

# **TOWN OF FREMONT NH 2021 TOWN MEETING WARRANT**

**To the inhabitants of the Town of Fremont in the County of  
Rockingham in said State, qualified to vote in Town Affairs:**

Pursuant to NH RSA 40:13 II, the First Session of the 2021 Town Meeting (Deliberative Session) shall be held on Saturday January 30, 2021 at the Ellis School, 432 Main Street in Fremont New Hampshire at 9:00 am. The snow date for this session is Saturday February 6, 2021 at 9:00 am at the Ellis School. \*Note that the School District Session will take place first and the Town Deliberative Session will begin at completion of School session, with a brief intermission.\*

The Second Session (Voting Session) shall be held on Tuesday March 9, 2021 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.

## ARTICLE 1 INFORMATION: ELECTION OF TOWN OFFICERS

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

Budget Committee: 2 for 3 years  
Library Trustee: 1 for 3 years  
Selectman: 1 for 3 years

Cemetery Trustee: 1 for 3 years  
Road Agent: 1 for 3 years  
Trustee of Trust Funds: 1 for 3 years

***ARTICLE 2 INFORMATION:** This proposal will amend Fremont Zoning Ordinance Article 15 by adding language for fee exemptions (Section 1505.3) from School Impact Fees for accessory dwelling units which are typically occupied by single residents or 'in-laws' with no school aged children and for residential houses in developments that are lawfully restricted to occupancy by senior citizens over the age of 55. Existing language in Section 1506 requiring a waiver for senior citizens over age of 62 will then be removed to ease unnecessary administrative burden and to make article consistent with Fremont's current Elderly Open Space Zoning Ordinance (now restricted to persons aged 55 and over) which allows more higher density housing development while preserving open space with age restrictions of 55 and over.*

**ARTICLE 2:** Are you in favor of the proposed amendment to Article 15 submitted by the Fremont Planning Board for the Fremont Zoning Ordinance as follows:

Existing language

New language

~~Existing language to be removed~~

### **Section 1505 – Assessment of Impact Fees**

**1505.1** Impact fees shall be assessed on new development to compensate the Town of Fremont for the proportional share of the public capital facility costs generated by that development.

**1505.2** Any person who seeks a permit for new development, including permits for new or modified service connections to the public water system or public wastewater disposal system

that would increase the demand on the capacity of those systems, is hereby required to pay the public capital facility impact fees authorized under this Section in the manner set forth herein, except where all or part of the fees are waived in accordance with the criteria for waivers established in this Section.

1505.3 The Public School Impact Fee shall be imposed on all new development, except for accessory dwelling units and residential units that are lawfully restricted to occupancy by senior citizens age fifty-five (55) or over. The fees shall be collected by the Town at or prior to issuance of a certificate of occupancy at the rates per unit according to structure type (4 types) as detailed in the related fee schedule.

## **Section 1506 - Waivers**

The Planning Board may grant full or partial waivers of impact fees where the Board finds that one (1) or more of the following criteria are met with respect to the particular capital facilities for which impact fees are normally assessed.

~~A. A person may request a full or partial waiver of school facility impact fees for those residential units that are lawfully restricted to occupancy by senior citizens age sixty-two (62) or over. The Planning Board may waive school impact fee assessments on age-restricted units where it finds that the property will be bound by lawful deeded restrictions on occupancy for a period of at least twenty (20) years.~~

~~A.B.~~ The Planning Board may agree to waive all or part of an impact fee assessment and accept in lieu of a cash payment, a proposed contribution of real property or facility improvements of equivalent value and utility to the public. Prior to acting on a request for a waiver of impact fees under this provision that would involve a contribution of real property or the construction of capital facilities, the Planning Board shall submit a copy of the waiver request to the Board of Selectmen for its review and consent prior to its acceptance of the proposed contribution. The value of contributions or improvements shall be credited only toward facilities of like kind and may not be credited to other categories of impact fee assessment. Full or partial waivers may not be based on the value of exactions for on-site or off-site improvements required by the Planning Board as a result of subdivision or site plan review, and which would be required of the developer regardless of the impact fee assessments authorized by this Section.

~~B.C.~~ The Planning Board may waive an impact fee assessment for a particular capital facility where it finds that the subject property has previously been assessed for its proportionate share of public capital facility impacts, or has contributed payments or constructed capital facility capacity improvements equivalent in value to the dollar amount of the fee(s) waived.

~~C.D.~~ The Planning Board may waive an impact fee assessment where it finds that, due to conditions specific to a development agreement, or other written conditions or lawful restrictions applicable to the subject property, the development will not increase the demand on the capacity of the capital facility or system for which the impact fee is being assessed.

~~D.E.~~ A fee payer may request a full or partial waiver of the amount of the impact fee for a particular development based on the results of an independent study of the demand on capital facility capacity and related costs attributable to that development. In support of such request, the fee payer shall prepare and submit to the Planning Board an independent fee calculation or other relevant study and supporting documentation of the capital facility impact of the proposed

development. The independent calculation or study shall set forth the specific reasons for departing from the methodologies and schedules adopted by the Town. The Planning Board shall review such study and render its decision. All costs incurred by the Town for the review of such study, including consultant and counsel fees, shall be paid by the feepayer.

**EE.** A person may request a full or partial waiver of impact fees, other than those that expressly protect public health standards, for construction within a plat or site plan approved by the Planning Board prior to the effective date of this Section (November 27, 2001 – Date of Ordinance posting). Prior to granting such a waiver, the Board must find that the proposed construction is entitled to the four (4) year exemption provided by RSA 674:39, pursuant to that statute.

**The Planning Board recommends this article 6-0.**  
(Majority vote required)

*ARTICLE 3 INFORMATION: This proposal will amend the Fremont Zoning Ordinance by adding language to Article 17 for the expiration of variances and special exceptions granted by the Zoning Board of Adjustment if they are not acted upon within 2 years. In this proposed amendment there are specific dates for expiration consistent with state law. Variances approaching eight (8) years or more with no action ("zombie variances") will become null and void if not exercised by April 1, 2024. The amendment includes allowances for the Board of Adjustment to review and grant a single, twelve (12) month extension. This amendment allows the sunseting of old variances and special exceptions for land use under older regulations thereby allowing the Town to maintain consistent land use with updated Zoning Ordinances as the Town grows and changes.*

**ARTICLE 3:** Are you in favor of the proposed amendment to Article 17 submitted by the Fremont Planning Board for the Fremont Zoning Ordinance as follows:

New language

**Section 1702 – Zoning Board of Adjustment**

**1702.13 - Expiration of Special Exception and Variance**

As authorized by State of NH RSA 674.33.I-a, variances or special exceptions granted on or after August 19, 2013 shall be valid only if exercised within two (2) years of the date of final approval. The Board of Adjustment, at the Applicant's request, may grant a single, twelve (12) month extension. No variance or special exception shall expire within six (6) months of the resolution of a planning board application filed in reliance upon the variance or special exception. Variances before August 19, 2013 shall be null and void unless exercised by April 1, 2024.

**The Planning Board recommends this article 6-0.**  
(Majority vote required)

*ARTICLE 4 INFORMATION: 2021 OPERATING BUDGET – This Article includes all Department operating expenses, exclusive of other Warrant Article requests. The estimated tax impact of the overall total operating budget is \$3.23. As compared to the 2020 total approved budget and tax rate, this would be approximately a \$0.75 decrease in the tax rate as it relates to the operating budget. This is an estimate accounting for the 2020 revaluation changes, as well as other changes that will occur in the*

*coming year to values, exemptions and credits of all types. In 2020 the total Town portion of the Tax Rate was \$3.97 including all Warrant Articles voted in 2020. It is important to note that in sheer numbers, the sole change in the operating budget from 2020 to 2021 (with ups and downs in all areas); can be attributed to the amount of Highway paving projects (money for hottop), which have been included here instead of as a separate Warrant Article. The Budget Committee felt this should be an operating expense, as we spend \$200,000 to \$250,000 annually in paving to try and keep up with road infrastructure.*

**ARTICLE 4:** 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 \$3,647,861? Should this article be defeated, the default budget shall be \$3,399,845 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 7-0.**  
(Majority vote required)

**ARTICLE 5 INFORMATION:** CONTRIBUTION TO THE FIRE TRUCK CAPITAL RESERVE FUND. *This savings account helps fund the cost of replacement fire apparatus to create a more balanced tax rate. The estimated tax rate impact of this article is \$0.09.*

**ARTICLE 5:** 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)

**ARTICLE 6 INFORMATION:** CONTRIBUTION TO THE HIGHWAY EQUIPMENT CAPITAL RESERVE FUND. *This savings account helps fund the cost of replacement highway equipment to create a more balanced tax rate. The estimated tax rate impact of this article is \$0.05.*

**ARTICLE 6:** 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 7-0-1.**  
(Majority vote required)

ARTICLE 7 INFORMATION: CONTRIBUTION TO THE BRIDGE CAPITAL RESERVE FUND. This savings account will fund the next bridge replacement the Town needs to undertake. The Martin Road Bridge replacement is partially re-engineered, and the Town became eligible for reimbursement from NH Bridge Aid as of 07/01/2020. If we are unable to raise the amount necessary to get through the next step, we will lose the NH Bridge Aid funding. Bridge Aid covers 80% of the total project cost (meaning taxpayers only fund 20%). If we lose it, we will have to pay for the bridge replacement from tax dollars. The estimated tax rate impact of this article is \$0.09.

**ARTICLE 7:** To see if the Town will vote to raise and appropriate the sum of fifty thousand dollars (\$50,000) 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)

ARTICLE 8 INFORMATION: HIRE AN ADDITIONAL FULL-TIME POLICE OFFICER. This article would approve hiring another officer for the Fremont Police Department. This would be the sixth full-time officer for the Town. The estimated tax rate impact of this article is \$0.08 for tax year 2021. If this is approved, the cost for a full year of this officer in 2022 would be approximately \$102,206. If passed, this would become part of future operating and default budgets.

**ARTICLE 8:** To see if the Town will vote to raise and appropriate the sum of forty-five thousand four hundred two dollars (\$45,402) 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 recommends this appropriation 4-3-1.**  
(Majority vote required)

ARTICLE 9 INFORMATION: CONTRIBUTION TO THE TOWN EXPENDABLE TRUST FUND FOR COMPUTER REPLACEMENTS. This savings account is used for server replacement so that the periodic five-year cost of replacement of the Town's two servers is not as much of an impact on the annual operating budget. This article has NO impact on taxes.

**ARTICLE 9:** To see if the Town will vote to raise and appropriate the sum of four thousand dollars (\$4,000) to be placed in the Fremont Computer Equipment Expendable Trust Fund previously established. This sum to come from unassigned fund balance. No amount to be raised from taxation.

**The Selectmen recommend this appropriation 3-0.**  
**The Budget Committee recommends this appropriation 6-1-0.**  
(Majority vote required)

ARTICLE 10 INFORMATION: CONTRIBUTION TO THE LIBRARY BUILDING EXPENDABLE TOWN TRUST FUND. This fund is used to fund larger repair/replacement of building maintenance items with funds set aside in savings annually. This article is funded from unexpended Library appropriations in 2020 and has no impact on taxes. The Selectmen have increased the amount to have enough money in this savings account to address the HVAC replacement as the system is near the end of it's useful life. This article has NO impact on taxes.

**ARTICLE 10:** 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 Library Building Maintenance Expendable Town Trust Fund previously established. This sum to come from unassigned fund balance. No amount to be raised from taxation.

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

ARTICLE 11 INFORMATION: FUNDING THE MOSQUITO CONTROL PROGRAM. This will continue an annual program in Fremont for mosquito control, primarily with larval treatment. The estimated tax rate impact of this article is \$0.07.

**ARTICLE 11:** To see if the Town will vote to raise and appropriate the sum of forty thousand dollars (\$40,000) to continue the Public Health Mosquito Control Program.

**The Selectmen recommend this appropriation 3-0.**  
**The Budget Committee recommends this appropriation 6-1-1.**  
(Majority vote required)

ARTICLE 12 INFORMATION: FUNDING A NEW SOCIAL SERVICE AGENCY. We have traditionally put any new request for social service funding in a Warrant Article so it can be independently considered. If this article passes, we would include So Rock in our operating budget in years moving forward. The Southern Rockingham Coalition for Healthy Youth is a community coalition designed to promote wellness and nurture resiliency for the children, youth and families of southern Rockingham County with the goals of preventing substance misuse and reducing the stigma related to mental health issues. The estimated tax rate impact of this article is less than \$0.01.

**ARTICLE 12:** To see if the Town will vote to raise and appropriate the sum of four thousand seven hundred fifty dollars (\$4,750) to support a new social service agency, So Rock Coalition. If approved, this agency would be included in future default budgets.

**The Selectmen recommend this appropriation 3-0.**  
**The Budget Committee recommends this appropriation 5-2-0.**  
(Majority vote required)

ARTICLE 13 INFORMATION: INCREASE THE SALARY FOR THE ELECTED POSITION OF TOWN CLERK TAX COLLECTOR. The estimated tax rate impact of this article is less than \$0.01.

**ARTICLE 13:** To see if the Town will authorize an increase in the Town Clerk Tax Collector's annual salary by seven hundred twenty-nine dollars (\$729) to be a total of thirty-seven thousand one hundred forty-three dollars (\$37,143); and further to raise and appropriate the sum of seven hundred twenty-nine dollars (\$729) for this purpose.

**The Selectmen recommend this appropriation 3-0.**  
**The Budget Committee recommends this appropriation 5-3.**  
(Majority vote required)

ARTICLE 14 INFORMATION: AMEND THE ELDERLY EXEMPTION VALUE TO CORRECT A CLERICAL ERROR FROM THE 2020 VOTE AND UPDATE EXEMPTION AMOUNT IN LIGHT OF THE REVALUATION. This article corrects the income and asset thresholds to what they have been for the past several years. The article also updates again the amount of the actual exemption in light of the 2020 revaluation and what the actual tax dollars were for our most vulnerable residents. Current Elderly Exemptions in Fremont are \$70,000 (65 up to 75 years of age), \$90,000 (75 to up 80 years of age) and \$110,000 (80 years of age and older). This Article would increase the exemption amount to account for increases in valuation from the 2020 revaluation. This vote would result in a reduction of assessed valuation of \$150,000 on the overall \$535,000,000 valuation. The estimated tax rate impact of this article is less than \$0.01.

**ARTICLE 14:** Shall the Town modify the provisions of NH RSA 72:39-a for elderly exemption 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 \$80,000; for a person 75 years of age up to 80 years \$100,000; for a person 80 years of age or older \$120,000. 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 \$35,000 or, if married, a combined net income of not more than \$45,000; 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 6-1-0.**  
(Majority vote required)

ARTICLE 15 INFORMATION: AMEND THE DISABLED EXEMPTION AMOUNT FOR FREMONT IN LIGHT OF THE PENDING 2020 REVALUATION. The current Disabled Exemption in Fremont is \$60,000. This Article would increase the value to account for increases in valuation from the 2020 revaluation. This vote would result in a reduction of assessed valuation of \$35,000 on the overall \$535,000,000 valuation. The estimated tax rate impact of this article is less than \$0.01.

**ARTICLE 15:** Shall the Town modify the provisions of NH RSA 72:37-b, Exemption for the Disabled from property tax, based on assessed value for qualified taxpayers, to be \$70,000? To qualify, the person must have been a New Hampshire resident for at least 5 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 of not more than \$35,000 or, if married, a combined income of not more than \$45,000; 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 6-1-0.**  
(Majority vote required)

ARTICLE 16 INFORMATION: CHANGE THE NAME OF THE BOARD OF SELECTMEN. This would change the name to Select Board and members to Select Board Members. There is no tax rate impact of this article.

**ARTICLE 16:** By Petition: Shall the title of the Fremont NH 'Board of Selectmen' be revised to the: Town of Fremont NH 'Select Board.' And the titles of the Officials be known as: 'Select Board Members'?

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

Given under our hands and seal this Fourteenth day of January in the Year of Our Lord Two Thousand and Twenty-One.

A True Copy Attest:

/s/ Gene Cordes

/s/ Gene Cordes

/s/ Neal R Janvrin

/s/ Neal R Janvrin

/s/ Roger A Barham

/s/ Roger A Barham

**Selectmen ~ Town of Fremont New Hampshire**