



## TOWN OF FREMONT 2018 Town Meeting Warrant Article Narrative

**In preparation for Deliberative Session to be held  
Monday February 5, 2018 at 7:00 pm at ELLIS SCHOOL  
SNOWDATE: Wednesday February 7, 2018**

We hope this information is helpful for your understanding of the issues to be voted upon in 2018. If you have specific questions that might be answered in advance of the Deliberative Session on Monday February 5, 2018, please feel free to call our office at 895 2226 x 301 or send an email to Heidi Carlson at [FremontTA@comcast.net](mailto:FremontTA@comcast.net).

Gene Cordes      Neal Janvrin      Roger A Barham  
Fremont Board of Selectmen

The Official Warrant must be written as outlined by NH Statute, and this document includes that language but also additional information on each article to assist you in better understanding the subject matter prior to discussing it at the Deliberative Session.

In our tenth 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 the Deliberative Session, a VOTER GUIDE will be prepared to include any changes from the Deliberative Session, and will include all of the material to be voted on at the polls March 13, 2018.

At the Deliberative Session, all of the articles on this Warrant will be discussed. Articles 8 through 22 can be amended by floor vote, and may appear differently on the Official Ballot, depending on actions at the Deliberative Session on February 5th. **We hope to see you at this important, interactive session.**

Final voting on the Official Ballot will take place on Tuesday March 13, 2018 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](http://www.Fremont.nh.gov).

In this narrative, we have included 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. There is also a summary budget sheet which provides the articles and budget with their tax rate impact in a table form.

You can also refer to the full details of tax rate historical information in Town Reports.

Year	Town Portion of the Tax Rate
2011	\$3.36
2012	\$3.41
2013	\$3.86
2014	\$3.58
2015	\$4.37
2016	\$3.89
2017	\$4.44

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

*This article includes all candidates running for Town elected office. There will be a separate ballot for candidates running for Fremont School District offices. Sample ballots will be posted at the Town Hall, Ellis School, Safety Complex, Public Library and the Fremont Post Office for viewing before Election Day. We also have the candidate listing on the Town's website home page.*

## **Declarations for Town Open Positions in 2018**

Selectman: 1 for 3 years  
Dennis Acton  
Neal Janvrin

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

Library Trustee: 1 for 3 years  
Cheryl Rowell

Moderator: 1 for 2 years  
Michael Rydeen

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

Road Agent: 1 for 3 years  
Leon Holmes Jr

Cemetery Trustee: 1 for 3 years: no candidates declared

**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

<b>Use Category</b>	<b>Use</b>	<b>C/C</b>	<b>C H</b>	<b>FUR</b>
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

Use Category	Use	C/C	C H	FUR
	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
	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
	<b>Light Manufacturing**</b>	<b>P</b>	<b>P</b>	<b>CU</b>
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

Use Category	Use	C/C	C H	FUR
	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
	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)

*Article 2 will amend Fremont Zoning Ordinance Article VII **Section 707 – Tables of Uses**. This article will amend the Fremont Zoning Ordinance by allowing “light manufacturing” as a permitted use in the Corporate Commercial District and in the Commercial Highway District. It will also allow “Light Manufacturing” in the Flexible Use Residential District after obtaining a Conditional Use Permit from the Planning Board. Finally, this Article will also amend the Zoning Ordinance by defining “light manufacturing.”*

**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)

*Article 3 will amend Fremont Zoning Ordinance Article X **Section 1002 – Permitted Uses**. This Article will amend the Fremont Zoning Ordinance by increasing the amount of square footage permitted for a retail shop in the Village District from 7,000 to 10,000 square feet. It will also amend the Fremont Zoning Ordinance by allowing “light manufacturing” in the Village District provided that there is no outside material storage associated with the business.*

**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 A0, 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 its 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 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)**

*This Article will amend the Fremont Zoning Ordinance so that **Section 1202 – Floodplain Development Ordinance** complies with the National Flood Insurance Program. Many people in Fremont rely on being participants in the NFIP.*

**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)

*This Article will amend the Fremont Zoning Ordinance **Section 1301.2 – Elderly Open Space** by changing the limit of total number of elderly housing units permitted so that it does not exceed fifteen (15) percent of the total dwelling units in the Town of Fremont. This Article will also amend the Zoning Ordinance so that determining the total number of dwelling units in the Town of Fremont (for the purpose of calculating the permitted amount of elderly housing units) is based on the NH Office of Strategic Initiatives (OSI) most recent estimates.*

**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)**

*This Article will amend the Fremont Zoning Ordinance **Section 1101 – Accessory Dwelling Units** so that an accessory dwelling unit is permitted without a Special Exception from the Zoning Board of Adjustment. This Article will also amend the Zoning Ordinance so that detached accessory dwelling units are prohibited except if the structure has had an occupancy permit for more than five (5) years or was built before January 2010. This Article will amend the Zoning Ordinance so that the living area of an accessory dwelling unit can be a maximum of one half the primary living unit or eight hundred (800) square feet, whichever is greater. This Article will also amend the Zoning Ordinance so that there is no longer a limit of two bedrooms in an*

accessory dwelling unit. Finally, this Article will amend the Zoning Ordinance so that the language, "Variances to this special exception may not be granted" is no longer in the Ordinance.

**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)

*This Article will amend the Fremont Zoning Ordinance by replacing the current Sign Ordinance (Article 16) with entirely new language.*

**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)

*This is the total of all operating budgets for the Town, excluding warrant articles. It is reviewed at the annual Public Budget Hearing in January. The full budget detail can be found on the State Form MS 737, which is available on the Town's website and is part of the 2017 Annual Town Report. Copies are also available at the Selectmen's Office. The entire Town budget is approximately 15% of the total tax rate (using the 2017 tax rate of \$29.19).*

*With SB2, this master budget article includes the number recommended by the Budget Committee of \$2,962,671. This is up slightly from the appropriated budget in 2017 of \$2,847,155. Revenues are up slightly, and this offsets the budget.*

*Following are some highlights and changes within each of the operating budgets:*

All permanent staffing wages (in all operating budgets) show an increase of 2%.

4130 Executive: Includes the full year of some additional part-time hours of coverage in the Selectmen's Office. This budget covers all operating costs of the Selectmen's Office.

4140 Town Clerk Tax Collector: Includes a full year of the 3 additional hours per week that were added in 2017 to the clerical assistant position. This budget covers operating costs of the Clerk/Collector Office and wages of the Town Clerk Tax Collector and Deputy/Clerical Assistant.

4141 Election & Registrations: Increased from 2017 based on two State elections held in 2018. This budget covers election costs of Moderator, Ballot Clerks, Supervisors of Checklist, ballot tally machine programming, supplies and maintenance, printing and producing all necessary checklists and printing of local ballots.

4151 Financial Administration – Other: Includes the Treasurer's salary and supplies; Budget Committee clerical costs and administration, Trustees of Trust Funds expenses, and annual professional audit of all Town financial records. This is down slightly for 2018.

4152 Reappraisal of Property: In 2016 the Selectmen signed a new 5 year contract for assessing services which includes a cyclical update process. This covers all of the Town's contracted assessing, the utility contract (to appraise all utility properties); tax assessing software & maintenance, tax mapping services, web-hosting of tax maps and all assessing data, and

NH AAO dues. The cyclical process will balance out annual costs and reduce the 5<sup>th</sup> year revaluation cost that we have seen over the past few revaluation cycles.

4155 Personnel Administration: FICA and Medicare reflect 2% wage increases proposed; NHRS rates again increased by the State and are mandated for full-time police. Full year of FT PD Officer #5, and proposed increase of 32 to 40 hours for the HW Department position.

4191 Planning & Zoning: Slight increase in Circuit Rider contract fee; continued work on updating Zoning & other Regulations.

4194 Government Buildings: Additional maintenance hours needed at Town Hall and Complex. The Town Hall renovations have created a need for more areas to care for, buildings annual fire suppression and alarm system maintenance. This budget also covers the maintenance of the Highway Shed, Museum, Meetinghouse and Historic Building.

4195 Cemeteries: The budget will allow for continued work on care, straightening and resurrecting gravestones, continued work on expansion and layout of new sites at Leavitt Cemetery and annual cleanups of the two larger cemeteries. This budget covers all costs of maintaining all Town cemeteries, including an increase in tree work to trim aged and dying trees. Annually \$2,000 is removed from Trust Fund Perpetual Care to offset these expenses.

4196 Insurance: Decreased slightly for claims history.

4210 Police Department: Uniformed officer matrix adjusted for 2.5% wage increase. Covers all operating costs of the personnel and equipment needed to staff and run the Police Department. Includes lease payment on cruisers, fuel, vehicle and equipment maintenance, etc.

4220 Fire Rescue Department: Covers all personnel costs, maintenance of apparatus and equipment, fire and EMS gear, uniforms, supplies and training.

4240 Building Inspection: Includes up to 30 hours per week of services from the Building Inspector/Code Enforcement Officer. Budget includes training, mileage reimbursement and minimal office supplies. Transition to another new inspector will require some training and overlap with the Interim Inspector.

4290 Emergency Management: Includes minimal allowance for supplies and contract services in the event of a major weather event (flood, ice storm, etc); \$1,200 stipend for EMD.

4312 Highway Department: Propose to increase what is currently a 32 hour per week position to full-time. This is for safety as well as workload reasons. Many tasks cannot reasonably be undertaken by the Town's one full-time employee. We continue the focus on our need for road updates, to include \$185,658 to install the finish course of pavement on North Road. Substantial work was done on North Road 2017, due in large part to voter support of a Warrant Article and due to excess NH Highway Block Grant funds that were awarded to Fremont from the State of NH. The budget in 2018 includes \$8,740 for guardrails to address safety issues on Sandown Road and \$15,000 for cracksealing to try and preserve paving longer, before resurfacing is needed.

4323 Solid Waste Collection: Annual increase in the hauling contract of 3%. No fuel surcharge in the new contract.

4324 Solid Waste Disposal: Reduction in tipping fees due to renegotiated contract through 53-B District; slight increase estimated in the amount of solid waste. Continued need for recycling bins. This includes bi-annual Bulky Day expenses. WM Contract now provides for bulky dumpsters, resulting in savings.

4414 Animal Control: Covers all costs associated with Animal Control services including supplies, training, truck fuel and maintenance.

4415 Health: Covers a small stipend for Health Officer and covers costs of the office, including training and annual dues to the NH Health Officer's Association; and water testing. The position is vacant pending hiring of a new Building Inspector.

4442 Direct Assistance: General payments for assisted persons has become increasingly tight due to continued reductions in State and Federal program aid.

4445 Vendor Payments to Social Service Agencies: Each of these payments supports a social service agency that provides some service to Fremont residents, usually at a reduced or sliding fee scale. One less agency in this list for 2018, and one new agency is proposed as a Warrant Article.

4520 Parks & Recreation: Includes plans to run a full camp program again in 2018 with slight increase in wages to hire experienced staff members. Care and maintenance of the ballfields and playground comprises \$24,625 of the proposed budget. We had great success in 2017 with the hiring of a dedicated maintenance staff person for approximately 15 hours per week. This position handled the many areas of fields and parks the Town is responsible for. Planned improvements to the Babe Ruth field are planned, and replacement of the balance of irrigation system sprinkler heads to a commercial variety. \$3,800 covers Town events such as the Easter Egg Hunt, Halloween Event and Christmas Party and Tree Lighting; and \$1,250 is youth and adult programming.

4550 Library: This budget covers all staffing, books, and programs of the Fremont Public Library and maintenance of the building. A new 20 hour per week part-time position is included. We continue to address several building maintenance items as the building ages.

4610 Conservation Commission: This covers minimal secretarial and administrative duties of the Commission, training and dues.

4711-4721 Debt Service: Reduction in principal and interest payments on debt. In 2017 the 20 year note for the Safety Complex was retired!

*The difference between the Selectmen and Budget Committee's proposed operating budget is \$18,951 not recommended by the Budget Committee. It is the Budget Committee's recommendation that moves forward for voter consideration. The estimated tax impact of the operating budget as proposed is \$3.43. This is approximately \$0.21 more than the operating budget proposed in 2017. The increase in revenues and overall assessed valuation will help to manage some of the tax rate impact of the operating budget. The Selectmen feel strongly about approval of the operating budget as proposed, so the Town can continue to provide the same (and in some cases an improved/expanded) level of service. Fremont is growing, and our services need to grow as well.*

*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 \$0.33 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. **All tax rate impacts are estimates.** We have no way to estimate the changes that the impacts of Article 19 and 20 will have on overlay, until we get through the first application year following these changes, if adopted.*

*The estimated tax impact is shown for each of the warrant articles in the narrative portion. If the proposed budget and all Warrant Articles as proposed by the Town pass, the Town's portion of the tax rate is estimated to increase \$0.75 per thousand from the actual current town rate. Each of the Warrant Articles can be considered on its own merit. As a cumulative total, the Warrant Articles equate to approximately \$1.43 on the tax rate. The impact of each individual Article is included with each rationale. Our estimates are conservative.*

**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)

*This article would approve hiring another officer for the Fremont Police Department. This would be the sixth full-time officer for the Town, to bring the staffing levels closer to recommended national standards. If this is approved, the cost for a full year of this officer in 2019 would be approximately \$90,000. If passed, this would be part of the operating and default budget in future years. Some statistical information relative to recommended staffing levels are available from the Fremont PD website or contacting Chief Twiss. The estimated tax rate impact of this article is \$0.09.*

**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)

*This fund was established in 2015 to set aside money for future building repairs and maintenance that are needed as the building ages. This is essentially a savings account for future needs. The Library has an extensive HVAC system that will need*

*maintenance and repairs at some point. In 2016, we used just over \$6,000 in this saved account to fund a portion of the repair work around the roof stacks. As of 12/31/17 there was \$7,103.08 in this fund. The estimated tax rate impact of this article is \$0.01.*

*Articles 11, 12, 13 and 17 request funding for four (4) 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. **Saving money in Capital Reserve Funds helps to balance the tax rate by reducing the impact of one-time large expenditures.***

**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)

*This Article will help to replenish the Fire Truck Capital Reserve Fund after the expense paid in 2015 for our new truck. The Department continues to be behind with regard to fire truck replacement, and is due for another truck in 4-5 years to replace another old unit in the fleet. The cost of fire apparatus is expensive, and saving some every year will greatly help to reduce the one-time impact of these purchases. As of 12/31/17 there was \$101,051.91 in this fund. The estimated tax rate impact of this article is \$0.12.*

**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)

*This Article 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 the funding allocated here, we were able to get on the NH Bridge Aid list for future construction funding for the Martin Road Bridge. 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, but we have not received notification 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. We believe the Town's costs for both bridges will exceed \$300,000. As of 12/31/17 there was \$90,842.89 in this fund. We do anticipate being reimbursed 80% of all costs associated with bridge work, as long as NH Bridge Aid is funded by the NH Legislature. The estimated tax rate impact of this article is \$0.06.*

**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)

*This fund plans for the future purchase of highway equipment including snow plows, sanders, backhoe, and trucks. The Town replaced the one ton truck in 2012 and also purchased a backhoe. We would like to rebuild the fund to allow for future replacement and new equipment purchases as needed. We purchased a replacement sweeper in 2016, and a ditching bucket, roller and used six-wheel truck with plows and sander in 2017 from this fund. As of 12/31/17 there was \$24,851.45 in this fund. The estimated tax rate impact of this article is \$0.06.*

**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)

*The Town continues to try and catch up on overdue road improvements. Article 14 will reclaim and repave the Town-owned sections of Beede Hill Road (3,620 feet total) and do shoulder and drainage work. This will tie in with the work done in 2017 on North Road. The Town has consulted with the Town Engineer and has solid plans to move ahead with this work and address drainage issues as well. The estimated tax rate impact of this article is \$0.52.*

**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)

*As with Article 14 above, this Article is proposed to catch up on road improvements. Article 15 will reclaim and repave the Red Brook Hill Road (3,580 feet total) and do shoulder and extensive drainage work. The Town has consulted with the Town Engineer and has solid plans to move ahead with this work and address drainage issues as well. The Town will do much of the drainage work in-house. The estimated tax rate impact of this article is \$0.40.*

**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)

*Article 16 requests funding to continue the mosquito control program, which has been in place since 2008 in Fremont. The contractor has again offered the program with no increase in cost for 2018. 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 past, 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 if we see positive EEE or WNV mosquitos nearby Fremont.*

*The overall mosquito control program is a comprehensive program beginning with surveillance, monitoring, trapping and testing of adult mosquitoes; and treatment of larvae, a major focus of an effective control program, through adult stages. The 2018 program would begin after Town Meeting. The estimated tax rate impact of this article is \$0.12.*

**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)

*This Article will save money for a future addition to the Historic Museum. The Town needs additional space to store Historical Society artifacts such as the 1848 horse-drawn fire handtub, circa 1861 antique horse-drawn hearse, and the Spaulding & Frost logging sled (c. 1880) where they could be safe from the climate and be on display for viewing. As of 12/31/17 there was \$10,130.55 in this fund. The estimated tax rate impact of this article is \$0.04.*

**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)

*This would authorize the Board of Selectmen as Agents to Expend from this fund if at a future time there was enough money or a plan in place to renovate or put an addition on the Museum, at 8 Beede Hill Road. There is no tax rate impact of this article.*

**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)

*The Town has not updated the Elderly Exemption provision since 2006. This Article proposes to make minor changes to the asset and income limits, as well as the amount of the exempted tax valuation for certain qualified applicants. We have no way to estimate the potential number of new applications which may be eligible once this is amended to an increased income limit. Using the current census of eligible elderly exemptions, the change in the amount of the exempted valuation is \$120,000. This proposed change reflects minimal increases in the income and asset limitations to account for inflation.*

**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 was 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)

*The NH Legislature has made certain changes to the language in the Veteran's Credit process. The Selectmen were approached by several residents asking to have the newest provisions, called the "All Veteran" credit brought before the voters. This expands the number of veterans who may be eligible to receive the annual tax credit. The credit granted under this section is the same as the amount of the veterans' tax credit in effect in Fremont presently (\$500 annually). A person shall qualify for the all veterans' tax credit if the person is a resident of this state who served not less than 90 days on active service*

*in the Armed Forces of the United States and was honorably discharged or an officer honorably separated from service; or the spouse or surviving spouse of such resident, provided that Title 10 training for active duty by a member of a National Guard or Reserve shall be included as service under this paragraph; provided however that the person is not eligible for and is not receiving a credit under RSA 72:28 or RSA 72:35 (which are the existing Veteran Credits in Fremont). We have no way to estimate the potential number of veterans who would be eligible once this is amended. Currently there are 209 veteran Tax Credits resulting in a net reduction of \$104,500.*

**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)

*It is the Town's practice to bring forth any new social service agency request via a Warrant Article. One Sky Community Services is a new agency, currently serving 35 Fremont families with a comprehensive array of support services and life-enhancing activities. Their mission is to enable infants, children, adults and seniors to grow and enhance their abilities to live as independently as possible. Subsequent to the Warrant being posted, we have been contacted by One Sky again indicating that they are amending their request to \$2,800 due to overlap with other agencies that Fremont supports. This could be amended on the floor of Deliberative Session to the lower number. The estimated tax rate impact of this article is \$0.01.*

**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)

*This Article came forward by petition of 31 registered voters and requests that all of the Towns' legal activity be made available in the Town Report annually, in conformity with the NH Right-To-Know and the Freedom of Information Act. This is an advisory vote. The Town is currently compiling a list of activity for 2017 that is available to the Public.*

**Please be sure to attend the Town Deliberative Session on Monday,  
February 5, 2018 at Ellis School at 7:00 pm.**

**Check the Town website for further information and details at: [www.Fremont.nh.gov](http://www.Fremont.nh.gov)**