available from any federal, state or other source including data submitted for development proposals submitted to the community (i.e. subdivisions, site approvals). In Zone A where a base flood elevation is not available or not known, the base flood elevation shall be at least 2 feet above the highest adjacent grade.**

I. The Building Inspector's **one hundred (100)-year base** flood elevation determination will be used as criteria for requiring **in special flood hazard areas zone-A** that:

- a. All new construction or substantial improvement of residential structures have the lowest floor (including basement) elevated to or above the **one hundred (100)-year base** flood elevation.
- b. That all new construction or substantial improvements of non-residential structures have the lowest floor (including basement) elevated to or above the **one hundred (100)-year base** flood **level elevation**; or together with attendant utility and sanitary facilities, shall:
 - i. Be floodproofed so that below the **one hundred (100)-year base** flood elevation the structure is watertight with walls substantially impermeable to the passage of water,
 - ii. Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy, and
 - iii. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of construction are in accordance with accepted standards of practice for meeting the provisions of this section.
- c. All manufactured homes to be placed or substantially improved within special flood hazard areas shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the **one hundred (100)-year base** flood elevation; and be securely anchored to resist floatation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

- d. All recreational vehicles placed on sites within Zones A1-30, AH and AE shall either:
 - i. Be on the site for fewer than one hundred and eighty (180) consecutive days
 - ii. Be fully licensed and ready for highway use **(on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions)**; or
 - iii. Meet all standards **of Section 1202.2(I)(c) for manufactured homes. Section 60.3 (b) of the National Flood Insurance Program Regulations and the elevation and anchoring requirements for manufactured homes in paragraph (c) (6) of Section 60.3.**
- e. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding are permitted provided they meet the following requirements:
 - i. The enclosed area is unfinished or flood resistant, usable solely for the parking of vehicles, building access or storage,
 - ii. The area is not a basement, **and**
 - iii. Shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

1202.3 Variances and Appeals

- A. Any order, requirement, decision or determination of the Building Inspector made under this ordinance may be appealed to the Zoning Board of Adjustment as set forth in RSA 676:5.
- B. If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I (b), the applicant shall have the burden of showing in addition to the usual variance standards under state law:
 - 1. That the variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense.
 - 2. That if the requested variance is for activity within a designated regulatory floodway, no increase in flood levels during the base flood discharge will result.
 - 3. That the variance is the minimum necessary, considering the flood hazard, to afford relief.
- C. The Zoning Board of Adjustment shall notify the applicant in writing that: (i) the issuance of a variance to construct below the base flood level will result in increased premium rates for flood insurance up to amounts as high as twenty-five (25) dollars for one hundred (100) dollars of insurance coverage and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions.

The community shall (i) maintain a record of all variance actions, including their justification for their issuance, and (ii) report such variances issued in its annual or biennial report submitted to FEMA's Federal Insurance Administrator.

The Planning Board recommends this article 4-1. (Majority vote required)

Roger Barham provided some Powerpoint slides narrating changes to Article 4. This included that the Ordinance has been rewritten to comply with the *National Flood Insurance Program (NFIP)*.

- Primary Changes:

- Determine if new developments are located within a *Special Flood Hazard Area* (refer to FEMA Map)
- Added *NFIP Compliance Language*
- Incorporate Recommendations following *State of NH Office of Strategic Initiatives Audit*

ARTICLE 5: Are you in favor of the proposed amendment to Article XIII Section 1301.2 of the Elderly Open Space Ordinance submitted by the Planning Board for the Fremont Zoning Ordinance as follows:

New Language

Removed Language

Section 1301.2 – General Standards: All elderly housing developments shall conform to the following standards:

- A. Elderly housing developments shall be permitted as an overlay district thereby allowed anywhere throughout the Town of Fremont. All elderly housing developments shall occur on a parcel that is a minimum of twenty (20) acres in size and shall have at least fifty (50) feet of frontage on a Class V road or higher.
- B. The total number of elderly housing units approved by the Board under this ordinance in the Town of Fremont shall not exceed ~~ten (10)~~ **fifteen (15)** percent of the total dwelling units in the Town of Fremont. (Explanatory note: for example, the 2000 US Census details 1,201 dwelling units in the Town of Fremont therefore allowing one hundred and twenty (120) elderly units total). **The number of dwelling units in the Town of Fremont shall be based on the NH Office of Strategic Initiatives (OSI) most recent estimates.**
- C. The maximum number of bedrooms allowed on a site is three (3) per acre of upland, and shall be calculated as follows:
 1. Subtract very poorly and poorly drained soils, alluvial soils, and soils with slopes greater than twenty-five (25%) percent from the total parcel acreage.
 2. Subtract ten (10%) percent of the remaining land for roads and utilities.
 3. Multiply the resultant acreage by three (3) bedrooms to get the maximum number of bedrooms allowed on the site.

The allowed number of units may be grouped or dispersed over the non-open space areas in any fashion within the limits imposed by this ordinance and existing septic system siting requirements.

If the development is located within the Aquifer Protection District the number of bedrooms allowed per acre of upland is two (2).

- D. Dwelling units shall be specifically designed to provide housing for elderly residents fifty five (55) years old or older. Units shall have a maximum of two (2) bedrooms, may not exceed thirty-five (35) feet in height, and may be either one (1) or two (2) stories. Buildings shall be separated by a minimum space of thirty-five (35) feet. This spatial relationship may be required to be larger if Planning Board review finds that this standard results in inadequate light and air between structures. No building shall exceed more than six (6) individual units per structure. No individual unit shall exceed fifteen hundred (1,500) square feet of living space, and no single-family building shall exceed fifteen hundred (1,500) square feet in living space.
- E. Adequate on site space shall be provided for off-street parking for two (2) vehicles per dwelling unit.
- F. Building massing and style shall be distinctly residential in character, drawing on historical design elements that are consistent with rural New England architecture and which feature characteristics such as pitched roofs, clapboard or shingle siding, raised panel exterior doors and divided light windows. All such elderly housing developments shall be designed and constructed to compliment and harmonize with the surrounding areas, particularly with regard to the size and scale of the development and its prominence and visibility to the community generally and to surrounding neighborhoods in particular.

Except as provided for by this Elderly Housing ordinance, all such elderly housing developments shall comply in all respects with the Town of Fremont's Zoning Ordinance, Site Plan Review Regulations and/or Subdivision Regulation.

The Planning Board recommends this article 5-0. (Majority vote required)

Roger Barham utilized his slideshow to show further explain Article 5.

- Increase the permitted number of Elderly Housing units to be *increased from 10% to 15% of Total Dwelling Units*
- This change was adopted after the Economic Development Committee requested the change as an initiative to lower taxes.

ARTICLE 6: By Petition: Are you in favor of the proposed amendment to Article XI Section 1102 submitted by petition for the Fremont Zoning Ordinance as follows:

We, the undersigned registered voters of the Town of Fremont, do hereby request to remove the ~~strike through~~ and add the **bold** to the Fremont Zoning Ordinance Article 11 Section 1102:

Section 1102 –Accessory Dwelling Units

1102.1 ~~By Special Exception~~ **One** (1) accessory dwelling unit is allowed within, or as an addition to, single family dwellings, **or unattached dwelling per RSA 674:71.** An accessory dwelling unit is defined ~~per RSA 674:71~~ as a residential living unit that is within ~~or attached~~, **attached, or detached per the provisions of Section 1102.1.G** to a single-family dwelling, 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. ~~A Special Exception shall be granted by the Zoning Board of Adjustments only upon finding by this Board that it meets the provisions and conditions of this section.~~

1102.2 Requirements

- A. The owner of the single family dwelling to which the accessory dwelling unit is being created must occupy one of the dwelling units as the owner's principal place of residence.
- B. The living area of the accessory dwelling unit shall be a maximum of **one half the living unit or** eight hundred (800) square feet, **whichever is greater.**
- C. ~~No more than two (2) bedrooms are permitted in the accessory dwelling unit.~~
- D. **C.** The owner shall provide evidence to the Building Official that septic facilities are adequate to service the accessory dwelling unit. Such evidence shall be in the form of certification by State of N.H. licensed septic system designer.
- E. **D.** The accessory dwelling unit 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.
- F. **E.** The principal dwelling unit and accessory dwelling unit must share common water, septic, electric facilities, and, **if the accessory dwelling unit is attached**, an interior door be provided between the principal dwelling unit and accessory dwelling unit.
- G. **F.** Detached accessory dwelling units are prohibited, **except in a structure that has had an occupancy permit for more than five (5) years or was built before January 2010.**
- H. **G.** Off-street parking must be available for a minimum of four automobiles ~~for the entire structure~~. In no case shall an accessory dwelling unit be permitted to have a separate driveway or separate garage to accommodate its occupant(s).
- I. **H.** All Fremont Zoning Ordinances shall be applicable.
- J. **I.** All building and Renovation Permits, including Occupancy Permits, shall be required.

~~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.~~

~~1102.2 Variances to this special exception may not be granted.~~

The Planning Board's motion to recommend this Ordinance change did not pass. The final vote was 2-3.
(Majority vote required)

Josh Yokela explained that they were trying to eliminate an additional level of bureaucracy and cost with this article. They also saw that Fremont doesn't allow a detached dwelling for an ADU, and this article would allow for that. Yokela explained that they don't want anyone stuck to a small dwelling. He noted that some may want to make a floor accessory dwelling, therefore he wants to make a maximum of ½ living unit so that people don't make accessory dwellings right away. This would require that the dwelling has to be there for 5 years with an occupancy permit and you can rent out that dwelling without it being required to be a family member occupying it.

Barham explained that the Board felt that they weren't happy with the detached side of it and the intent was to allow for an accessory dwelling unit with no restriction on relatives. Yokela rebutted that the Planning Board is required to vote in majority and have had to take no action because they didn't vote in majority.

ARTICLE 7: By Petition: Are you in favor of the proposed amendment to Article XVI submitted by petition for the Fremont Zoning Ordinance as follows:

We, the undersigned registered voters of the Town of Fremont, do hereby request to replace Zoning Article 16 with the following:

ARTICLE 16 – SIGNS

1600.1 – Purpose

This ordinance regulates all new or materially altered signs in the Town of Fremont.

- A. The primary purpose of a sign is to convey information.
- B. The primary purpose of this ordinance is to insure motorist and pedestrian safety while allowing property owners to convey information to the public.

1600.2 – Definitions

- A. Sign: Any material conveying information which is attached to the exterior of a structure, a pole, or some object such as a rope or wire between structures, poles, or the ground shall be considered a sign and subject to the provisions of this ordinance.
- B. Commercial: Any lot in Commercial Highway District, Corporate Commercial District, Fremont Village District, and commercial operations with a Conditional Use Permit laid out as per Article 7, Section 704.2 of this Ordinance.

1600.3 – Signs Authorized Without A Permit

- A. Small Signs: Signs less than three (3) square feet do not require a permit.
- B. Temporary Signs: Signs that would be allowed with a permit, but remain in place for no longer than seven (7) days during any ninety (90) day period.
- C. Flags fifteen (15) square feet or smaller.

1600.4 – Prohibited Signs

- A. Signs in the Right-of-Way: No signs shall be allowed in the Town or State Right-of-Way.
- B. Highly Reflective and Fluorescent Signs. Signs made wholly or partially of highly reflective materials and/or fluorescent or day-glow painted signs.
- C. It shall be unlawful to affix, attach, or display any advertisement upon any object of nature, utility pole, telephone booth, or highway sign.
- D. Animated, moving, flashing, intensely lighted signs and signs that emit audible sound, noise, or visible matter.

1600.5 – Additional Sign Regulations

- A. Setbacks. All signs must be set back at least ten (10) feet from all property lines. A sign must not impair a motorist's visibility of oncoming traffic.
- B. Illumination. All external light sources shall be dark sky compliant.
- C. Size and Quantity.

1. Residential use. One (1) on-site, twelve (12) square foot sign (attached or freestanding) is permitted. The freestanding sign and supporting structure may not exceed six (6) feet in height.
2. Commercial (single business). One (1) on-site, thirty (30) square foot sign (attached or freestanding) is permitted. The freestanding sign and supporting structure may not exceed ten (10) feet in height.
3. Commercial (multiple businesses). One (1) twelve (12) square foot, attached sign per business and one (1) freestanding sign per lot are permitted. The freestanding sign and supporting structure may not exceed twenty-five (25) feet in height or one hundred fifty (150) square feet in total area (measured from the ground to the top of the sign).
4. Mixed Use. One (1) on-site thirty (30) square foot sign (attached or freestanding) is permitted. The freestanding sign and supporting structure may not exceed ten (10) feet in height.

The Planning Board recommends this article 3-2. (Majority vote required)

Josh Yokela explained that parts of this article as currently written, are unenforceable. He took it upon himself to rewrite this article. The current article is about signs, and he is proposing 12 square foot signs for home businesses. He proposed for commercial signs to have 12 square foot signs and allow free standing by the road. He recommended 150 square feet from the ground, allowing for reasonable sized signs to be seen from the road.

Michael Rydeen pointed out that at least 25 people backed this article in order for it to be on the ballot so there is some support for this.

ARTICLE 8: 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 \$2,962,671? Should this article be defeated, the default budget shall be \$2,893,632 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)

Roger Barham moved Article 8. Neal Janvrin seconded. Mary Anderson spoke to the Budget Committee's process and the differences between the Selectmen's recommendation and the Budget Committee recommendation.

Jonathan Starr of Riverside Drive moved to reduce line item 4445 on vendor payments; thus making the total budget \$2,929,530.00 and Josh Yokela seconded.

Mary Jo Holmes cautioned that vendor payments come to the Town to help residents in time of need. She cautioned that if we are going to take the \$26, 000 out it will come from another line, NOT vendor payments. Yokela stated that a lot of these vendor payments are 501c3 companies and that we are donating Town money to them.

Heidi Carlson explained that there are several agencies that the Town of Fremont gives money to for people in need, including agencies like Rockingham County Nutrition Meals on Wheels, Rockingham County Community Action, Haven, RSVP, and others. The sum total of the agencies is \$26, 872 proposed in 2018.

Starr made a motion to reduce that line to \$1. Brittany Thompson said that she would not be in favor of cutting this line. She made the point that there are a lot of people in this Town that need these services. Yokela explained that it's the difference between spending taxpayers money and people using tax payers money.

Peter Marggraf explained that he was making sure that Jonathan knows that these things will still be funded, talking about this is null and void because it will only cut from the bottom line.

Gene Cordes explained that some of these services are very helpful to the town, some support systems help in interviewing victims. Those are services the community uses and may cause us to access these funds otherwise costing us in other places. People in the past understood that this was necessary. Again, this is a bottom line budget. Mary Jo

Holmes mentioned that it states that this is less than a one cent tax impact (later clarified to be approximately five cents). She informed that 41 Fremont residents use Meals on Wheels.

Mary Anderson made a motion to go line by line and asked the town attorney if this was possible. Attorney explained that line items could be discussed and people could talk about where to cut from, but ultimately the Selectmen will make decisions based on the bottom line number voted.

Janvrin spoke of supporting the Child Advocacy Center and as former Police Chief he has utilized this service many times and aided child victims. Martha Abney said that as a teacher in the Ellis School, school supplies can only go so far. When we cut these funds we are sending families to the lions. This is NOT a waste. Dennis Acton agreed that we should be careful taxing people and donating those funds but believes the majority of these groups are beneficial. He stated that it is difficult to become a 501c3 and feels that list should be scrutinized regularly for control purposes. However, he supports his tax money going this way as long as it is scrutinized regularly.

Carlson explained some of the agencies on the list charge reduced rates on a sliding scale based on need, and that all of them report to the Town annually in their budget requests, the type of services they provide and number of residents served. The Retired and Senior Volunteer Program (RSVP) asks for \$125 a year and the largest request is Rockingham County Community Action for just over \$6,000. RCCAP runs programs with federal money, such as Fuel Assistance and is used by many residents.

With no further discussion, the Moderator took a card vote, and the motion failed. Article 8 will go on the ballot as written.

ARTICLE 9: To see if the Town will vote to raise and appropriate the sum of thirty-seven thousand two hundred seventy-two dollars (\$37,272) to hire a new full-time police officer. This sum covers five months 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. **The Selectmen recommend this appropriation 3-0. The Budget Committee does not recommend this appropriation 6-2.** (Majority vote required)

Neal Janvrin moved the article, Roger Barham seconded. Fremont Police Chief John Twiss spoke on the article. He expressed that Fremont has relied on part-time staff for far too long. He explained the difference in training hours for part-time vs full-time. Chief Twiss informed that last year Fremont had 3 opioid deaths and this year we had 3 overdoses revived. Chief Twiss expressed that staffing with 5 full-time officers is not enough and that he has cut back part-time officers as much as he could. He informed that it is posted on the town website statistics compared to similar size towns. Chief Twiss explained that our statistics are higher than 5 other comparable agencies and when we compare staffing we are considerably less. He noted that the general rule of thumb is 2.5 officers per thousand population. The Fremont Police Department is just asking for 1 more officer for the safety of our town.

Jonathan Starr moved to reduce this Warrant Article to \$1 and stated that he does not understand why we need this, our Town is safe, he's never been shot at so why do we need more police? Mary Jo Holmes seconded the motion to discuss.

Chief Twiss responded that he is not saying that the population has increased, he is saying that the Department has never been staffed fully enough. Chief Twiss stated that he has been shot at and that Lieutenant Morelli (in the audience) was in a struggle with a mentally ill person who tried to grab his firearm.

Mary Anderson said that the Budget Committee did not recommend this article, not because they didn't think it was needed, they just thought other needs were more pressing at this time. She agreed that another officer would be good but wanted to wait another year as the Town considered staffing issues in other departments this year.

Vincent O'Connor said that he fully supports Chief Twiss. He stated that if you hire full-time personnel they are fully invested in our town and people. He stated that the police have personally been helpful to him and his family. O'Connor expressed that as a volunteer firefighter, if it wasn't for the Fremont Police Department he wouldn't be able to do his job and feels safe with our Police Department.

Dennis Acton stated that at first he thought it was too soon to be asking for another full-time officer. He would plan to vote against zeroing this line item with more information to be asked.

Peter Marggraff stated that affordability is not an option, all it takes is one opportunity for chaos. He urged voters to look at every community around, we need that support. An extra officer may be the difference in saving someone's life.

Keith Stanton stated that at the Public Budget Hearing that wasn't discussed. The \$1 was not there. The Moderator explained that the amendment is to make this \$1. The reduction will be discussed on the floor tonight.

Mary Anderson asked Chief Twiss to explain staffing for the camera and people watching. Chief Twiss explained staffing for viewers at home. The Fremont Police Department has 5 full-time officers, 2 retirees who work 28-32 hours per week, and 4 other part-time officers (one of whom is a full-time retiree). He stated that right now one officer is going to serious calls alone most of the time. He urged that this is a huge liability.

The vote to reduce Article 9 to \$1 failed by card vote. The Moderator stated it will go on the ballot as written.

Janvrin made a motion to restrict further reconsideration of Articles 8 and 9. Cordes seconded. The card vote to restrict reconsideration passed.

ARTICLE 10: 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. **The Selectmen recommend this appropriation 3-0. The Budget Committee recommends this appropriation 8-0.** (Majority vote required)

Neal Janvrin moved Article 10. Gene Cordes seconded. Eric Abney stated this is the Library savings account and outlined the age of the building, the fact that we have 5 furnaces and A/C units, along with other maintenance. This fund has been used in the past to replace the roof and they are thinking ahead for future issues.

With no further discussion, the Moderator stated Article 10 will go on the ballot as written.

ARTICLE 11: To see if the Town will vote to raise and appropriate the sum of fifty thousand dollars (\$50,000) to be placed in the Fire Truck Capital Reserve Fund. **The Selectmen recommend this appropriation 3-0. The Budget Committee recommends this appropriation 8-0.** (Majority vote required)

Roger Barham moved Article 11, Gene Cordes seconded. Chief Richard Butler spoke to the article and explained that this is a savings fund toward future fire apparatus needed.

With no further discussion, the Moderator stated Article 11 will go on the ballot as written.

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 Bridge Construction and Reconstruction Capital Reserve Fund. **The Selectmen recommend this appropriation 3-0. The Budget Committee recommends this appropriation 8-0.** (Majority vote required)

Neal Janvrin moved Article 12, Roger Barham seconded. Road Agent Leon Holmes Jr spoke to the article. He explained that this is just another savings account and that Martin Road and Scribner Road Bridges are on the red list. The Town is responsible for 20% and the State pays the other 80%. There is \$90,000 in the account at this time. The Town is estimating that it will cost about \$300,000 for our share of these bridges.

Joshua Yokela asked what the goal is for construction of bridges. Heidi Carlson explained there is \$90,000 in the account and we have spent approximately \$45,000 to date on the engineering of Martin Road. She further explained that the Town was initially notified that Fremont was on the 2020/2021 fiscal year funding for Bridge Aid, but no official notice has ever been received that indicates we are on the list.

Joshua Yokela stated that he is wondering if we need to increase the number because we are getting closer to that time frame of needing this payment and making these improvements.

With no further discussion, the Moderator stated Article 12 will go on the ballot unamended.

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 Highway Equipment Capital Reserve Fund. **The Selectmen recommend this appropriation 3-0. The Budget Committee recommends this appropriation 8-0.** (Majority vote required)

Gene Cordes moved Article 13, Neal Janvrin seconded. Leon Holmes Jr described this as a savings account to purchase equipment when needed (new or replacement). Last year we spent \$45,531 to purchase a new roller, ditching bucket, and a used truck with plows and sander.

With no further discussion, the Moderator stated Article 13 will go on the ballot unamended.

Gene Cordes made a motion to restrict reconsideration of Articles 10, 11, 12 and 13. Neal Janvrin seconded and the card vote passed.

ARTICLE 14: To see if the Town will vote to raise and appropriate the sum of two hundred thirteen thousand ninety-four dollars (\$213,094) to grind, shim and pave the Town portion of Beede Hill Road (3,620 feet) and tie in to the North Road work, and do associated shoulder work and driveway paving tie-ins. **The Selectmen recommend this appropriation 3-0. The Budget Committee recommends this appropriation 8-0.** (Majority vote required)

Road Agent Leon Holmes Jr spoke on the article, he stated it has been over 20 years since significant repairs were done on Beede Hill Road and it is in dire need. He explained that the plan is to grind, regrade, raise drop offs and put down a 2.5 inch base and finish coat of pavement. He stated that it is expensive but we want to do it right so it will last.

Matthew Thomas stated that he doesn't think a lot of people know that strip of road from Fellows Hill into Epping is Fremont's responsibility. He agreed that it does need to have attention to it, and remarked that part of Beede Hill Road is taken care of by the state but a section of that is Fremont's responsibility.

Leon Holmes Jr explained the location that is our responsibility and that we maintain that area throughout the winter and the State (NH DOT) maintains it through the summer. He stated it is 3,620 feet.

Dennis Acton remarked that this is very expensive, but North Road came out beautifully. He agreed that this area is crumbling and asked if the underneath is structurally sound to be paved and receive this care. Holmes stated that this is another reason it's so expensive. They plan on ripping up and redoing, grading, graveling the road to make it right. It gets a lot of traffic and heavy weight. Hopefully we can slow down accidents by banking the curve. Acton agrees that it needs to be done correctly.

With no further discussion, the Moderator stated Article 14 will go on the ballot as written.

ARTICLE 15: To see if the Town will vote to raise and appropriate the sum of one hundred sixty-two thousand seven hundred ten dollars (\$162,710) to reclaim, do extensive drainage work, and pave Red Brook Road (3,580 feet) and do associated shoulder work and driveway paving tie-ins. **The Selectmen recommend this appropriation 3-0. The Budget Committee recommends this appropriation 5-3.** (Majority vote required)

Neal Janvrin moved Article 15, Gene Cordes seconded. Leon Holmes Jr explained this article, including that Red Brook Road connects Brentwood to Danville and traffic is steady all day. He stated that this has been a Fremont road for 150+ years and that putting a band-aid on it will only cause further expense later. Leon Holmes Jr stated that they will be doing major drainage improvements, including a catch basin so water gets off the road and will last. He will not complete it this year, it will be ground and regraded. It will be another \$80,000 to complete with final paving in another year.

Michael Rydeen asked why the Budget Committee didn't agree with this article. Mary Anderson explained that they just thought voters should have the vote on that, and the Committee was concerned about the overall tax rate.

Leon Holmes Jr stated that in 2017 we had a great year for roads. We spent \$443,000 and the Town received \$115,000 in Block Grant Funds and received another \$99,000 (Supplemental Block Grant) toward roads. We got 4.1 miles of road finished. Should this article pass, North Road and Beede Hill and Red Brook will total 1 mile less than last year of total work completed.

With no further discussion, the Moderator stated that Article 15 will go on the ballot as written.

Gene Cordes made a motion to restrict reconsideration of Articles 14 and 15. Neal Janvrin seconded and the vote passed by card vote.

ARTICLE 16: 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 appropriation 3-0. The Budget Committee recommends this appropriation 8-0.** (Majority vote required)

Roger Barham moved Article 16, Neal Janvrin seconded. Heidi Carlson explained this is the same program as the last 10 years. No spraying was done in 2017 because there were no positive tests for EEE or WNV. The program is largely treatment of larvae in wetland areas.

With no further discussion, the Moderator stated that Article 16 will go on the ballot as written.

ARTICLE 17: To see if the Town will vote to raise and appropriate the sum of fifteen thousand dollars (\$15,000) to be placed in the Historic Museum Renovation Capital Reserve Fund. **The Selectmen recommend this appropriation 3-0. The Budget Committee recommends this appropriation 6-2.** (Majority vote required)

Neal Janvrin moved Article 17, Roger Barham seconded. Matthew Thomas spoke on this article. He stated that the Town owns several historical pieces that he would like to incorporate into the Historic Museum for the Town to enjoy and view, mentioning the horse-drawn hearse and the fire pumper. The proposal is to eventually build a 3 bay addition to the current museum. He informed that the museum is open one weekend a month from April through October and that the museum gets an amazing amount of attention from out-of-towners. He expressed that we have a fascinating history and are lucky to have landmarks in this community. Thomas would like to have these pieces available for the public to enjoy. He would like to take the hearse out of the Meetinghouse since it is being infested by squirrels. He hopes to get an estimate around \$30,000-\$35,000 for the work. Starr asked if this needs to be heated or is it cold storage. Thomas stated that it will be cold storage.

With no further discussion, the Moderator stated that Article 17 will go on the ballot as written.

ARTICLE 18: To see if the Town will vote to designate the Board of Selectmen as agents to expend from the Historic Museum Renovation Capital Reserve Fund established in 2008. **The Selectmen recommend this appropriation 3-0. The Budget Committee recommends this appropriation 6-2.** (Majority vote required)

Neal Janvrin moved Article 18, Roger Barham seconded. It was explained that this article would allow the Selectmen to make a decision on moving forward with a renovation, at such time there was enough money in the fund.

With no further discussion, the Moderator stated that Article 18 will go on the ballot as written.

Gene Cordes made a motion to restrict reconsideration of Articles 16, 17 and 18. Neal Janvrin seconded. The card vote passed.

ARTICLE 19: To see if the Town will vote under the provisions of RSA 72:39-a to modify the elderly exemptions from property tax in the Town of Fremont based on assessed value, for qualified taxpayers, to be as follows: for a person 65 years of age up to 75 years \$60,000; for a person 75 years of age up to 80 years \$80,000; for a person 80 years of age or older \$100,000. To qualify, the person must have been a new Hampshire resident for at least 3 consecutive years, own the

real estate individually or jointly, or if the real estate is owned by such person's spouse, they must have been married to each other for at least 5 consecutive years. In addition, the taxpayer must have a net income in each applicable age group of not more than \$30,000 or, if married, a combined net income of less than \$40,000; and own net assets not in excess of \$50,000 excluding the value of the person's residence. **The Selectmen recommend this appropriation 3-0. The Budget Committee recommends this appropriation 7-1.** (Majority vote required)

Roger Barham moved Article 19, Neal Janvrin seconded. Heidi Carlson explained this article was to address cost of living changes in income as well as the assessed value of properties, since this has not been updated in Fremont since 2006. She stated that we do not know what the long term impact is or how many more people will be eligible. She informed that this makes modest changes in the amount of income and assets, as well as the exemption. The changes are \$5,000 in each bracket (income and asset) and the assessed value amounts are increased in each age bracket by \$10,000. Carlson stated that some people turned away are at poverty levels. This will allow a few more people to be eligible and our older population to stay in their own homes. They are trying to make adjustments and make it level.

With no further discussion, the Moderator stated that Article 19 will go on the ballot as written.

ARTICLE 20: Shall the Town of Fremont adopt the provisions of RSA 72:28-b, All Veterans' Tax Credit? If adopted, the credit will be available to any resident, or the spouse or surviving spouse of any resident, who served not less than 90 days on active service in the armed forces of the United States and as honorably discharged or an officer honorably separated from services and is not eligible for and is not receiving a credit under RSA 72:28 or RSA 72:35. If adopted, the credit granted will be \$500, the same amount as the standard or optional veterans' tax credit voted by the Town under RSA 72:28. **The Selectmen recommend this appropriation 3-0. The Budget Committee recommends this appropriation 8-0.** (Majority vote required)

Gene Cordes moved Article 20, Roger Barham seconded. Heidi Carlson explained that several people came to the office to ask about this and Selectmen placed it on the Warrant based on those requests. She stated that this article will pick up some people with reservist status, expanding dates for other Veterans. The NH Legislature has amended the statute, and she believes it will make more people eligible. This article is putting it out there for voters to make a decision, it wouldn't apply to people who already have veteran's credit.

Dennis Acton stated that he is against this as a Veteran himself. He thinks with the current situation, we're finding ways to give too many people credit. This could add dozens or more to be eligible, and it is going to put a tax burden on everyone else. He explained his service and that he doesn't think the Town should be giving out benefits at taxpayers' expense.

Jonathan Starr asked for clarification on Veterans Tax Credit and Heidi Carlson stated that the credit is \$500 per person, split between both tax bills, totaling \$500 year per eligible Veteran.

Joshua Yokela asked if increased, would it be placed on other residents. Heidi Carlson answered that yes, either scenario reduces money taken in and needed elsewhere. Roger Barham noted that it's not just increasing allowance to reservists, this addresses imbalance of those not qualified due to times of service.

With no further discussion, the Moderator stated that Article 20 will go on the ballot as written.

Neal Janvrin made a motion to restrict reconsideration of Articles 19 and 20. Roger Barham seconded and the card vote passed.

ARTICLE 21: To see if the Town will vote to raise and appropriate the sum of three thousand five hundred dollars (\$3,500) to support One Sky Community Services, a new social service agency request. If approved, this agency would become one of the agencies approved annually within the operating budget for the Town. **The Selectmen recommend this appropriation 3-0. The Budget Committee recommends this appropriation 7-1.** (Majority vote required)

Neal Janvrin moved Article 21, Gene Cordes seconded. Cordes then made a motion to reduce this amount to \$2,800 because of a resubmitted request from the vendor, who has removed families who are served by another agency. Neal Janvrin seconded the motion to reduce the Article to \$2,800.

Jonathan Starr asked what One Sky is providing as a service. Mary Jo Holmes motioned to allow Chris Muns, CEO of One Sky to speak on behalf of One Sky. Muns explained the One Sky program and that it is providing services to mentally challenged individuals. One Sky is an agency designated to provide Medicaid. They provide support to 35 individuals in Fremont. The total received from Medicare is \$25 million from the state and they currently serve about 1,000 individuals total. Muns explained that One Sky offers early intervention support services and assists individuals over the age of 21. He noted that funding received from the State is not enough since individuals served are living longer and the number of people needing services has increased by 50% with no additional funding.

Joshua Yokela asked if the benefits are contingent on the passage of this article or is this just to help pay for it? Muns answered that anyone that has a qualifying condition are eligible, services are limited. This would allow additional support, ramps for homes, dental care etc.

The card vote to amend Article 21 to \$2,800 passed. The Moderator stated that Article 21 will go on the ballot as amended.

ARTICLE 22: By Petition: Shall the Voters of the Town of Fremont, New Hampshire, vote to require that a “list” of any and ALL, current, ongoing or SETTLED – Law Suits, Litigations, Legal Actions, Legal Proceedings, Legal Cases, Legal Claims, Legal Actions, or “out of Court Settlements” that have been filed AGAINST and/or BY, the Town of Fremont N.H., during any part of the Town Budget Year, (January 1st – December 31st), be Published in every “Annual Report” of the Town of Fremont N.H. and, that the “list” shall conform with all New Hampshire “Right to Know Laws,” and “Freedom of Information Act” (F.O.I.A.) request Laws? (Majority vote required)

Petitioner Keith Stanton described this Article as asking to be printed in the Annual Town Report, any information provided in the Right to Know Law concerning people and or places who are suing our Town. He wants to know what’s going on in our legal system. Yokela moved Article 22, Cordes seconded.

Heidi Carlson cited the 2017 issues to include a Zoning Board case regarding the Galloway pit on Shirkin Road, FairPoint Telephone (recently settled) and several years of utility value cases with Eversource and NH Electric Cooperative.

In response to a further question, Carlson stated that there was an advisory statement put on there at the advice of Town Counsel because the preparation and gathering of information for the Town Report falls under the jurisdiction of the Board of Selectmen by Statute.

Stanton stated that he wants to look up docket numbers and read everything there. He discussed that the word advisory means it doesn’t have to happen, it’s just advised.

With no further discussion, the Moderator stated that Article 22 will go on the ballot as printed.

Gene Cordes made a motion to restrict reconsideration of Articles 21 and 22. Neal Janvrin seconded and the card voted passed.

With no further business, the meeting was adjourned at 9:20 pm on a motion from Cordes and second from Janvrin.

The Moderator reminded all to get the word out on Articles they want to support and that all voting will take place on Tuesday March 13, 2018 at the Ellis School, 432 Main Street in Fremont New Hampshire with polls open from 7:00 am to 8:00 pm. All Articles will be voted upon by Official Ballot with any amendments as made at the Deliberative Session.

Respectfully submitted,
Nicole Cloutier
Town Clerk