

Town of Freedom Master Plan Update March 7, 2020



Photo: Welcome Sign Elm Street—Rick Davidson

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Vision Statement

Freedom's first Master Plan was adopted in 1987 and updated in 1992 and 2007. The goals of the original plan still apply today.

Where are we today?



Photo: Signs at Elm and Old Portland Roads—Rick Davidson

Freedom Demographics:

Freedom has two populations: about 1,500 year-round residents plus a seasonal population of youth campers, RV owners, and second homeowners. At the peak of the summer, population can swell to 10,000! While the year-round residents are spread throughout the town, with some concentration in "the village," the seasonal population tends to live around the town's lakes and rivers.

On a Saturday evening, the village is often without traffic. However, summer residents and tourists bring plenty of traffic to the lake areas in the summer.

Population growth slowed to 14% in the decade 2000 to 2010, after two decades of 30%+ growth. The NH State Office of Strategic Initiatives projects growth of 9% to 2040.

Freedom's population is aging. As of 2010, Freedom's median age was 53.0, compared with the US at 37.2 and New Hampshire at 41.1. The support for senior housing and services reflects this reality.

The increase in both year-round and seasonal residents has translated into an increase in the number of housing units. Since 2006, the town issued an average of 15 building permits for new homes per year. (This indicates a slowing rate of issuance compared to an average of 20 building permits per year for new homes between 2000 and 2005.)

What the Community Said

The current planning cycle began with a Community Survey in 2014 that provided the views of 1,003 people. The survey results are an important input to this plan.

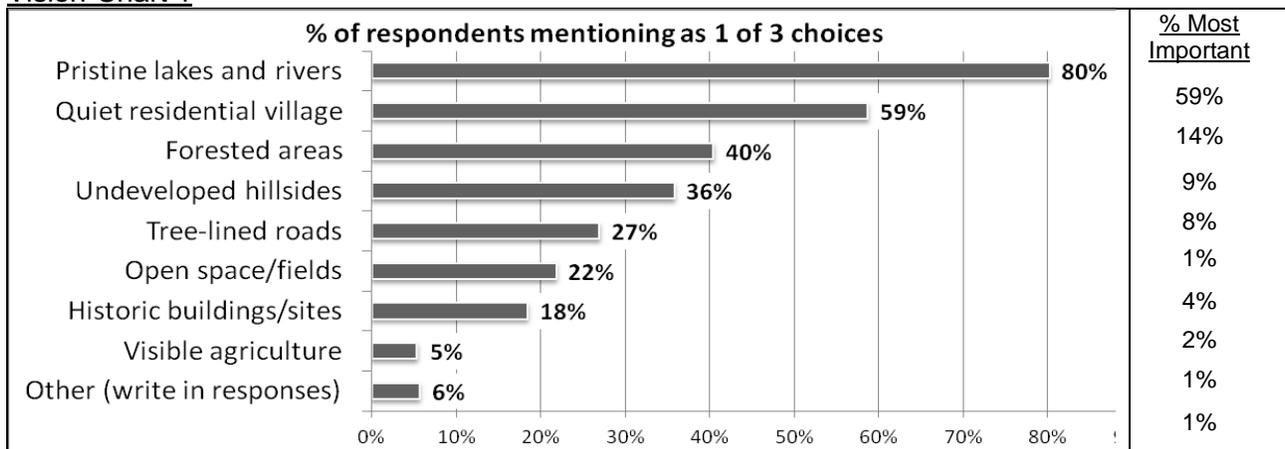
- Respondents said pristine lakes and rivers and maintaining Freedom’s rural character/small town feel were very important to Freedom’s character and future. In fact, over 50% of respondents said these two were the single most important feature to them. Over 90% of respondents said they wanted future zoning ordinances to protect Freedom’s natural resources.
- Preserving the quiet residential village and using zoning regulations to do so was rated as highly important by three fourths of respondents. For the first time, Freedom’s Master Plan will contain a Heritage Resources chapter.
- More than half of respondents said three other features were extremely or very important: the town providing services to allow seniors to stay in Freedom, development should be directed back from the road, and having a mix of ages and families in town.
- Respondents were most supportive (rating of 4 or 5 on a 5-point scale) of single-family homes and assisted living apartment developments for seniors as residential development. Few people (4%) supported buildings with 2-4 units.
- Respondents were cautious about supporting more commercial activity in town. Few respondents supported more commercial activity in Freedom village.
- Home businesses and contractors running businesses at home garnered more support than small commercial businesses did.

Where do we want to go?

The planning board polled the members of the community (residents and seasonal property owners) on their views and preferences for Freedom “in the future.”

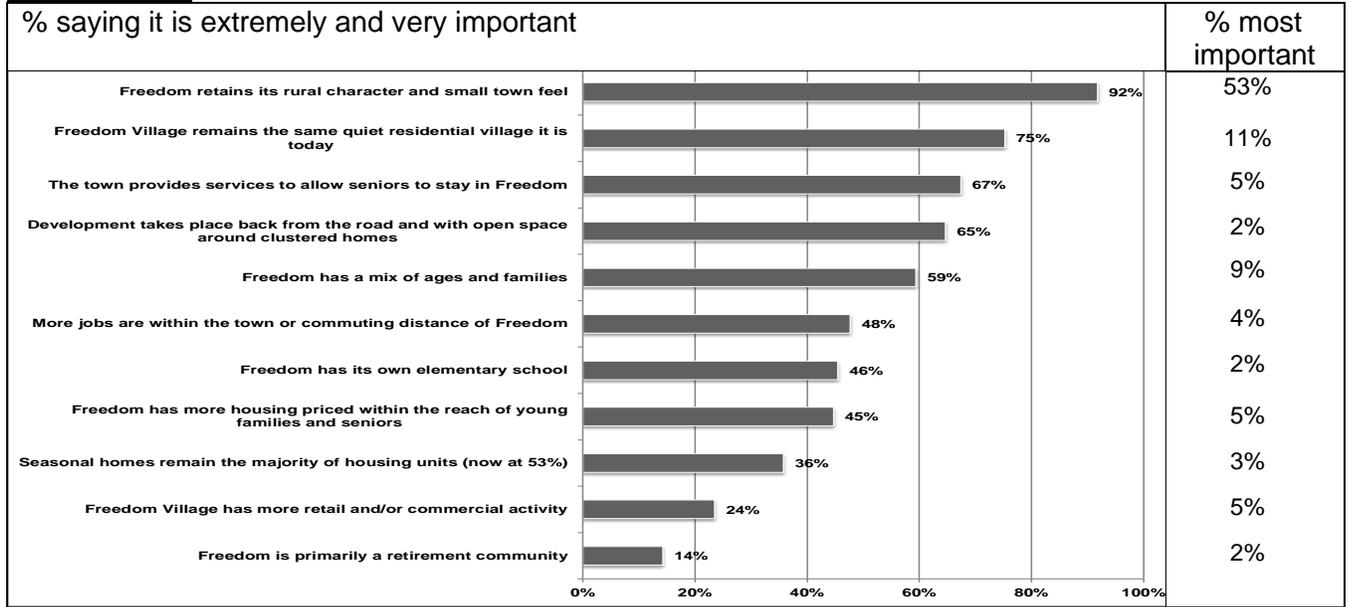
On the question of naming three things that are “most important to Freedom’s character.” The top 3 are shown on the chart below. The bars show the % of respondents who said the feature was one of three most important. The second column shows the number of respondents who “feel is most important to protect.”

Vision-Chart 1



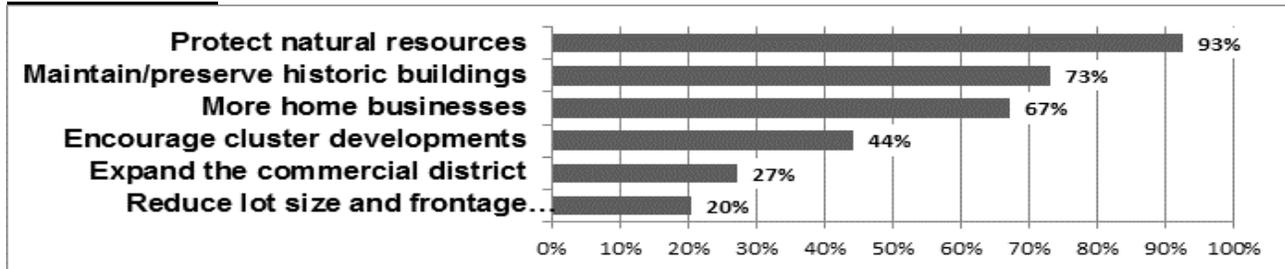
The survey also asked about the importance of a range of features “to your vision of Freedom over the next 10 years?”

Vision-Chart 2



Respondents also weighed in on what zoning changes they support in the future.

Vision-Chart 3



Based on these findings, the Planning Board has proposed the following vision for what Freedom will be like in 2025:

- Is a rural, peaceful place which has maintained its scenic beauty and its rural character.
 - Has protected and preserved open space, wetlands, forests, fields, agricultural resources, scenic vistas, and historic resources for the benefit of present and future generations.
 - Has used current or amended regulations to protect the environment or abutting property from the negative effects of economic development.
- Has protected the quality of its water resources (lakes, rivers, and the aquifer) using effective watershed and shoreline management principles.
 - Has strengthened regulations and ordinances to control storm water run-off, soil erosion and sewage disposal that can degrade the natural habitat.
- Is a caring community with a mix of ages and families and the housing resources needed to attract and retain them.
 - Has retained the traditional character of the town center, has provided a sense of place, and has enhanced the community’s identity.
 - Has helped seniors stay in Freedom
 - Has provided quality educational opportunities for its residents.
 - Has the range of housing options to achieve this goal.
- Has approved ordinances that support this master plan.

The board will use these statements to evaluate any recommendations proposed in the Master Plan.

In addition, the board proposes the future vision for other aspects of the town—not directly related to land use:

- Has maintained a low crime rate.
- Has maintained the rights of all citizens to their individual peace and tranquility.
- Has accommodated the services and infrastructure needs of residents without placing an undue tax burden on taxpayers.
- Has kept its property tax stable.
- Has planned and implemented a safe, attractive, and efficient road transportation network.
- Has an up-to-date Emergency Management Plan.
- Has supported energy conservation and the use of alternative energy.

How do we get there?

The following chapters in this Master Plan contain the guiding principles and recommendations necessary to achieve this Vision for the Town of Freedom.



Photo: Burnham Road overlooking Ossipee Lake—Rick Davidson

CHAPTER 1: DEMOGRAPHICS



Photo: Old Home Week Parade onlookers on Elm Street—Rick Davidson

Understanding population characteristics and trends is one of the most fundamental aspects of a Master Planning effort. The demand for housing, land use, and municipal services all depends on the number of people in town. In addition to the number of people, understanding the characteristics of the population, such as age distribution, education and income levels, is useful. For example, a town with an older population may require more specialized services for the elderly while a community with many young families will need more school capacity.

Here are data on trends regarding population, age, household size and income, and educational attainment. (See Appendix A, pages 46-52 for detailed data.)

- Freedom's population has more than quadrupled since 1950. Over the last ten years, Freedom's growth rate has been 14%--right at the average growth rate of NH communities with populations of 1,000 to 2,499. Natural growth (net of births and deaths) has been negative over the last decade. Population growth has been the result of net in-migration. (See Chart A-1 and Tables A-1 to A-4)
- Freedom's population is getting older. In 2010, Freedom had the highest percent of population 65 years and older. In 2000, Freedom's median age was 48.6 years. By 2010, Freedom's median age was 53.1—second only to Eaton's at 55. (See Tables A-5 and A-6 and Chart A-2)
- Freedom's population density (number of people per square mile) has grown by 59% between 2000 and 2010. (See Table A-7)
- Population projections developed by the NH Office of Strategic Initiatives indicate that Freedom's population will continue to grow, but more slowly than in the past. Freedom is forecast to grow by 8.5% by 2025 and 11% by 2040. (See Table A-8)
- Additional historic census data show that Freedom's population:
 - Is well educated—almost one third of Freedom's population has a college and/or an advanced degree. (See Chart 3)
 - Median household income has risen by 12% between 2000 and 2010, which is slower than surrounding towns. As a result, Freedom has dropped below all but Ossipee in median household income. Median family income in Freedom has dropped \$985 between 2000 and 2010, leaving Freedom with the lowest median family income of surrounding towns, the county, and the state. (See Tables A-9 and A-10)
 - Has a low poverty rate—In 2010, Freedom's rate was 6.7%, above the rate in Effingham and Madison, but lower than the others. Tamworth and Ossipee had poverty rates of 10% or more. (See Table A-11)

Community Survey respondents weighed in on what was important to their future vision of Freedom. Different groups (year-round residents vs. seasonal, different ages, location of their home) show some differences. (See Chart A-3):

- Senior services received the highest ratings on the demographic questions: Two-thirds of all who responded to the survey rated “seniors staying in their homes” as very or extremely important compared to 75% of retired people and 80% of Freedom residents over age 75.
- More than half, 60% of all respondents said “having a mix of ages and families” is very or extremely important. Year-round residents said this was important—75% of those under 55 years old and 79% of those 66-74 years old rated this very or extremely important.
- Only about half of respondents said that “Freedom has its own elementary school” was very or extremely important.
- Respondents were not enthusiastic that Freedom would be “primarily a retirement community.” 14% of all respondents and 17% of year-round respondents said this was very or extremely important. Seasonal respondents weighed in at 12% while 23% of older year-round respondents rated this very or extremely important.

The aging of the population and the loss of and failure to attract families with children is changing our community. The Community Survey also asked respondents if they supported spending more tax dollars on seniors and youth.

- While respondents saw helping keep seniors in their homes as important to the future (65+%), there was less support for spending “more tax dollars on senior services” and support varied by age:
 - All respondents: 46%
 - Year-round: 50% versus Seasonal:43%
 - Year-round <55 years: 44% versus Year-round 61-74: 56%
- Respondents supported spending more on youth services and this also varied by age:
 - All respondents: 42%
 - Respondents 70 years and older: 47%
 - Year round <55 years: 54%Note the greater support for more spending from older respondents!

Recommendations

In order to achieve the goal of having a range of ages and families in town, Freedom is facing two major demographic challenges.

- Senior Services—with the graying of Freedom (and NH) and strong support in the community survey for the town to “help seniors stay in Freedom,” the Board of Selectmen appointed an Advisory Committee on Aging in January 2018. The Committee recommended the hiring of a senior coordinator, which the town meeting approved in March 2019. As this plan is adopted, the coordinator is beginning work. Simultaneously, the Gibson Center has led a Mount Washington Valley-wide effort to become an “AARP age-friendly community,” which will also provide new services and opportunities to help Freedom’s seniors.

The combination of a local and regional effort has the potential to aid seniors to stay in their homes. If the Mt. Washington Valley effort produces some changes in regional housing options, seniors may be able to stay in the area even if their homes are not workable for safe and secure senior living.

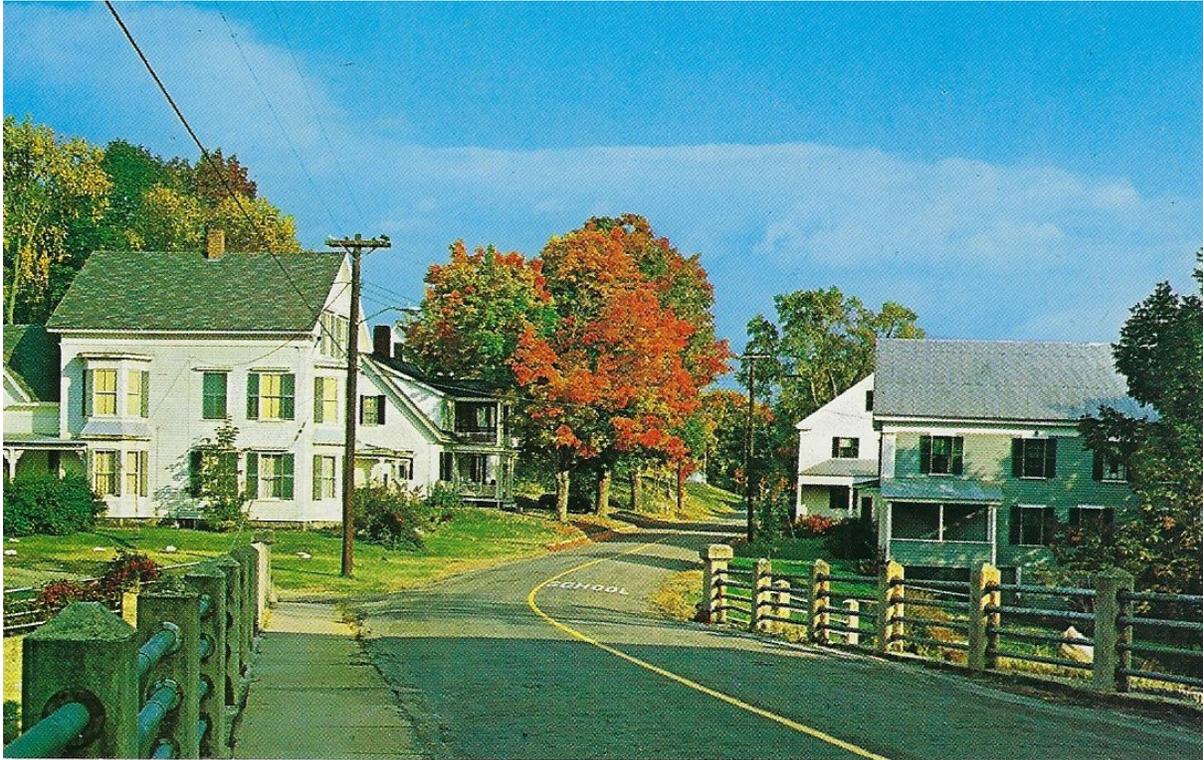
- Lack of younger families with children—the lack of school age children raises questions about the long-term viability of Freedom Elementary School whose budget for 60 elementary and 50

secondary students is close to \$4 million in 2019-2020.

The shortage of residents of working age may lead to shortages of staff to fill town staff jobs and for the volunteer fire department.

The school has studied the question of how to attract more families with children to Freedom but has not adopted programs to do so. The school board and administration see this as a housing issue. The planning board will pursue housing ordinance changes to help meet this goal. (See Chapter 2 Housing)

CHAPTER 2: HOUSING



Postcard: Old Portland Road—Freedom Historical Society collection

Housing is a vital component of every town; it is an integral part of the town's tax base and can have an impact on school enrollments and the demand for essential town services. While growth is linked to new housing, in many Lakes Region towns, the conversion of seasonal housing units to year-round residences is an important growth trend as long-term seasonal residents retire to second homes that have been converted to year-round residences.

New Hampshire is facing challenges in the future to provide housing for its residents. In 2014, the NH Center of Public Policy Studies completed a comprehensive study of NH housing. The study identified trends that signal future problems: declining home ownership and less new construction, seniors and young workers want more affordable, smaller homes/housing compared to available housing stock, and seniors are an ever-larger share of homeowners. See Appendix B (page 53) for more detail on these findings and for the web links to the three major sections of the report.

The number of housing units in Freedom has increased significantly since 1980. The percentage of housing units increased 118% between 1980 and 2010. (Population increased 107% in the same period—see Chapter 1: Demographics, page 5).

Most of Freedom's growth has been year-round, single family units driven by a one lot/one house zoning philosophy. In the 2006 Master Plan, housing growth was forecast to increase 60% by 2025. The forecast for Carroll County growth today is much slower—17% by 2025. Freedom's homeowners and renters face challenges in paying for housing in Freedom. Renters' lower incomes mean that they cannot afford the fair market rent in the area. While homeowners have higher incomes, escalating property values present affordability problems for these households as well.

Freedom Community Survey

Community Survey respondents were asked their views on what kind of community they want to live in and what housing options they want available.

- Respondents placed very high value on rural character and natural resources (Vision Chart 1 and Chart 2)
- They also support development back from the road in clusters to protect these values. The survey showed support for housing for seniors and families and little interest in multi-family housing. (See Chart C-1)
- Respondents also expressed support for senior housing and for helping seniors stay in their homes. About half of year-round respondents expressed strong support for affordable housing in Freedom. (See Chart C-1)

Given the above trends and views, this chapter examines the housing trends in Freedom as compared to adjacent communities, Carroll County, and the state. The historical data are based on the US Census. Data included in the presentation are the number of housing units, the type of housing units, projected number of housing units, median value of housing, and an analysis of the affordability of housing in Freedom.

Housing Units

Data on housing trends come from the US Census, which provides data for Freedom as well as surrounding towns (Eaton, Effingham, Madison, Ossipee, Tamworth), Carroll County and the state of NH. Data also come from the town's records of building permits. See Appendix C (pages 54-58) for the detailed data behind the trends listed here:

- Freedom's housing unit growth rates varied significantly by decade—67% growth in the 1980s, dropping to only 4% growth in the 1990s when the economy was bad, and rebounding somewhat, to 12%, after the 2008 recession in the mid-2000s. (See Table C-1)
- Freedom's growth rates do not track with local communities, Carroll County, and the state. The growth was much higher in the 1980s, much lower in the 1990s and on the lower end in the 2000s. (See Table C-1)
- More than half of Freedom's housing units are seasonal—the highest percent of the surrounding towns, Carroll County, and particularly NH at 10%. The tipping point was in the 1980s when the percent of seasonal homes increased from 37% to 65% in 1990. That number dropped to 55% by 2000 and to 52% in 2010. This latter drop may reflect seasonal homes converted to full time homes as people retire. (Charts C-2 and C-3)
- Reflecting Freedom's "one house/one lot" zoning philosophy, single family homes were 92% of Freedom's housing units in 2000 and 83% in 2010. The development of The Bluffs may account for some of that difference. Madison (95%), Eaton (92%), and Effingham (86%) had higher shares of single-family homes. Statewide, only 68% of housing units are single family homes. (Charts C-4 and C-5)
- Building permits illustrate increases and upgrades to the housing stock. Since 2006, Freedom has averaged 15 new homes per year and over 130 permits for improving existing homes. (See Table C-2)

Housing Affordability

The availability of housing is not enough, housing must also be affordable for families and seniors. New Hampshire and many local communities struggle with the need for affordable housing—that is, rentals or homes for purchase that the average household in a community can afford and still pay other bills. Without affordable housing, it is difficult for businesses and municipalities to attract and keep employees, particularly younger families.

An “affordable” rent or mortgage is generally defined as taking no more than 30 percent of a household’s annual gross income.

Rental Affordability

The Department of Housing and Urban Development (HUD) provides information on rental affordability based on median incomes and the fair market price of a two-bedroom unit in the area (Carroll County) provides a useful indication of affordable housing. (Table C-3)

- The average family in Freedom can afford to pay the Fair Market Rent (FMR)
- However, the availability of rental housing at these rates—or at all—make finding housing difficult.

Home Ownership Affordability

While rent at the fair market rate is one indication of housing affordability, the cost of home ownership is also an issue. While rents are usually analyzed to understand housing affordability for moderate and low-income households and families, the cost of owner-occupied homes and the cost of mortgages can also have some of the same negative impacts on the local economy, housing affordability and the availability of employees for local and regional employers.

Trends in home ownership affordability (Chart C-6)

- Between 1990 and 2010, the median value of owner-occupied homes in Freedom increased 102%.
- Madison is the only surrounding town with higher median property values than Freedom at \$266,000—an increase of 135% over twenty years.
- The state and Carroll County also have median values around the \$250,000 mark with values doubling in the last twenty years.

The US Census also gathers data on those spending more than 30% of their monthly income on housing costs for both households with a mortgage and those with no mortgage. (Table C-4)

- Freedom has the next to lowest percent of households paying more than 30% of their income on monthly housing costs at 21%. The bad news is that one in five home owning households pay 30% or more of their income on monthly housing costs.
- In contrast, one in three households in Ossipee and Tamworth spend more than 30% of their income on monthly housing costs.

Developer’s Perspective on Affordability

From a developer’s perspective, affordability is driven by land costs, which are determined by zoning density requirements, and access to water and sewer infrastructure. Freedom Village Water Precinct provides water to 67 residences, various town facilities, the church, Masonic Hall and the Village Store building in the Village. Freedom has no public sewer system. Every building needs to provide for its own septic system.

Freedom has extensive zoning regulations that determine density, and therefore, a builder’s land costs. Article 9 of the ZO covers cluster development, elderly housing, elderly group homes, accessory dwelling units, workforce housing, multi-family housing, and manufactured housing. (Table C-5)

- Each zoning district has different requirements that determine density—from 1 acre in Village Residential to 5 acres in Rural Residential.

- Specific articles that address cluster developments, elderly housing, workforce housing, accessory dwelling units also affect permitted density.

Recommendations

Freedom’s housing challenges are not unique. The entire state of NH has the same problem: the lack of affordable housing for both younger people (singles and families) and seniors. Many young people have college debts and/or are struggling with low paying jobs that offer few benefits. Families with children face additional expenses—for day care, health care, and other needs. In a low pay work environment, parents are often torn between working and paying for daycare.

Many seniors are on fixed incomes. Seniors, many of whose homes are larger than they need, are looking to downsize. Even when their homes are right-sized, they may not be age-friendly—that is, all on one floor, wheelchair accessible, low maintenance requirements. Ironically, younger people and seniors are often competing for the same housing.

The Community Survey supports helping seniors stay in their homes and/or and having a mix of families and ages in in Freedom. The Planning Board supports both goals. To support wider and more affordable housing choices in town, the board sees the need for changes in housing-related zoning rules. Some of the possible changes that could promote this objective are:

- Change regulations to make it more attractive for developers to build in Freedom
- Increase the use of cluster developments,
 - Provide a density bonus in cluster subdivisions in the general residential
 - Reduce the one-acre requirement per home to create a smaller cluster to add savings on roads with the subdivision and perhaps other infrastructure.
- Increase the availability of assisted living apartments for seniors. Look for developers who might want to develop in Freedom. Allowed density is already quite high.
- Allow detached accessory dwelling units
- Allow duplexes and multi-family dwellings in more districts.



Postcard: Looking down on Freedom Village from Andrews Hill—Freedom Historical Society collection

CHAPTER 3- NATURAL RESOURCES



Photo: Ossipee Lake sunset—Les Babb

Freedom's rural character is primarily defined by its many lakes and ponds, open space, wildlife habitat, and forests. The primary focus of this chapter is to identify the natural resources in Freedom, New Hampshire, recognize the role they play in giving our town its character and value, and recommend strategies that will best maintain this character. Revisions to this section of the Master Plan reflect changes that occurred over the past decade and include responses from the 2016 Freedom Community Survey.

All community's resources are interconnected: any change to one can have a significant impact on the others. As the population changes, demands on natural resources will increase. This chapter identifies risks to natural resources and makes recommendations that strike a balance between development and resource protection within Freedom that will guide future sustainable development within the community.

The preservation and conservation of natural resources was the predominant concern of the Freedom Community Survey. Most respondents, whether full-time residents or part-time seasonal residents, overwhelmingly and consistently selected water and land as the most valued resources, with water the primary concern. Other related concerns identified in the Survey included: the protection of natural resources and the continued management of variable milfoil infestations in our lakes and rivers.

- 80% of the respondents said pristine lakes and rivers was one of three things that contributed most to Freedom's character
- 59% of the respondents said pristine lakes and rivers are the single most important contributor to Freedom's character to protect over the next 10 years—the next closest was protecting the quiet residential village at 14%.
- 93% of the respondents supported the use of future zoning regulations to protect natural resources
- 62% of respondents support spending more tax dollars to fight milfoil in lakes and rivers (by far the largest support from a list 10 town-wide projects)

The planning board will keep these views in mind as it formulates future ordinance changes.

Map of Freedom

Freedom contains 34.5 square miles of land area and 3.4 square miles of inland water area and is bordered by the Ossipee River to the south, Maine on the east, Ossipee Lake and West Branch River on the west and by Madison and Eaton on the north.

Freedom is rich in natural resources: land, water, wildlife habitat, and biological diversity. See page 85 for a detailed Natural Resources map that shows these various features.

Land

Topography and Soils

The eastern part of Freedom is characterized by a hilly topography and steep slopes and is home to several hills whose elevation exceeds 1,000 feet, including Blazo, Prospect, Cragged Mountain, and Durgin Hill. Two smaller and moderately steep hills and trails, Mary's Mountain and the Scarboro Ridge Trail, provide spectacular views of the lakes.

Development of hilly topography presents unique challenges. Development is often restricted on steep slopes (greater than 15-25%) because of adverse effects on ground water due to increased soil erosion, storm water run-off, sewage disposal, sedimentation. It also degrades the natural habitat and views of the hillsides. (See more detail on steep slopes in Appendix D, pages 59-65).

The areas around the lakes and ponds and most of the land in general residential are flat and are predominantly sandy soils. Historically, most development has taken place in these areas. (See Chart D-1 for Freedom soil types.)

The US Department of Agriculture, through the National Resources Conservation Service, also categorizes soils. Farmland is characterized as either prime farmland, farmland of statewide importance or farmland of local importance. Freedom's farmland accounts for 57% of the land. Half of the farmland is considered of local importance. These lands are not prime farmland but have significance for the local production of food, feed, forage, and limited livestock (pigs and chickens). Freedom is home to several small farms that produce vegetables, hay and other crops. As in the rest of the state, the number of working farms is small. The Master Plan should recognize niche farming as well as the ability to grow food locally. In promoting agriculture, land use regulations should also protect the rural nature of Freedom with safe practices that do not contaminate the land or groundwater.

Conservation Land

Conservation lands in Freedom provide scenic and open space resources, water resources, and wildlife habitat. These lands also support good air quality and mitigate climate impact. Freedom currently has 4,926.1 acres or 22.3% of the land in conservation. Town-owned land is 10% and easement land (easements held by private organizations) is 12.3%. Three large tracts of land in conservation comprise 84% of the total: Freedom Town Forest (2,602 acres—town-owned), the Ossipee Pine Barren Preserve (1,249 acres—easement), the Harmon Preserve and Burch Forest (283 acres—easement). The balance is in smaller parcels. (See Tables D-1 and D-2)

The private organizations that partner with Freedom to protect land by holding conservation easements are The Nature Conservancy, Society for the Protection of NH Forests, Green Mountain Conservation Group, and Upper Saco Valley Land Trust. (See Table D-3 for contact information).

Other groups that work to protect Freedom's water resources are NH Department of Environmental Services (water quality protection grants) and Green Mountain Conservation Group (water testing and grant management).

Water

The Ossipee aquifer stretches across much of the western side of town and is a primary source of well water for the town. Freedom is fortunate to have a multitude of excellent water resources to meet existing and future needs for drinking water as well as recreational enjoyment. In addition to residents' use of water for recreation, tourism is a major source of revenue as are the property taxes that come from second homeowners.

Freedom's water resources include many lakes and ponds, wetlands and a significant aquifer. Freedom has 2,185 acres of surface water and sits over the Ossipee Aquifer, New Hampshire's largest stratified drift aquifer. According to the U. S. Department of the Interior geological survey, 9.3 square miles or 26% of the area in Freedom sits atop the stratified-drift aquifer.

Groundwater/Aquifer

Clean, safe groundwater is critical to Freedom. Village residents have community water from the Freedom Village Water Precinct, while other residents rely on personal wells. All residents have a vested interest in protecting groundwater and the stratified drift aquifer, which recharges quickly to provide water to wells and springs. While quick recharge is an advantage in capturing water, it also means that pollutants could just as quickly contaminate the aquifer.

In 2011, the town voted to adopt a groundwater protection ordinance that regulates commercial

practices in the Groundwater Protection District. (See Chart D-3 for the map and definitions.) This ordinance prohibits the development or operation of uses that could contaminate the aquifer (e.g., hazardous waste disposal facility, solid waste landfill, gasoline stations) while allowing other uses that might cause contamination by conditional use permit. The ordinance allows the town to enforce the use of best management practices in this district.

Currently the state does not regulate the residential use of potential contaminants since they are typically used in small quantities. However, many homes in the primary recharge areas have petroleum products, a major contaminant. The cumulative effect of spills of gas tanks all around the lake could have an impact on water quality. Education is the key to address residential threats.

Surface Water

Surface water in local lakes and ponds is the most obvious water resource, providing many recreational activities to both residents and visitors. Their water quality is not only essential to the ecosystem, but also to the economy of Freedom. Two of the most serious threats to surface water in Freedom are storm water run-off and invasive plants such as milfoil.

The Ossipee Watershed rivers and streams have been monitored by Green Mountain Conservation Group (GMCG) since 2002. GMCG has also completed two phases of a Watershed Management Plan: Phase 1 covered the lower bays and Danforth Ponds and Phase 2 covered Ossipee Lake. The impetus for developing a watershed management plan was the decrease in the health of Ossipee Lake because of more plant growth and less oxygen in the water—measured by an increase in phosphate levels from 6.0 parts per billion (ppb) to 7.5 ppb.

The plan identifies some key items:

- Major sources of the phosphorus that enters the lake system. The largest portion, 87%, is the watershed load—phosphorus that comes off the land in the watershed. (See Chart D-4.)
- Phosphorus loading by sub-watershed that shows direct runoff from shorefront areas. It shows the intensely developed Lower Bays' direct runoff is 1.03 kilograms per hectare per year compared to .029 kilograms per hectare for the wooded Danforth Pond sub-watershed. These data show where development may have a negative impact on water quality. (See Chart D-5)

The Watershed Management Plan made the following recommendations to protect water quality and reverse the degradation trend:

1. Enforce Septic Regulations
2. Address Best Management Practices (BMP's)
3. Create Aquifer Protection Committee (implemented)
4. Monitoring (ongoing)

Variable milfoil infestations continue to be a problem in the Ossipee Lake system. As of 1 January 1998, propagation and transportation of exotic aquatic weeds was prohibited. Despite that, the town has been fighting milfoil since the early 2000s. Infestations have been treated in upper, middle, and lower Danforth Ponds, Broad Bay (near Ossipee Lake Marina), and Berry Bay (on the Effingham town line), using diving, hand removal, and 2,4-D treatments. Since 2006, the town has spent over \$88,000 on milfoil removal, funded from taxes and private donations. (See Table D-4)

An important factor in containing and preventing future infestations is educating boaters and lakefront homeowners about this threat. The New Hampshire Lake Association's Lake Host Program helps prevent the introduction and spread of exotic aquatic plants (such as variable milfoil) in Ossipee Lake. From 2013-2018, these Lake Hosts have inspected more than 3,750 boats at the Pine River

boat launch and provided information to many more boaters about the lake's milfoil infestations. These inspections found 5 cases of invasive species (See chart D-6).

Wetlands

Freedom has 1,689 acres of wetlands—areas delineated as poorly or very poorly drained soils, which include swamps, marshes, fens, and bogs. A fen is a low and marshy area and is one of the main types of wetlands. Other types of wetlands include grassy marches, forested swamps, and peaty bogs.



Photo: Cattail—Paul Elie

Wetlands provide protection against shoreline and bank erosion and mitigate flooding during heavy precipitation by absorbing excess water, thus preventing downstream property damage. Wetland vegetation traps sediments and excess nutrients such as nitrogen and phosphorus from storm water run-off, excess or improper lawn, garden and farm fertilization.

Disturbance or destruction of wetlands, and upland areas surrounding wetlands, should be minimized. The state of New Hampshire has just published new Wetlands rules—the planning board will review the final rules and make any needed changes to the existing wetlands ordinance.

Flood Hazard Areas

Floodplains are home to a diversity of wildlife and contribute many free ecological services to our community. They help filter pollutants to prevent them from entering streams, improve water quality, control erosion, and act as buffer zones along riverbanks and protect against catastrophic flooding. Floodplains also provide corridors for wildlife. Freedom has a floodplain ordinance that conforms to FEMA requirements and participates in the National Flood Insurance Program (NFIP), which limits development in 100-year floodplains to transient or well anchored structures. Freedom's 100-year flood level is 414 feet above sea level.

Freedom has several Zone A flood areas; which FEMA considers having a 1% of annual flooding. These areas are subject to development restrictions. (See aqua shaded areas on Chart D-7.)

Biology

Unusual Plants

The Ossipee Pine Barrens in Freedom is New Hampshire's last intact example of pitch pine/scrub oak woodland, a globally rare forest type, one of the state's most endangered species. In New Hampshire, hairy hudsonia (pictured) is only found in sand dunes near the coast, sandy lake beach strands, and the Ossipee Lake Natural Area. Other rare species include slender leaved goldenrod, golden heather, blunt-leaved milkweed, and fine coastal plain grass-leaved goldenrod. The Ossipee Pine barrens serve as a natural habitat for pitch pines. Plants found in the Ossipee Pine Barrens include scrub oak, black huckleberry, low-sweet blueberry, sweet fern, and woodland sedge.



Photo: Hairy Hudsonia plant—Paul Elie

Wildlife Habitat

Wetlands provide habitat for nearly 140 of the 400 plus wildlife species in New Hampshire. Many fish species use wetlands and adjacent upland areas for critical feeding, spawning and brood rearing habitat. Freedom contains significant areas of habitat due to its varying topography, areas of undeveloped land, and its many lakes and ponds. The forests house a diversity of uncommon wildlife, including nearly two dozen threatened and endangered species, like whip-or-wills, common nighthawk, Eastern towhee, and the saw-whet owl (pictured). The saw-whet owl is the smallest we have in the northeast, being a chunky eight-inches long. Saw-whets are notorious for their uncommon tameness and can be closely approached, and even occasionally caught by hand. These northern forests are also home to bobcat, raccoon, skunk, porcupine, snowshoe hare, fox, coyote, weasel, hawks, turkey, deer and grouse.



Photo: Saw Whet Owl—Paul Elie

Development puts pressure on both plants and wildlife habitat. When planning for housing and other development, an important goal is protecting plant and wildlife habitat and corridors. See page 86 for the Wildlife Map.

Other Concerns

Energy

Freedom supports the state's goal to incorporate alternative energy sources into the energy mix. In 2018, Freedom voters passed an ordinance allowing wind energy. In March 2019, the voters approved a solar energy ordinance that will ensure that ground mounted installations will have screening to protect Freedom's rural character. The planning board will continue to pursue alternative energy options.

Light

The use of low level indirect and shielded lighting and limited streetlights help maintain a balance of development with preservation of the rural character. The board will explore zoning regulations that will protect the dark skies in Freedom to protect rural character.

Recommendations

Facing a future with increased pressure from development, Freedom needs to protect and conserve its natural resources. Freedom seeks to strike a balance of achieving sustainability while meeting the needs for development and protecting the rural character of the community. The lakes, ponds, hills, rivers, land corridors, forests, and dark skies combine to characterize Freedom as the rural community its citizens requested in the 2016 Community Survey.

Things the Planning Board can do to protect natural resources:

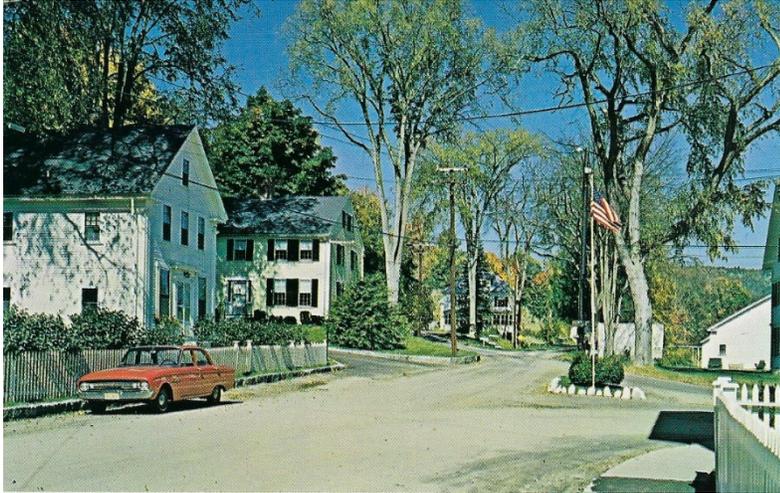
- Add stormwater management provisions to zoning ordinance to enable enforcement outside of site plan and subdivision regulations.
- Educate Freedom board members and citizens:
 - Orient all Freedom Board members and elected officials about basic conservation strategies and priorities

- Promote Best Management Practices (BMPs) for residential and business projects (storm water run-off, hazardous materials, etc.)
- Educate shorefront residents on septic system do's and don'ts
- Educate local winter plowing contractors on the proper use of salt
- Preserve rural atmosphere and landscape with regulations that protect open space, wetlands, forests, fields, agricultural resources, scenic vistas, and tranquility for citizens
- Educate citizens that updating current use status of land used for farming to Farm Use, would give the benefits of current use to any land that provides \$2,500 in agricultural or horticultural products, regardless of size.



Photo: Eastern edge of ring-dike from Ossipee Lake, Freedom, NH—Paul Elie

CHAPTER 4: LAND USE



Understanding and managing land use and development are among the most important concerns of community planning. The Land Use Chapter is critical because it starts with understanding how the land is currently used and recommends areas of future development or other land uses to support the town's vision, goals, and objectives.

Freedom's location along the Maine border, and south of the Mt. Washington Valley, has attracted new residents and visitors since the

early twentieth century. Freedom's lakes, rivers, ponds, and mountains will continue to attract both year-round and seasonal residents. The challenge for Freedom is to balance community preferences to protect its rural character and individuals' rights to use their property.

The community survey asked several questions about land use.

- As shown on Vision Chart 1 (page 2), 80% of respondents mentioned "pristine lakes and rivers" as one of three features that "contribute most to Freedom's character." 59% said this was the single most important contribution to Freedom's character.
- Vision Chart 2 (page 3) shows 92% of respondents said that "protecting Freedom's rural character" was extremely and very important. 53% said rural character is the single most important to their vision of Freedom. This is a clear message about land use policy.
- Three-fourths (75%) of respondents said it was extremely and very important that "Freedom Village remains the quiet residential village it is today." Older respondents said this was even more important.



Photo: Little Ossipee River (Huntress Bridge)—Joel Rhymer

Respondents weighed in on the level of development in different town districts and more than half of respondents "felt the current level of housing development" is "just right." (See Chart E-1)

- 66% said development in the village is "just right."
- Over 20% of respondents said that current level of housing development right on the water is too much, with only 54% saying it is "just right."
- 15% of respondents said there is not enough housing development in the rural residential district.

When asked "to what extent do you want future zoning regulations to support the following," respondents supported the following to a great extent (4 and 5 on a five-point scale), three items topped 50% (See Chart E-2):

- Protect natural resources—93%

- Preserve/protect historic buildings and sites—73%
- Allow low impact home businesses—67%

Commercial activity is an important land use. (See Chart E-3)

- 58% of respondents supported more home businesses and 48% supported contractors who work outside the home (e.g., building contractors, landscapers)
- Support for health clinic and small light commercial businesses dropped to 40% of respondents
- Only 21% supported more light manufacturing

When asked “what level of tax support they wanted to see used for various purposes,” (See Chart E-4)

- One third of respondents said tax spending is “fine as is” on two land use questions—placing land in conservation and preserving historic buildings/sites.
- In contrast, fighting milfoil in lakes and rivers topped the list with 74% wanting to spend more

Current Land Use

Freedom’s land is in a variety of uses:

- Residential—mostly single-family homes
- Commercial—businesses, primarily along Routes 25 and 153 and privately-owned camps
- Tax exempt—Town, county, and state properties, churches, non-profits, and Camp Huckins (owned by Carroll County YMCA)
- Current use—plots of land greater than 10 acres with no development, which receive a significant tax discount
- Utilities—land owned by electric utilities

Residential is further divided:

- Residential (only)—village, land along main roads and in the hills
- Residential with deeded water access—Ossipee Lake Village, Mountview, Sole-Air
- Residential on the waterfront—properties on the lakes and rivers in the shorefront overlay

See Current Land Use Map on page 87.

In Appendix E, Charts E-5, E-6, E-7 and E-8 show the current land use map and patterns of current land use—the percentage of lots, of acres, and of value. Here are some of the highlights of the analysis:

- The assessed value of various land uses shows how important the waterfront and water access properties are to the tax base. At 12% of land (acres), they provide 68% of all taxes—a good reason to protect Freedom’s water quality .
- Residential-no water access is 23% of assessed value—and 47% of acres. This reflects \$5.5 million in current use credit.
- Reflecting the special tax treatment, both land in conservation and in current use are 38% of land in town (acres) but generate less than 1% of assessed value.

The patterns of development—as seen in the number of lots—shows most residential use located around the lakes, ponds and rivers in the southern part of Freedom. Notably, camping and residential development are around Ossipee Lake and Bays, Danforth Ponds, Loon Lake, and Ossipee River.

Zoning

Freedom first adopted zoning in 1987. While the zoning has been amended over the years, the zoning ordinance reflects a desire to manage commercial development and direct it to certain areas to protect natural resources and provide for open space. The current ordinance includes the four zones: village residential, general residential, rural residential, residential/light commercial, plus a shorefront overlay district that extends from the high-water mark to 300 feet inland. Each district has specific acreage and road frontage requirements and permitted, and special exception uses. (See Table E-1, page 69—District Descriptions)

Continuing the analysis of percent of land (acres) and value, patterns arise (See Chart E-9):

- Village, General Residential, and Residential/Light Commercial are about the same percent of acreage and value.
- Shorefront properties have more value than acreage, reflecting the high valuations of shorefront properties.
- Rural Residential (RR) has much more acreage than value—reflecting the lower valuations of these properties and the impact of current use—25% of acres in RR are in current use.

Development Trends

As discussed in the Housing chapter, development has primarily been new home construction and redoing existing homes. Subdivision activity has been slow. No subdivisions occurred in the seven years from 2007 to 2013. Between 2014 and 2017, six subdivisions resulted in 16 new lots. In addition, an elderly housing development was approved that created 18 units for single family homes on a single lot. The lack of town sewer and a small-town water precinct make developments more complex and expensive.

Land Use Issues

The most logical recommendation for future land use would be to limit the development in very sensitive areas, particularly around the lake in order to protect that water quality that drives two-thirds of Freedom's tax base. However, Freedom's historical development patterns led to subdivisions before zoning was adopted in 1987 that created many small lots, particularly around the lake. When the town adopted zoning in 1987, these small lots were "grandfathered" and can be developed even if they do not meet current zoning acreage and road frontage requirements.

As part of the Watershed Management Plan that is geared to protecting water quality, FB Environmental completed a "build out" analysis to use in projecting future growth and future phosphorus loading in the watershed. The build out analysis included several steps:

1. Documented the existing buildings in town—specifically, lots with residences, which Freedom's "one house/one lot" policy means are already developed. (See Chart E-10)
2. Identified areas that could not be developed, e.g.; steep slopes, conservation land, floodplains, wetlands, and hydric soils. (See Chart E-11)
3. Identified "buildable land," lots that could be subdivided, with or without requiring a road—creating new lots with residences (See Chart E-12)
4. Assumed 10-, 20-, and 30-year rates for future growth (ranging from 1.34% to 2.45%)
5. Calculated the increase in phosphorus in the lake and forecast the impact on water quality.

This is a model, not a firm prediction. Because the goal of the model is to find the total potential phosphorus loading that could affect water quality, it assumes that all buildable land will be developed. While it may assume that not all buildable land will be developed, the planning board can use the Build Out analysis to inform its recommendations for future land use and water quality protection measures.

The build out analysis helps define “buildable land” and provides some insights (See Charts E-11 and E-12).

- Some future development is more likely because of the ease and cost of construction. For the purpose of determining future land use, this plan will deal with likely development.
- The rural residential district has the most “buildable land.” Development in this area would require major subdivisions with roads built to town specifications. This expense is likely to constrain some development.
- Development in the general residential and shorefront general residential is less expensive due to several factors:
 - Land is less steep and generally less rocky
 - Much land in the shorefront district is sandy and easy to excavate.
 - Parcels are smaller and not all will require a road when subdividingTherefore, these are the areas where development is more likely in the future.



Recommendations

Freedom’s future land use vision is in part based on the limitations of the land and the abundance of natural resources located on and below the surface of the town. Since the closing of the mills, there’s been no significant industry and little commercial activity to bring people to Freedom. Many residents travel to work and return to a quiet, residential community or telecommute to jobs in cities from their homes in Freedom. The boom of the 1980s is over, but Freedom still attracts people for tourism and for second home ownership. Much of the growth of full-time residents come from second homeowners who telecommute and/or retire in Freedom.

The key challenge facing Freedom is to use best management practices and careful and creative regulations to manage the future of the village center, the growth of rural residential areas, and the protection of sensitive lands in the shorefront district. Future land use will reflect the desired developments in Freedom.

- Village residential district has little development opportunities. Consider detached accessory dwelling units to allow more housing options.
- Offer more housing options in the general residential district to provide a broader range of housing types and prices.
- Carefully monitor development in sensitive shorefront districts to ensure best management practices, manage stormwater runoff into the lake, and upgrade septic systems to the extent allowed by state law.
- Support development in the rural residential district with cluster developments. Ensure roads are built to town specifications

CHAPTER 5: HISTORICAL RESOURCES



Freedom has retained much of its historic character and buildings because the main road passes by the village. As in any old town, structures and sites enable us to see a town's history. They connect us to the past, but they are fragile and can disappear because of a single decision or action.

Freedom property owners and residents, in responding to survey questions in 1986 when the Master Plan was being written, and again in 2016, when it was updated, expressed the wish that the town maintain its rural character, and showed a "reluctance to see change that might compromise the aspects of town life and environmental quality that they value."

The mission of the Heritage Commission, formed in 2009, is to preserve and protect the Town's historical and cultural resources, the "built environment," in keeping with the stated vision of the town.

The following chapter will contain a brief history of Freedom, a list of some of the known historical resources in the town, what the community has done to promote preservation and document historical events, some challenges to preservation, preservation goals and recommendations.

HISTORY

The present town of Freedom is in part of the Mason Grant of 1629.

- In 1632, it is said that Darby Field walked through this area on his way to Mount Washington.
- In 1749, a portion of the grant was conveyed to John Leavitt and others and was called Leavitt's Town.
- The first settlement is dated 1768 and the first area to be settled was called Shaw Town. By the beginning of the American Revolution, the population was 83. Leavitt Town was incorporated as Effingham in 1778. The remaining portion of the Ossipee Gore, which was an unincorporated area, was annexed in 1820.
- In 1831 the part of the town north of the Ossipee River was incorporated as North Effingham, and the following year as the Town of Freedom. The division was because those living north of the Ossipee River had to cross a toll bridge to do business in the part of the town where the government resided, making the river a logical boundary.
- Around 1812, five families named Harmon, Foss, Milliken, Meserve, and McDaniel came by ox-drawn sled and settled the area around Scarboro Road. Later settlers were farmers named Andrews, Towle, Smart, Drake and Moulton, names found in the phone book today or on street signs or landmarks. They raised sheep and cattle, hunted, fished, logged, and trapped.
- Despite the difficulty in wresting a living from the rocky soil, the population slowly grew, and the people prospered. In its heyday Freedom was a thriving community with a mill that turned out bobbins, ship wedges, rakes, chairs, barrel staves and shingles. Small mills on Cold Brook that

ran through the center of town ground wheat and corn. Oats, corn, rye, buckwheat, maple products, honey, eggs, wood, beans and apples were shipped to Portland several times a year, by ox cart.

- Freedom had a machine shop, a blacksmith shop, a tin smith, a millinery shop, several groceries, and a bank. The Ossipee Valley 10 Cents Savings Bank opened in 1868, took in deposits of \$16,937.75 in its first year, and lasted for 35 years.
- Freedom had four tanneries, a sawmill, and factories which produced bedsteads, carriages, edge tools, and harnesses. Stephen Danforth, whose pants shop still stands, was a pioneer salesman, and his shop produced 30,000 pairs of “pantaloons,” or jeans, a year.
- In the ensuing years, religious, social, and civic groups formed, grew, and evolved. Many, such as the First Christian Church, the Old Home Week Committee and the Community Club, continue to thrive to this day.
- However, the character of the town changed after the Civil War when there was a general migration westward. Surviving veterans had seen greener pastures during their service and moved away. Some, wounded and maimed, returned but could not farm the exhausted soil, and so communities, like Shaw Town, essentially disappeared.
- The population which had reached 917 in 1860 was only 315 in 1950. At this writing in 2017, the year-round population is around 1,487.

(See Table F-1 for sources)

An important change occurred when, in 1939, Selectman Charlie Towle, among other leaders in the area, successfully proposed that Route 25 be moved south of the village in Effingham. This bypass route hurt Freedom businesses and drew fewer travelers and tourists, but it also quieted traffic and helped protect the historic architecture of the village.

Today, agriculture in Freedom is long gone as the major part of the economy, but a few local farmers are producing poultry, eggs, pork and beef products, which have proved popular and successful. Maple syrup is also locally produced. Several businesses operate in the commercial area along the updated Route 25 bypass, which was rerouted again in 1985 to avoid a residential part of Effingham. Other business or commerce is conducted by self-employed people out of their homes, and many people offer maintenance and building trade services.

During the early part of the 20th century, Freedom became a destination for summer boarders who arrived by train to Center Ossipee. They stayed in guest houses at first, and then began to buy their own homes, at first staying the summer, and then retiring to live in Freedom year-round. For example, the Freedom Club of Boston was organized in 1900 to maintain the connection to Freedom of those residents who had moved away, but who returned each summer. When these residents moved back permanently when they retired, they changed the name in the 1970s to the Freedom Club of New Hampshire, and yet again in 2010 to the Freedom Beach Club.

Freedom has an older, largely retired demographic, as have many New Hampshire communities. The school population has been declining; with 76 students enrolled in 2016-17. The population of retired people is increasing, and they are energetic and interested retirees, many of whom participate and assume leadership roles in the community.

Since the fall of 2008, the sale of houses, particularly the big old houses in the village, has slowed considerably, but at this writing (2018) there is a sellers' market and houses are moving again.

Year-round and seasonal residents exhibit a growing awareness of the importance of preserving and protecting the heritage of Freedom. Many citizens treasure the unique historical quality of our village, the peacefulness of the “suburbs,” and the unspoiled environment of the lakes and mountains and want to maintain the town's historical character for those who follow.

Freedom has two groups focused on preserving historical resources:

1. Heritage Commission—founded in 2009 by a town vote, the Heritage Commission has placed 7 structures on the State Registry of Historic Places, completed inventories of public buildings, private homes, camps, and schools, and done public outreach to raise awareness of town resources. (See Table F-2)
2. The Freedom Historical Society—a tax-exempt organization founded in 1978 runs a museum full of Freedom and period material, runs summer programs on NH history, sponsors special exhibits on Freedom’s history and does outreach to raise awareness of Freedom’s history. (See Table F-3)

In addition to these two groups, Dorothy Brooks, a Freedom native, led a team of individuals who compiled Cemetery Records of Freedom, N. H (2004), a major work that lists the location of town and private cemeteries, their owners and occupants. (2004)



These groups and other individuals in town use the various tools for promoting preservation. (See Table F-4)

Two other groups are creating renewed energy in town to keep the village vital:

- The Freedom Public Library, established in 1892, and originally located in the Town Hall, relocated to Old Portland Road in 1969, and built an addition in 2000—is a community center that is an important draw to the village.
- The Freedom Village Store was reopened in 2009 after several years of vacancy; a dedicated group of volunteers and a part-time manager run it 7 days a week.

Preservation Issues and Challenges

For the most part residents, seasonal and full-time, love the area, appreciate both the historic environment and the esthetic qualities that give Freedom its sense of place, and they want to preserve them.

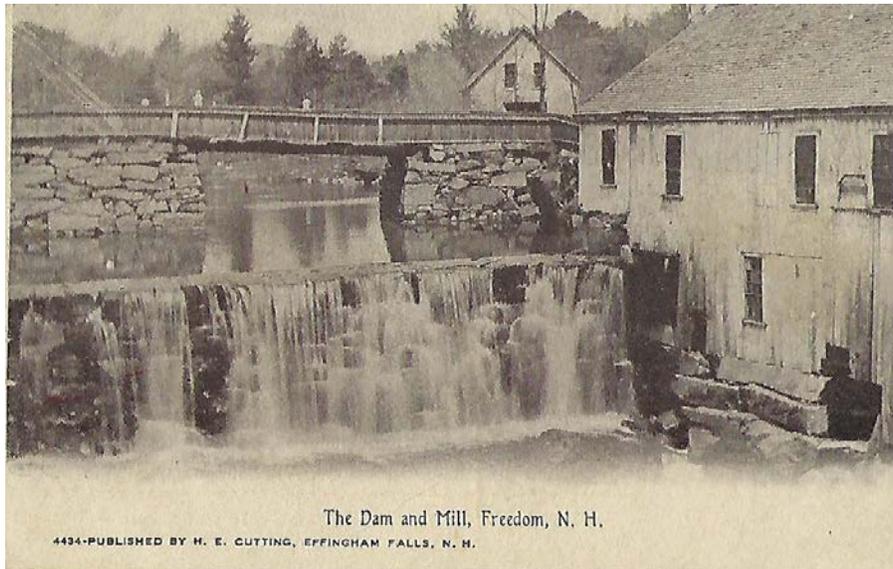
- Sometimes costs of fuel, maintenance, taxes, and regulation worries create conflicts with preservation goals. Some people believe “It’s cheaper to tear it down than to repair and rehabilitate,” although it is often the case that rehabilitating a place is less costly than building new. This can be made easier when agencies such as the Preservation Alliance and state grant programs help educate, encourage and provide financial incentives for the rehabilitation of historic resources.
- Changes in zoning regulations now allow separate apartments within a single dwelling that would meet the housing needs of low to moderate income residents both young and old.
- Interior modifications could adapt an old building to modern use but preserve its unique qualities.
- Technologies to improve efficiency in heating, cooling, building and transportation improve almost daily; this can allow existing buildings to be upgrades and maintained in a comfortable, habitable, and financially feasible way.

Challenges continue as change inevitably has an impact on the town. Presently, our area remains

a rural, residential, and resort area, but this situation could change in a moment. Since 2009, the Heritage Commission has worked to preserve and rehabilitate our important public buildings and continues in its mission to identify and keep the structures and physical landmarks in our town that are important links to the past.

Recommendations

- Investigate preservation possibilities for historic stone walls and barns, through the Division of Historic Resources.
- Continue to promote interest and pride in Freedom's heritage in a variety of ways including exhibits, installation of name and date markers at historic sites, oral history projects, teaching local history in schools, and special programs, walks or tours.
- Encourage the Select Board to request input from the Heritage Commission and/or the Historical Society before modifications are proposed to town buildings or sites of potential historical value.
- Encourage State Historic Registry listing or National listing for appropriate local structures both private and public.
- Work with the Planning Board and Selectmen to develop a demolition review policy that would help ensure that significant structures would not be demolished without a review by the Heritage Commission.
- Highlight the importance of maintaining the Heritage Commission and recruit appropriate members and leadership to ensure its continuity.



CHAPTER 6: TRANSPORTATION



The town of Freedom’s Highway Department is responsible for the planning, construction, and maintenance of town roads and bridges. It is led by an elected Road Agent for a three-year term.

The Highway Department’s goal is to ensure public safety. Because Freedom relies on tourism and recreation rather than industry to generate revenue, the Highway Department focuses on providing good infrastructure and well-maintained roads to entice visitors. The principles the Highway Department follows to achieve its goal of ensuring public safety are:

- Be proactive to reduce costs and the town’s liability that can result from letting roads fall into disrepair
- Use the summer to prepare the roads for winter—improve drainage and sight lines
- Make small improvements within budget constraints to create the best possible road system
- Always manage winter road conditions for public safety by following the winter maintenance policy.

Community Survey Results

The community survey asked two questions related to spending more tax dollars on transportation

- Fewer than 25% of respondents supported spending more on regional transportation or 2) expand the road system. The highest support was from year-round respondents (32%) and those over 70 years old (31%)—still low support. (See Chart G-1)
- Only 12% of respondents wanted to spend more to “expand the town’s road system.” Only 2% of respondents aged 55-60 who live in Freedom year-round support spending more taxes. 14% of respondents who have deeded water access support spending more taxes compared to 9% of those living on the water. (See Chart G-2)

Freedom's Road System

A transportation system is a key planning consideration for rural communities. Road maintenance and construction expenditures constitute a significant portion of the town budget. In 2018 highway maintenance and general expenses represented 29% of actual town expenditures. Transportation and land use are very closely related—future development can only occur where roads exist and when development occurs it affects the quality of the transportation system. In Freedom, most of the roads are designed to carry low or moderate amounts of traffic.

Road Classification

The State divides highways into six administrative classes as described in RSA 229:5.

Class I:	Trunk line Highways
Class II:	State aid Highways
Class III:	Recreational Roads
Class IV:	Rural Highways
Class V:	Town-maintained Roads
Class VI:	Un-maintained Roads

(See Table G-1 for detailed descriptions of these road classes.)

Freedom has only state aid highways (12.3% of all roads), town-maintained roads (86.2%), and un-maintained or private roads (1.5%). While not subject to town maintenance, a total of 8.75 miles of private roads is laid out by the selectmen as winter roads and plowed by the town. (See Table G-2 and Chart G-1: Freedom System Map)

Highway Network

NH DOT also classifies roads by their functional usage, or the kinds of traffic served: arterial, collector, or local roads. (See Table G-3 and Chart G-2):

- Freedom has 2.35 miles of arterial highway, which is the section of NH Route 25 in the southeast portion of town.
- Freedom has 20.6 miles of collector roads, including Route 153, Village and Cushing Corner Roads which carry traffic between various neighborhoods and links the locally important traffic generators with the rural hinterland and the arterial roads.
- The balance of Freedom's roads are local roads, which offer continuous access for all abutting properties, mostly in residential areas.

Functional classifications of roads are primarily qualitative. Because of varying geographic conditions, such as population densities, spacing between and size of communities, densities and patterns of road networks; criteria on sizes of population centers, trip lengths, and traffic volumes do not apply to all systems. However, considerable consistency is shown when functional classification is expressed as a percentage of the total length of roads. (See Table G-4).

Maintenance and Upkeep

In Freedom road improvements are based on tax cards, location of year-round residents, and traffic volume. At town meeting, the community approves road improvements. The Road Agent builds the roads according to the Standard Specifications for Road and Bridge Construction, developed by the NH Department of Transportation.

Future road upgrades are based on traffic flow (with studies), cost/benefit analyses of ongoing

maintenance, and the capital costs of major construction work. These analyses should also consider the environmental impact a road upgrade would have on water resources, including the impact of non-permeable surfaces, versus the impact of on-going maintenance. Safety and the preservation of the town's rural character also factor into these decisions.

At this time, the Road Agent sees several roads that will need significant maintenance in the future (may extend beyond the ten-year period of this plan). (See Table G-5)

While Freedom does not have an impact fee ordinance, it can charge developers for improvements the Planning Board deems necessary for occupancy of any portion of a development, as outlined in RSA 674:21.

Public Transit and Other Modes of Transportation

Due to the town's size and location, Freedom has no public transportation services. The Concord Trailways route between Boston and Colebrook has a stop in West Ossipee two times a day in each direction. The closest commercial airports are Laconia Municipal Airport (44 miles to the west), which has daily flights to Boston and the Portland International Jetport (about 50 miles to the east). Portsmouth Pease International Airport (60 miles away) is the hub for Allegiant Air, a discount airline that flies to over 20 cities in the US. Manchester Airport (88 miles southeast) and Logan Boston Airport (120 miles south) are more distant and offer a wider range of airlines, flights and destinations. C&J Trailways buses travel to South Station, Boston Logan Airport, and New York Port Authority from Dover, about an hour's drive away.

Alternative modes of transportation are important to the over-all transportation network and for recreational purposes alike. With a general lack of sidewalks in Freedom, pedestrians can find themselves in conflict with vehicular traffic. Bicycle and pedestrian access exist in the form of four-foot-wide paved shoulders along Ossipee Lake Road between Babcock Road and Pequawket Trail. At this point, no plans exist to extend the bike path the entire length of Ossipee Lake Road. Possibly, the four-foot bike path could be extended to the Danforth bridge.



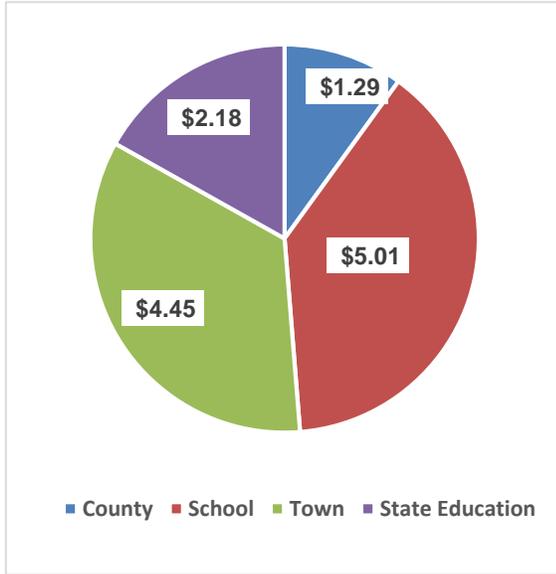
Photo: Alan Fall and his oxen in the Old Home Week Parade—Joel Rhymer

Photo:

CHAPTER 7: FACILITIES

The taxpayers fund town services by voting to raise and appropriate taxes at town meeting. Freedom taxpayers also fund the school and SAU (School Administrative Unit which contains the superintendent and other shared support activities), county expenses and state education expenses. Table 7-1 shows the dollar breakdown of these four categories in the tax rate (which is levied on each \$1,000 of assessed value).

Chart 7-1: Categories of Spending making up the 2018 Tax Rate



In 2018, the tax rate was \$12.93 per \$1,000 of assessed value. For the average residential lot valued at \$142,000, the taxes paid on would be:

County	\$183.18
School	\$711.42
Town	\$631.90
State Education	\$309.56
Total Taxes Paid	\$1,836.06

Chart 7-2 shows the actual dollars spent for town activities in 2017:

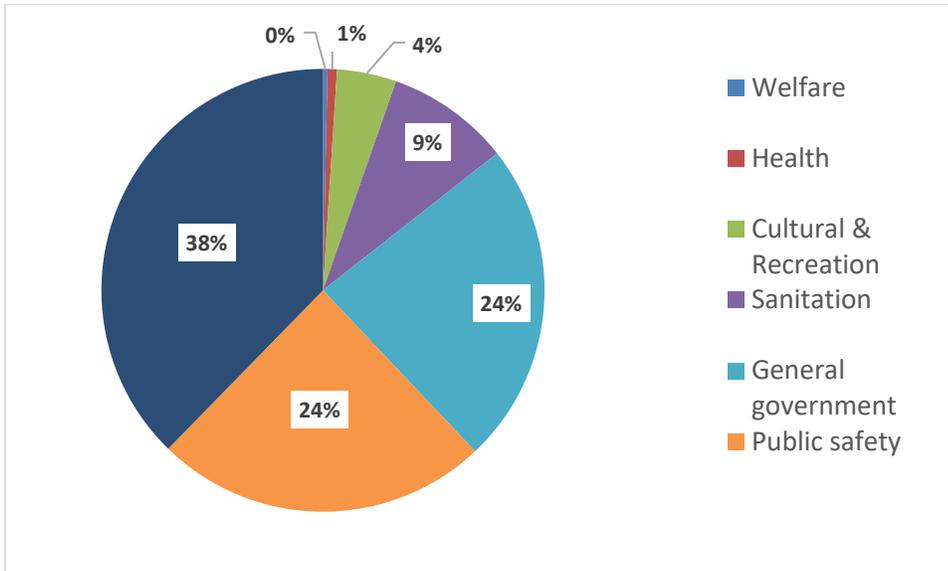
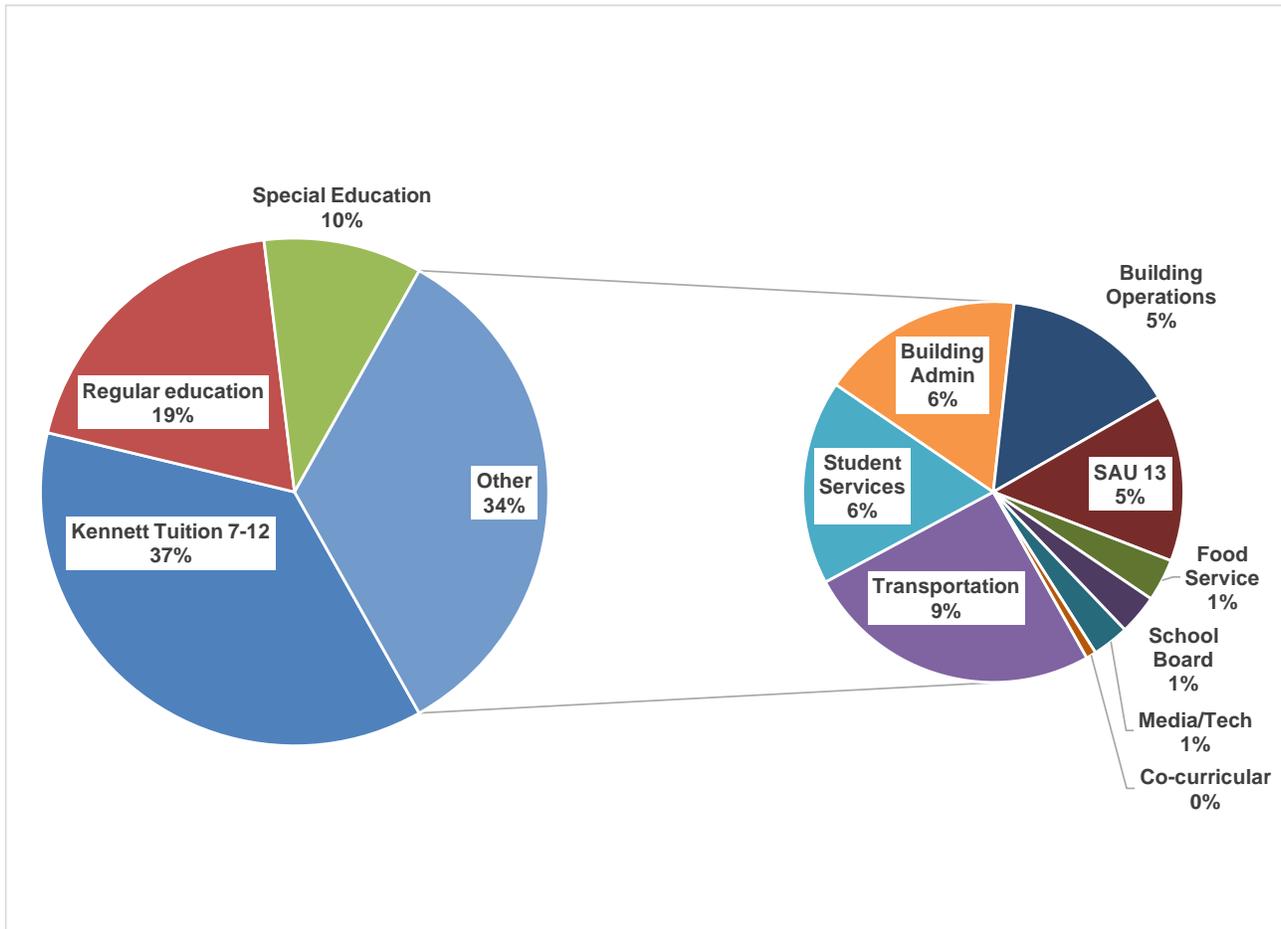


Chart 7-3 shows the actual school expenses spent in the fiscal year ending June 30, 2018.



- 66% or two out of three dollars are spent on education
- The remaining one-third of dollars are spent on other expenses

Town Government/Governance Groups

The following groups work together to provide general government, public safety, highways and streets, sanitation, health and welfare, cultural, and conservation services to the town. Following is a brief discussion of the roles of each of these functions. Following these discussions is a more detailed description of staff, facilities, and equipment, identifies the current needs and future requirements for additional capabilities and resources that flow from this Master Plan. (Elected and appointed boards are not included except for BOS and School Board.)

1. Board of Selectman and Town Office Staff
2. Zoning/Code Enforcement Officer and Building Inspector
3. Police Department
4. Fire/Rescue Department
5. Highway Department
6. Transfer Station
7. Public Library

8. Parks and Recreation Department
9. Town Forest
10. School District

1. Board of Selectmen and Town Office Staff

Three Selectmen are elected for three-year terms, one each year on a staggered basis. They manage town government: draw up and oversee the town budget, assess taxes, and make management decisions about most town matters.

The Selectmen are assisted in their efforts by the tax collector, treasurer, and the town office staff. The staff provide critical support on town operations: bookkeeping, maintaining town buildings, processing applications for the zoning officer and building inspector, supporting land use boards, and answering property owners' questions.

2. Zoning/Code Enforcement Officer and Building Inspector

The Zoning/Code Enforcement Officer and Building Inspector implement the zoning ordinances that direct development in the town.

The Zoning Officer/Code Enforcement Officer issues zoning permits for projects that do not require Planning Board review. If a project conforms to existing zoning ordinances, the Code Enforcement Officer will issue a permit and refer the project to the Building inspector who issues a building permit. If the project does not conform to existing regulations, the Zoning Officer refers the matter to the Zoning Board of Adjustment (ZBA).

Facilities

The town has two major meeting and office facilities: The Town Office on Old Portland Road and the Town Hall on Elm Street.

Town Office (33 Old Portland Road):



Photo: Bandstand—Rick Davidson

Built in 1890, this two-story wood framed building formerly served as the Elementary School. The Town Office sits on a small lot (0.25 acres) on a hill with a steep, circular drive. This site also includes a 154 square foot gazebo built in 1920. Minimal parking is available on town owned property, allowing for only two cars. The Masonic Lodge allows parking on its property, which provides enough parking for most town office events. The Town Office is located within the Freedom Village Water Precinct, which provides the village potable water.

The first-floor houses offices for the Town administrator, administrative assistant, and the Town Clerk. Both the town administrator's and administrative assistant's offices contain a desk with a second computer. The second floor (1,148 square feet) houses the Selectmen, the Zoning Officer, Tax Collector, and Building Inspector. The building has a public restroom on the first floor. The only access to the second floor is by a stairway.

Town Hall (16 Elm Street):

This two-story wood framed building was built in 1889. It is a key meeting place for the town. The first floor has a kitchen and a large meeting room (1,800 square feet). Elections are held in this space. The second floor has a large space with a stage (2,800 square feet) and is the location of the annual town meeting.

The Town Hall is also within the Freedom Village Water Precinct. A wheelchair lift makes the second-floor handicap accessible to people with limited mobility. The Town Hall is situated on a 0.15-acre lot with limited parking. There are two spaces (designated accessible parking) in front and access to the kitchen via a driveway shared with the First Christian Church.



Photo: Mark McKinley at town hall—Joel Rhymer

Equipment

The Town Office activities supporting the Selectmen include computers, printers, and copiers as well as desks and other office furniture.

The Town Hall has many tables and chairs for meeting use. The kitchen has the equipment needed to prepare simple meals and support pot-luck dinners.

Current Needs/Future Requirements

The current Town Office is old and has constraints. The Board of Selectmen meetings are held on the second floor of the Town Office on Monday nights and are not accessible. The selectmen have no locking office space or file cabinets that provide required security or privacy for conversations or records.

Tax, Zoning, and Building staff work on the second floor. The lack of accessibility means that citizens with disabilities find it difficult to attend Board of Selectmen meetings or to meet with staff to address tax or building matters.

The BOS plan to propose forming a building committee as a warrant article at 2020 town meeting to determine how to address future building needs.

Since the future of the town office building will not be settled, and the solution implemented for several years, some of the following improvements to the existing building may be needed:

- Upgrade fire exits
- Repair/replace floor sills and joists as needed.
- Install a new heating system
- Replace carpets
- Install LED lights
- Install central air conditioning
- Paint the interior and exterior
- Replace front entrance door
- Repair/replace all windows
- Install fire sprinkler system

3. Police Department

The department provides protection to the community twenty-four-hour coverage seven days a week. We are dispatched through the Carroll County Communications Center. When a full-time officer is on duty, they cover an 8-hour shift and are on-call the rest of the time. When a part time officer is on duty, they cover an 8-hour shift and do not take additional calls. If a Freedom Police Officer is unavailable an on-duty Carroll County Deputy Sheriff covers the call. If a Deputy is unavailable a New Hampshire State Trooper is called. If nobody is available, the Chief of Police is ultimately responsible. We also have mutual aid with all other surrounding towns, and they assist us, and we assist them when necessary.

Staff

The Police Department staffs fourteen shifts per week. Ten are covered by full-time staff and four are covered by the part-time patrolmen.

Full-time Employees	Part-time Employees
Police Chief	7 Patrolman
Sergeant	

Facilities

The Department is in the new public safety building, which meets most of the facilities needs that were identified in the 2007 Master Plan.

Equipment (See Table H-1)

Current Needs/Future Requirements

The biggest need at this point is staying current with new technology. Over the last several years the Sheriff's Office has upgraded their abilities to communicate with all the municipalities they dispatch for. This has come with a cost that I have not been able to keep up with. For instance, laptops or tablets for the vehicles which we have three of, cost approximately \$5,000 per unit all set up. The lifespan on an in-car laptop is about 5 years.

Need for facilities improvement: Convert all lights to LED bulbs and ballasts

4. Fire/Rescue/Emergency Management Department

The Freedom Fire Department is a majority volunteer group that covers three major activities: firefighting, rescue, and emergency response.

The Freedom Emergency Management Plan (EMP) is completed and identifies actions town government can take to mitigate natural disasters and weather-related events.

Staff

Full time employee	Volunteers
Firefighter/paramedic	1 Firefighter paramedic
Chief	1 Firefighter advanced EMT
	16 Firefighters

Currently has one full time paramedic (M-F 7 am-3 pm) and is firefighter certified.

Fire/Rescue volunteers must become either a nationally registered emergency medical technician or a NH Certified Firefighter Level 1 within a year of joining the department.

The growth in population and housing has led to a growth in fire/rescue/EMS activity. Medical calls are almost two-thirds of all calls. The table below shows total day and night calls. (These data were not collected in 2010.) (See Table H-2 for details)

Category	2010	2013	2018
Day Calls 7 am-7 pm	0	187	222
Night Calls 7 pm - 7 am	0	112	138
Total Day and Night Calls	0	299	360

Facilities

The Fire/Rescue Department has two buildings. The main station is in the town safety building at 218 Village Road opened in 2015. The safety building is 7,680 square feet and provides both office space for the fire department and three bays for equipment. Two of the three bays are drive-through.

The “old” firehouse is at 15 Old Portland Road next to Cold Brook. It is a one-story concrete block and wood frame building that the Fire Department rents on a long-term lease from the Freedom Village Water Precinct. The lease has twenty-nine more years to run. This station houses the ATVs, rescue sled, and the antique Seagrave engine.

Equipment

The current fire and rescue efforts are well equipped but will need replacement at the end of their useful lives. (See Table H-3).

At the station, the Fire Department also has oxygen tanks and other gear to support both firefighting and rescue activities.

Refurbishment could extend the useful life of some apparatus by five to ten years until the Department is able to replace it.



Photo: Fire Truck (OHV Parade)—Rick Davidson

Current Needs/Future Requirements

Equipment Issues:

Jaws of Life extrication tools will not cut new metal in vehicles. We are trying to replace them with a grant.

We received portable and mobile radios from a state grant at no cost. Motorola is no longer making replacement parts for either. Our two newest trucks were purchased with mobile radios in them and parts are available.

The items on the list that have no replacement year are items where it is difficult to determine useful life. We will replace some items on the list through our annual new equipment budget line.

Staffing Issues

We are always looking for new members. It is difficult due to residents' working out of town and training requirements to become certified.

- EMS training requirements are from 3 months to a year, depending on the level.
- EMS certification requires 40-70 hours of training every two years to recertify.
- Firefighter training requirements are 5-6 months. Fire training is done in-house monthly.

Other Issues

Passage of equipment through the village is sometimes slowed due to parking arrangements that often result in vehicles blocking the road.

The National Fire Prevention Association revises and adds to its standards every two or three years. The State of New Hampshire typically adopts them and so does the town. These changes affect the demands made on the Fire Department. One example is that a previous standard required that new subdivisions put water holding tanks on site for fire suppression (NFPA 1142 Standard on Water Supplies for Suburban and Rural Firefighting). NFPA has now adopted Life Safety 101 requiring sprinklers in new homes.

The aging of the population will put additional demands on the Fire/Rescue/EMS Department.

5. Highway Department

Facilities

The Highway Department operates from a 3.57-acre lot at 58 Loon Lake Road. The main structure is a 3,000 square foot shop, built in 1978. The site also includes a one-story unfinished 1,152 square foot salt shed built in 1998; a 1,302- square foot open barn built in 1997, and a 10,000- square foot asphalt paving facility/apron built in 1999. In 2004, the Highway Department built a 784 square foot addition to the main garage for bathroom, lunch/break room, and office space.

Staff

The Highway Department has the following full- and part-time employees:

Full-time	Part-time
1 Labor/grader operator	Up to 3 Labor/truck drivers
1 Labor/loader operator	1 Labor/operator
1 Labor/truck driver	

Equipment

The Highway Department requires a large and varied inventory of equipment that must be

replaced at the end of its useful life. (See Table H-5)

Current Needs/Future Requirements

- Build a clear span building to cover winter sand pile
- Ensure staff maintain certification through training
 - Constructing culverts
 - Flagging traffic
 - Reducing road salt with Green SnowPro
 - Operating chain saws
- Study the current facility location and the impact of runoff on Loon Lake and the town water supply. Consider relocating the Highway Department or the salt/sand pile if the impact is negative and cannot be managed at the current site.
- Pickup truck
- Build an addition to the salt shed.
- Enlarge/build new town garage to house equipment
- Establish a town owned gravel pit
- Consider extending the bike path on Ossipee Lake Road to the Danforth bridge
- Improve roads (See Table G-4)

6. Transfer Station

The transfer station provides waste disposal for both residential and business customers in town with both waste and recycling facilities. In 2018, the Transfer Station collected over one thousand tons of waste, a 23% increase since 2013. (See Table H-6)

The Transfer Station is open the following hours:

Summer: Tuesday, Thursday, Saturday, and Sunday: 8:00 am to 5:00 pm

Winter: Wednesday, Saturday, and Sunday: 8:00 am – 4:00 pm

The town contracts with Casella Waste Management to remove the waste the town generates. The town pays Casella a per-ton fee for each dumpster of municipal solid waste (MSW) they remove. The costs of waste removal have increased significantly, partially driven by the town's growth.

Since 2006, the Transfer Station has expanded the recycling program to a single-stream system that includes paper, plastic, and tin in addition to glass and aluminum. The goal of this program is to reduce the cost of waste removal. Today, the town pays close to \$70 per ton for MSW, plus the trucking cost to remove it. Under the new program, each shipment of approximately ten tons of waste costs \$160 in trucking and realizes a savings of close to \$680. Recycling has saved the town over \$10,000 in 2018 alone. Townspeople have responded positively to this program, with single-stream recycling at 175-180 tons per year.

The Transfer Station charges tipping fees for appliances and electronic items that are difficult to dispose of, e.g.; refrigerators, large pieces of furniture, propane tanks, and various types of construction debris.

The Transfer Station is a member of the Northeast Regional Resource Recovery Association (NRRRA) for disposing of scrap metal. NRRRA finds markets for scrap metal, but little profit is available in current market conditions.

The Transfer Station supports the disposal of hazardous waste by contracting with Lakes Region Planning Commission (LRPC) for a one-day program at the Ossipee Dump that occurs each summer. Residents can bring household hazardous waste for free on that day. Town residents may bring hazardous waste to the Wolfeboro Dump at other times during the year. Residents must pay for this service.

Another factor that determines the Transfer Station's operations and costs is regulation. The state has not passed new waste disposal regulations for the last few years but may at any time. Should that happen, the Transfer Station would have to comply.

Facilities

The Transfer Station sits on a 10-acre lot at 132 Bennett Road. It has a storage shed (98 square feet) and a one-story unfinished garage (960 square feet), both built in 1980. A lean-to (962 square feet) and a concrete slab patio (930 square feet), built in 1990, are also on the site. It also has water and septic, installed per state regulation.

Staff

The Transfer Station has two employees on duty when it is open and has the following full- and part-time employees:

Full-time Employees	Part-time Employees
1-Transfer Station Manager	1-Transfer Station Operator

Equipment

The Transfer Station uses compactors, containers, snow removal and earth moving equipment, to complete its primary activities (See Table H-7)

Current Needs/Future Requirements:

In 2018, China restricted imports of certain recyclables, including mixed paper—magazines, office paper, junk mail—and most plastics. Waste-management companies across the country are telling municipal customers that there is no longer a market for their recycling. These municipalities have two choices: pay much higher rates to get rid of recycling or throw it all away. In this environment, Freedom's current contract is expiring and requests for bids for a new contract will go out in June 2019. The transfer station manager expects price increases in the new contract.

It's possible that markets may recover somewhat over the next few years if the US uses more of the recyclables it generates. The fact that China has bought some US paper mills may see a recovery in the paper recycling market.

The transfer station manager believes that Freedom will continue with single-stream recycling because this is the only cost-feasible option for a town Freedom's size. He expects subtle changes in how the system operates but noting major.

Paving the facility may be necessary in the future because of residents' complaints about the condition of the station in muddy conditions. The plan would be to pave the highly used upper

level and the road down and out to the lower exit. No paving is contemplated for the road around the metal and brush piles.

7. Public Library

The Freedom Public Library serves as a community center, providing a warm and welcoming environment for visitors of all ages. Our goal is to provide a variety of resources, services, and programs to meet the informational, cultural and recreational needs of year-round and seasonal residents of Freedom. We are committed to open access to materials and resources for all.



Artist's sketch: Original Library—Peg Scully

Currently, the Library is open 22 hours each week

- Tuesday 2-7 pm
- Wednesday 10 am-2 pm
- Thursday 2-7 pm
- Friday 12-5 pm
- Saturday 10 am-1 pm

Statistics

Key measures for the library are patron visits, circulation (borrowed items), and programs:

- Overall patron visits have declined just over 1% between 2010 and 2018 (See Table H-8)
- While adult circulation has increased 7%, juvenile circulation has increased by 78%
- Programs for both groups have increased significantly (147% and 35% respectively)
- Adult attendance at programs has grown 104%

Facilities

The Freedom Public Library is located at 38 Old Portland Road on a 2.3-acre parcel. The original wood frame library was built in 1971. An addition was completed in 2001, resulting in a structure of 2,120 square feet of space. Currently, the Library has a small meeting space available for community use. Use after hours leaves us with potential security issues.

The Library has a parking lot with seven spaces and a paved area in the front with parking for three additional cars. Patrons, employees, and volunteers all use the available parking spaces. The facility often lacks adequate parking for everyone who comes to the Library.

The HVAC system was installed in 2001 and will probably need replacing soon at a cost of approximately \$6,000. We will continue to explore ways to improve energy efficiency including replacing the single pane windows.

Collection

The Library's holdings currently number around 20,100 items, including books, DVDs, audiobooks, magazines, games, and puzzles. The Library's holdings are projected to increase to around 20,800 by 2027. This rather low (3%) rate is because of the current lack of space in

the existing facility.

Currently we have a telescope and a projector that we loan, and we would like to expand our offerings of technology and other non-print items to lend such as audio and video equipment.

Patrons also have access to a collection of eBooks, digital audiobooks and digital magazines through the NH Downloadable Library. Digital materials are not expected to greatly impact the demand for print materials at the library.

Technology

Although the Library anticipates that books and other printed material will always be its primary focus, technology will continue to be important. The library provides computers, printing and faxing services to patrons and has a variety of equipment to support these offerings. (See Table H-9) The library's needs will evolve with technology innovations which are difficult to anticipate.

Staff

The Library currently does not employ any full-time staff. Part time staff include:

- Library Director (25 hours)
- Assistant Librarian (25 hours)
- Library Assistant (3-5 hours)

In addition to the paid staff, the Library is supported by a large group of volunteers who help during the Library's open hours and take on special projects.

Current Needs/Future Requirements

Facilities

An expansion of the existing facility is needed to:

- Accommodate additional space for its physical collection. The current projected rate of increase in the physical collection of 3% is driven by existing spatial limitations.
- Fulfill its role as a community center and meeting space. We are in dire need of more space due to increased programming for both adults and children and increased attendance at those programs.
- Have space for the addition of technological offerings and non-print items to loan

A meeting space with simple kitchen facilities and bathroom is desired, with external access so that the meeting space can be used even when the Library is closed.

At today's prices a 22x24 addition is estimated to cost \$400,000.

Parking

Although the Library sits on 2.3 acres of land, the terrain prevents an economical expansion of the existing parking. Adding three additional spaces would run in the \$100,000 range and seriously impact the aesthetics of the lot. The previous Master Plan indicated a desire by the community members to maintain the rural, small town feel of Freedom. Having to park in the street and walk to Library programs is probably consistent with that desire.

Hours

To accommodate much of the population, as well as coordinating activities with the Freedom Elementary School, an increase in the Library's open hours will be required, as well as staffing to cover the additional hours. By 2027, the Library would like to be open 32 hours each week. (Tuesday 12-7, Wednesday 10-5, Thursday 12-7, Friday 10-5, Saturday 10-2).

Staff

It may prove challenging to continue having volunteer coverage during open hours when the Library's hours are expanded. To accommodate expanded hours and Library programming, an additional Librarian to handle programming and youth services will be needed. This position would require a master's degree, would cost \$16.00 per hour for the current staffing time of 25 hours per week or \$20,800 per year, and ideally would be filled by 2022.

8. Parks and Recreation Department

Ten volunteers started the Parks and Recreation Department in 1995 to raise funds for recreation programs for the town. In 2001, they succeeded in gaining funding for a new tennis court via a warrant article. As of today, the Board of Selectmen and Mark McKinley manage these town facilities.

Facilities

The Parks and Recreation Department manages an 8.22-acre lot that contains a ball field, a basketball court, a skating rink, and two tennis courts. The town also has two town beaches (Loon Lake and Ossipee Lake) and the Freedom Community Park on Loon Lake Road.

Equipment

The Department itself has two tennis nets. The rest of the equipment is provided by the volunteers who organize and run the program.

Current Needs/Future Requirements

Some possible projects are:

Recoating the tennis and basketball courts

Repair/replace skating rink fence

Repair ball field fence

Replace old tennis court to support another activity; i.e., pickle ball?

9. Town Forest

Respondents to the Master Plan survey overwhelmingly supported preserving the rural character of Freedom. Thanks to a group of Freedom citizens who led a drive to purchase the Trout Pond property, Freedom has a town forest comprising 2,661 acres, including Trout Pond (21 acres).

The property provides many benefits to the town. The following summarizes the purposes of the conservation easement for the Town Forest:

- To preserve and conserve open spaces, natural and cultural resources and scenic values
- To preserve and conserve waterfront, streams, riparian areas, wetlands, and the quality of groundwater and surface water resources
- To guarantee public pedestrian access to the property for low-impact outdoor recreational activities and allow snowmobile use on designated trails
- To retain the property as an economically viable and sustainable tract of land for forest products
- To maintain and enhance wildlife habitat

The easement terms required that the town draft and approve a stewardship plan. This document provides general information on the property, describes the objectives and allowed

uses for the Town Forest, includes data for existing natural resources, and prescribes appropriate maintenance for the enhancement and protection of forest resources.

Facilities

The Town Forest has no habitable buildings. In 2006, three information kiosks were installed at proposed major trailheads. The property has two Designated Municipal Trails, and a network of forest roads, snowmobile trails, and nature trails.

Equipment

In 2006, approval was granted for the installation of three new steel gates at major forest entry points. Since that time, other gates have been installed at primary locations throughout the Forest to restrict unauthorized vehicular access.

Staff

The Freedom Conservation Commission (FCC) has the primary responsibility for managing the Town Forest, with guidance provided by the Forest Advisory Committee (FAC). The Town retains a licensed professional forester, who acts as a consultant.

Current Needs/Future Requirements

In 2006, work was completed to identify and map all the existing roads and trails within the Town Forest. In 2007, the Forest Advisory Committee designated some trails as part of the nature trail system, installed signs and trail markers, and made maps of the trail network available to the public. In the future, the Forest Advisory Committee will continue to improve Town Forest trails. Maintaining the property boundary, permanent wildlife openings, trails for forestry purposes, snowmobile trails, and trails for low-impact recreation are ongoing management activities.

Due to limited stewardship funds, implementing long-term management measures, in accordance with the Stewardship Plan, shall occur over a period of time. In order to achieve the greatest positive impact upon the Town Forest, the town should take maximum advantage of grants and cost-share programs, which are normally made available on an annual basis.

10. Freedom School District

Freedom's children attend pre-school and grades kindergarten through six at Freedom Elementary School. They attend Kennett Middle School and Kennett High School in Conway for grades 7-12.

Freedom Elementary School offers a comprehensive K-6 program incorporating all core subject areas such as reading and mathematics as well as programming in music, arts, technology, and physical education. Additional supports are available to children in all grade levels in reading and mathematics, and students with special educational needs are supported within the school environment as determined by their educational teams.

Freedom has consistently been named a Blue-Ribbon school by the New Hampshire Partners in Education based on its volunteer engagement. Moving forward, the school hopes to continue to foster engagement with the greater Freedom community by continuing such traditions as the Community Luncheon and adding new ones.

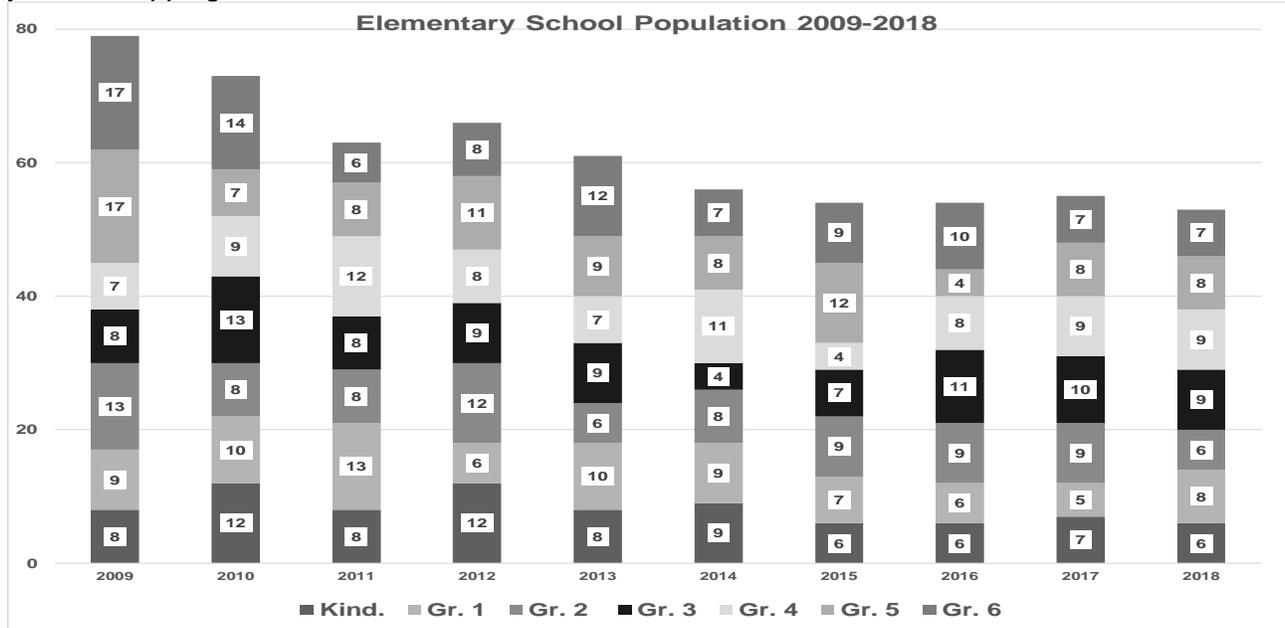
Due to the small size of the school, state assessment results for each grade level fluctuate greatly and can provide an incomplete picture of student achievement in Freedom. Freedom Elementary School is a schoolwide Title I school. Approximately 44% of the children attending Freedom

Elementary School are eligible for free or reduced lunch through the National School Lunch Program.

Enrollment

Below is the total enrollment per grade level in the Freedom School District as of the official reporting date to the NH Department of Education, October 1st.

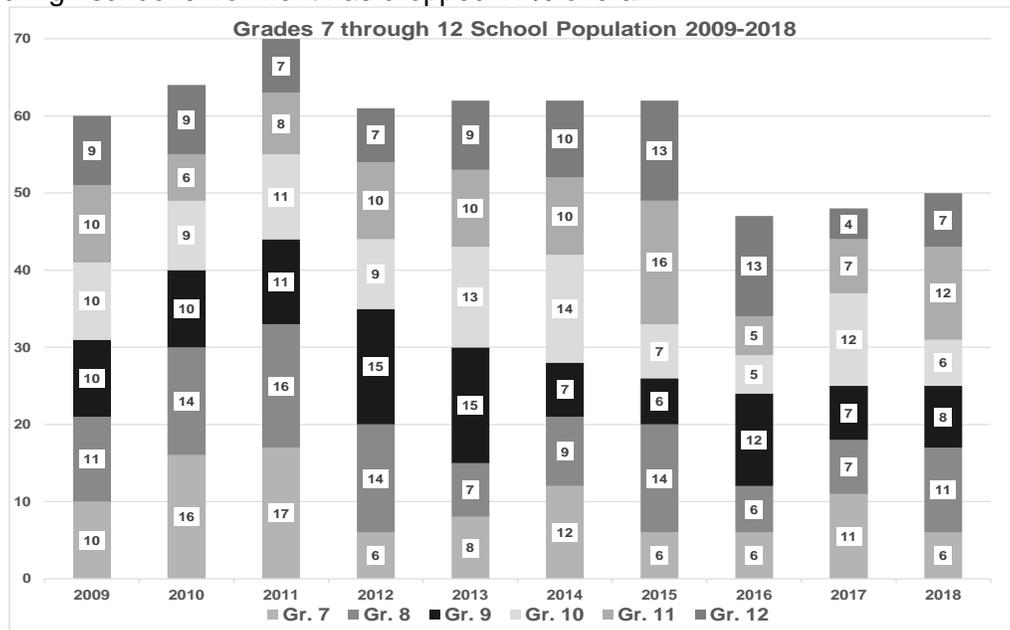
Overall enrollment at the Freedom Elementary school has consistently declined over the last 10 years—dropping a total of 27% from 79 in 2009 to 53 in 2018.



Note: Home schooled students and preschool students not included in these numbers.

Source: Freedom Elementary School report to the NH Department of Education-October 1, annually

Middle and high school enrollment has dropped 17% overall.



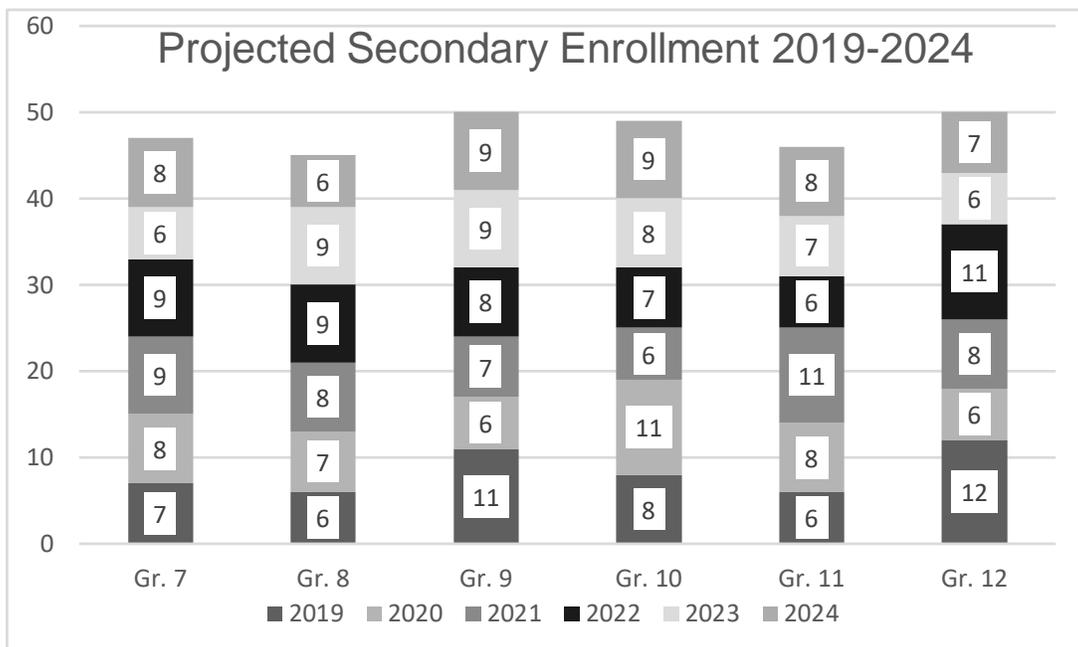
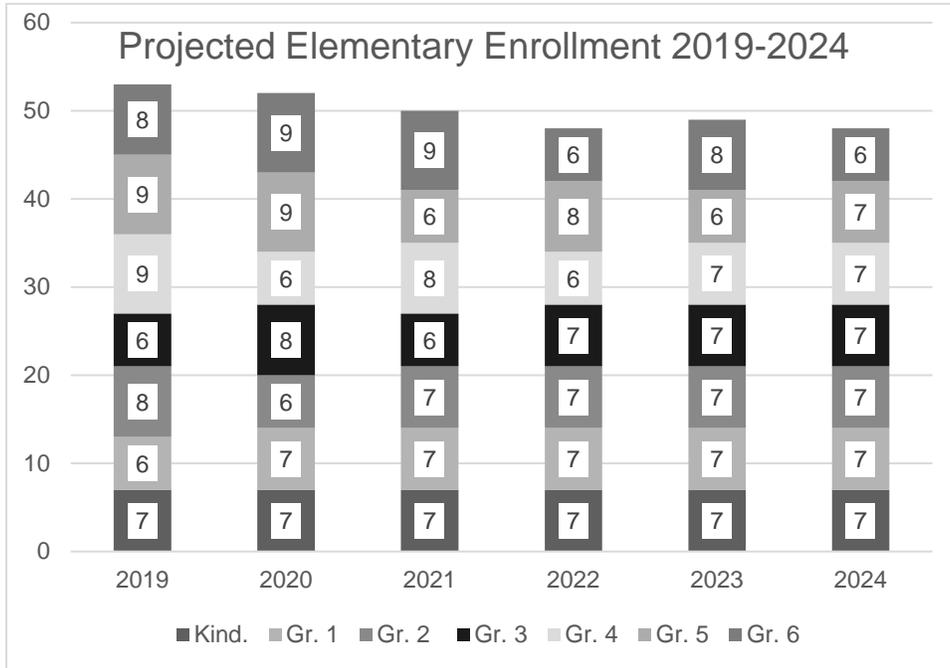
Note: Home schooled students and preschool students not included in these numbers.

Source: Freedom Elementary School report to the NH Department of Education-October 1, annually.

Future Enrollment Projections

The projections below are estimates based on 5-year historical averages for kindergarten and advancing the actual enrollment for the current year across the grade levels. The trends in both elementary and middle/high school are the same—continued decline in enrollment. Enrollments at the middle and high school are projected to drop by approximately 5% over the next 5 years while elementary enrollment is projected to decline by approximately 10%.

Elementary enrollment is projected to decline from 53 in 2019 to 48 in 2024. The middle and high school projections show a drop from 50 in 2019 to 47 in 2024.



Facilities

Freedom Elementary School is located at 40 Loon Lake Road on a five-acre parcel of land. The 25,000 square foot building is steel on steel with a masonry exterior. New roofing for the entire building was completed in 2018. The original building was erected in 1989 with an addition in 2002. The facility has enough space to provide all necessary and required instructional and support programs, including health services, physical education, art, music, library/media, reading, special education including speech, occupational, physical therapy and preschool. The school building maintenance capital reserve fund continues to be supported and utilized to offset unanticipated repairs.

Equipment

Freedom Elementary has a full complement of furniture and supplies necessary for providing instruction and services. Computers and other electronic media sources are available to all students and staff. Equipment replacement is on an as needed rotating basis.

Transportation

Freedom School District will continue to utilize the current bus purchase plan with funds as raised at the Annual School District meeting and in the established school bus capital reserve fund. The current bus purchase schedule, as printed in the annual town report, calls for approximately \$40,000 to be added to the bus capital reserve fund on a regular basis.

Staff

The school has the following employees:

Full-time

Principal
5 Classroom Teachers
1 Special Education Teacher
2 Instructional Assistants
1 Reading Specialist
1 Administrative Assistant
1 Food Service Worker
1 Custodian
1 Bus Driver/ Transportation Coordinator
3 Bus Drivers
1 Preschool Teacher/Coordinator (SAU position)

Part time

1 School Nurse
1 Guidance Counselor
1 Library/Media Specialist
1 Art Teacher
1 Music Teacher
1 Physical Education Teacher
1 Preschool Instructional Assistant
1 Instructional Assistant

Current Need/Future Requirements

The existing contract with Conway for middle and high school students will sunset in 2026. A decision about where to send students for grades 7-12 will need to be made by 2023. The School Board currently has a committee to explore the alternatives for programming at all levels. Capital reserve funds for special education, school tuition, and school technology are currently at or above the funding goals established by the school board and are available to help the school district address any major funding adjustments which should occur in those areas in a given year.

Limited affordable housing for families and limited employment opportunities in the area have contributed to the declining student population in Freedom.

APPENDICES

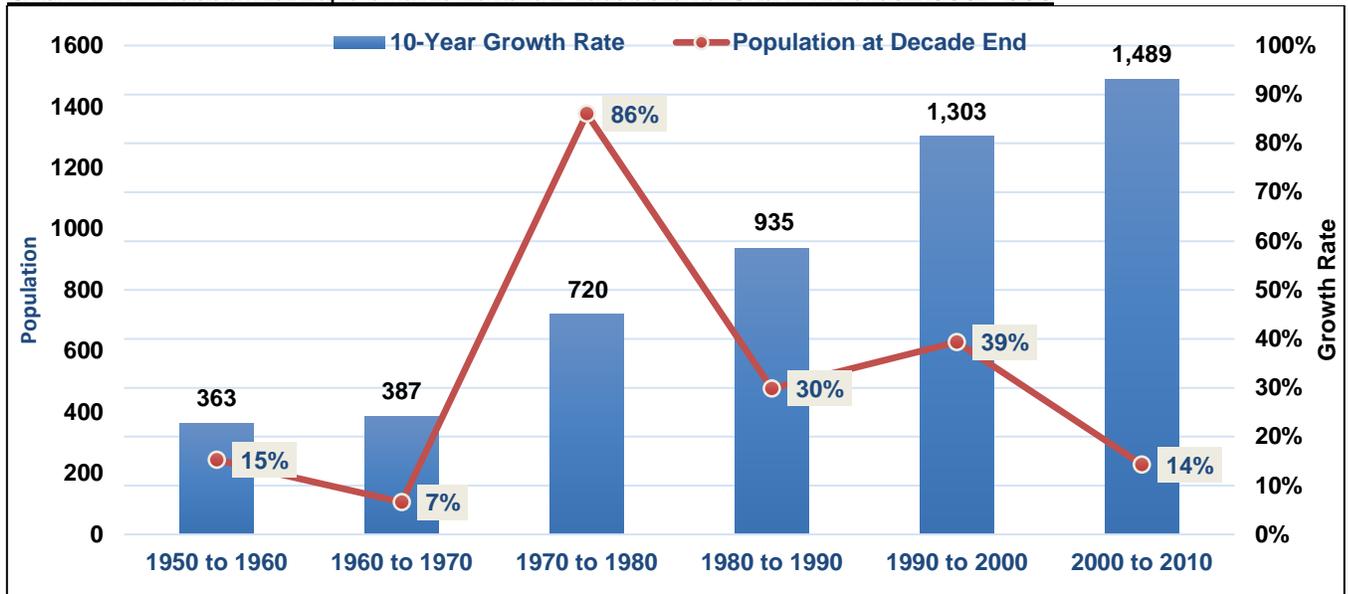
APPENDIX A: Detailed Demographic Data for Chapter 1

Population

Population levels

Over the last 60 years, Freedom’s population has quadrupled—growing from 363 in 1950 to 1,489 in 2010. After a spike between 1970 and 1980 (86%), growth has slowed to above 30% over the next two decades. In the last decade, growth has slowed more, down to 14%. Growth is forecast to be even slower between 2010 and 2020.

Chart A-1: Freedom’s Population at end of Decade and Growth Rates 1950-2000



Source: U.S. Census

Compared to the significant percent population increase between 1970 and 1980 of 86%, Freedom’s rate of population increase has slowed. Table 1-1 shows that, in the last ten years, the growth rate in Freedom, Effingham, and Tamworth were in the low to mid-teens. Madison’s population grew much faster (26.1%) while Eaton and Ossipee grew slower—at less than 5%.

Table A-1: Freedom’s Population vs. Local Towns, County, and State 2000-2010

Municipality	1990	2000	2010	Change 2000-2010	% Change 2000-2010
Madison	1,704	1,984	2,502	518	26.1%
Effingham	941	1,273	1,465	192	15.1%
Freedom	935	1,303	1,489	186	14.3%
Tamworth	2,165	2,510	2,856	346	13.8%
Eaton	362	375	393	18	4.8%
Ossipee	3,309	4,211	4,345	134	3.2%
Carroll County	35,410	43,666	47,818	4,152	9.5%
New Hampshire	1,109,252	1,235,786	1,316,470	80,684	6.5%

Source: U.S. Census

Comparing Freedom's last decade's growth rate of 14.3% to other towns in New Hampshire with population levels between 1,000 and 2,499, Freedom's growth rate is average.

Table A-2: Growth Rates of NH Towns with Similar Population to Freedom's 2000 to 2010

Town Name	2010 Population	Growth Rate 2000 to 2010	Town Name	2010 Population	Growth Rate 2000 to 2010
Springfield	1,311	38.7%	Jefferson	1,107	10.0%
Stoddard	1,232	32.8%	Hill	1,089	9.8%
Lincoln	1,662	30.8%	Unity	1,671	9.2%
Washington	1,123	25.5%	Danbury	1,164	8.7%
Middleton	1,783	23.8%	Newfields	1,680	8.3%
Newbury	2,072	21.7%	Dublin	1,597	8.2%
Salisbury	1,382	21.5%	Westmoreland	1,874	7.3%
Alexandria	1,613	21.4%	Richmond	1,155	7.2%
Woodstock	1,374	20.6%	Ashland	2,076	6.2%
Bath	1,077	20.6%	Lyndeborough	1,683	6.2%
Mason	1,382	20.5%	Greenfield	1,749	5.6%
Franconia	1,104	19.5%	Francestown	1,562	5.5%
Sutton	1,837	19.0%	Bennington	1,476	5.4%
Lempster	1,154	18.8%	Temple	1,366	5.3%
Wilmot	1,358	18.7%	Sandwich	1,326	3.1%
Webster	1,872	18.6%	Marlborough	2,063	2.7%
Grafton	1,340	17.8%	Lyme	1,716	2.2%
Madbury	1,771	17.4%	Deering	1,912	2.0%
Effingham	1,465	15.1%	Lisbon	1,595	0.5%
Average of 49	33,198	14.7%	Milan	1,337	0.5%
Freedom	1,489	14.3%	Rumney	1,480	0.0%
Bradford	1,650	13.5%	Alstead	1,937	-0.4%
Orford	1,237	13.4%	Stewartstown	1,004	-0.8%
Bridgewater	1,083	11.2%	Cornish	1,640	-1.3%
Center Harbor	1,096	10.0%	Hancock	1,654	-4.9%

Births, Deaths, and Total Net In-Migration

The population increase in Freedom is the result of net in-migration. Table 1-3 shows that between 2000 and 2010, Freedom recorded there were 59 births and 111 deaths, resulting in a natural decrease (births minus deaths) of 52 persons.

Table A-3: Births and Deaths 2000-2010

Year	Births	Deaths	Natural + / -	Total Population
2000	7	11	-4	1,303
2001	7	10	-3	
2002	10	9	1	
2003	3	11	-8	
2004	10	10	0	
2005	4	14	-10	
2006	5	11	-6	
2007	8	16	-8	
2008	5	12	-7	
2009	4	10	-6	
2010	3	8	-5	1,489
Total	59	111	-52	1,489

Source: US Census and Freedom Town Reports

Table A-4 shows the source of the population increase in Freedom is the result of net in-migration. In the decade from 1990-2000, the natural increase was +17, a small level of natural growth compared to the 52-person deficit from 2000-2010.

Table A-4: Natural Increases and In-Migration: 2000 to 2010

Years	Natural Increase (births-deaths)	Population Change 2000 to 2010	Total Net In-Migration
2000-2010	-52	186	238

Source: US Census and Freedom Town Reports

Age

Population Age 65 and Older

The population of Freedom is getting older. In 1990, 16% of Freedom's population was 65 years of age or older. In 2010, the share of Freedom's population 65 years of age or older is 26.8%. Freedom has a higher rate of people over 65 years old than any of the local towns, the county, or the state of NH.

Table A-5: Percent of Population 65 Years of Age +: 1990-2010

Municipality	1990	2000	2010
Freedom	16%	24%	27%
Eaton	10%	12%	22%
Carroll County	18%	21%	21%
Ossipee	18%	18%	19%
Tamworth	15%	16%	18%
Madison	13%	12%	17%
Effingham	14%	13%	15%
New Hampshire	11%	12%	14%

Source: US Census

Not only does Freedom have the highest share of persons 65 years and older, its rate of growth is the highest of all towns except for Eaton, where the percent of persons 65 years and older doubled in the past twenty years.

Median Age

The median age in Freedom in 2010 was 53.1 years of age, older than all but the median age in Eaton. For reference, the median age of the US in 2010 was 37.2 years of age.

Table A-6: Median Age 1980-2010

<u>Municipality</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Eaton	33.9	36.4	45.3	55.2
Freedom	37.9	39.0	48.6	53.1
Carroll County	38.3	36.9	42.5	48.3
Tamworth	34.3	36.3	40.6	47.6
Ossipee	37.8	36.8	41.5	47.4
Madison	32.1	34.6	39.6	47.4
Effingham	34.2	35.2	38.5	45.6
New Hampshire	30.1	32.8	37.1	41.1

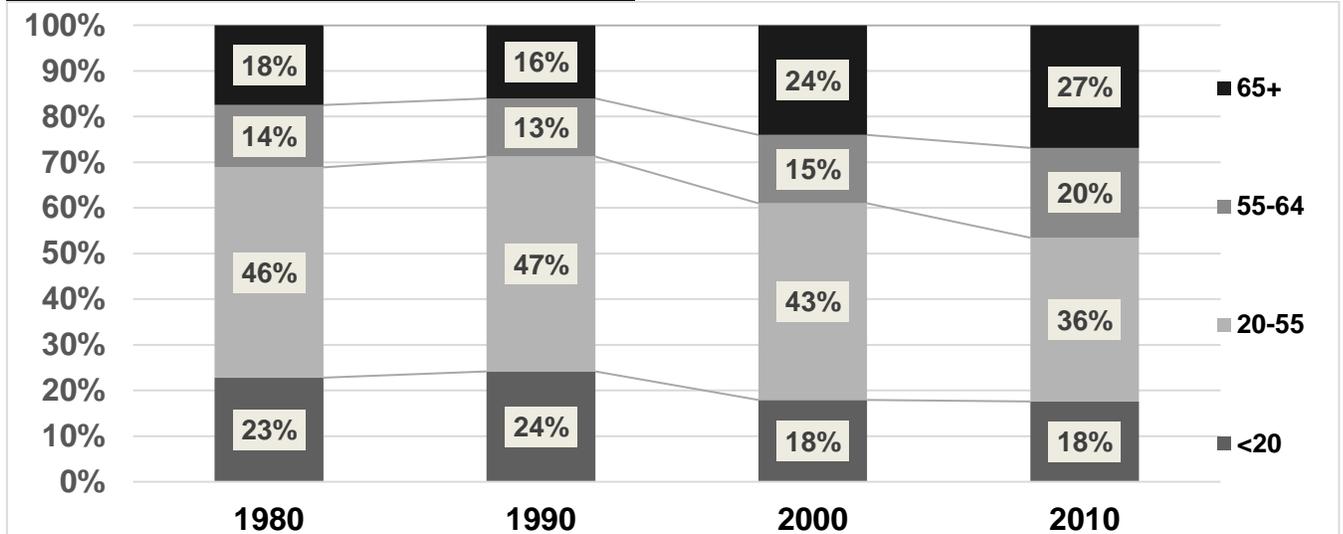
Source: US Census

Freedom Age Distribution

In the community survey, respondents said that they wanted the population in ten years to be the same as it was in the 2010 census. Given the history, this is unlikely unless Freedom attracts families with children—the group that has seen the greatest loss.

Freedom’s age distribution has changed significantly over the last thirty years. People ages 55 and older make up almost half of Freedom’s population, up from one-third in 1980. This growth has seen the decline of people under the age of 55—families with children.

Chart A-2: Freedom Age Distribution: 1980-2010



Source: U.S. Census

The Community Survey asked respondents what makeup of age groups they would like to see in ten years. The response was to basically stay the same. Given Freedom’s history, the demographic makeup is likely to result in a higher percentage of 65+ residents and fewer working families unless the town takes steps to change the status quo.

Population Density

Because of population increases, the population density is also increasing. In 1990 Freedom had 27 persons per square mile, rising to 37 in 2000, and now at 43 persons per square mile. (Table A-7). Freedom is showing the greatest change of the five surrounding communities, the county, and the state.

Table A-7: Population Density: 1990-2000

Municipality	Land Area (sq. miles)	Persons per Square Mile	Persons per Square Mile	Persons per Square Mile	Change 1990-2010
Eaton	25.6	14	14	15	9%
Effingham	38.5	24	33	38	56%
Freedom	34.6	27	37	43	59%
Tamworth	59.9	36	42	48	32%
Madison	40.9	42	48	61	47%
Ossipee	71.2	47	59	61	31%
Carroll County	444	80	98	108	35%
New Hampshire	8,969	124	138	147	19%

Source: U.S. Census

Population Projections

Population increases have direct impacts on the infrastructure, housing, and land use of a community. The NH Office of Strategic Initiatives (OSI) projects Freedom’s population to increase to 1,660 by 2040, an 11.5% increase over the 2010 census population of 1,489. These growth rates are much lower than those in the previous master plan.

Table A-8: OSI Population Projections

	2015 est.	2020	2025	2030	2035	2040
Carroll County	47,998	48,239	48,858	49,792	50,245	50,192
Freedom town	1,527	1,565	1,616	1,647	1,662	1,660

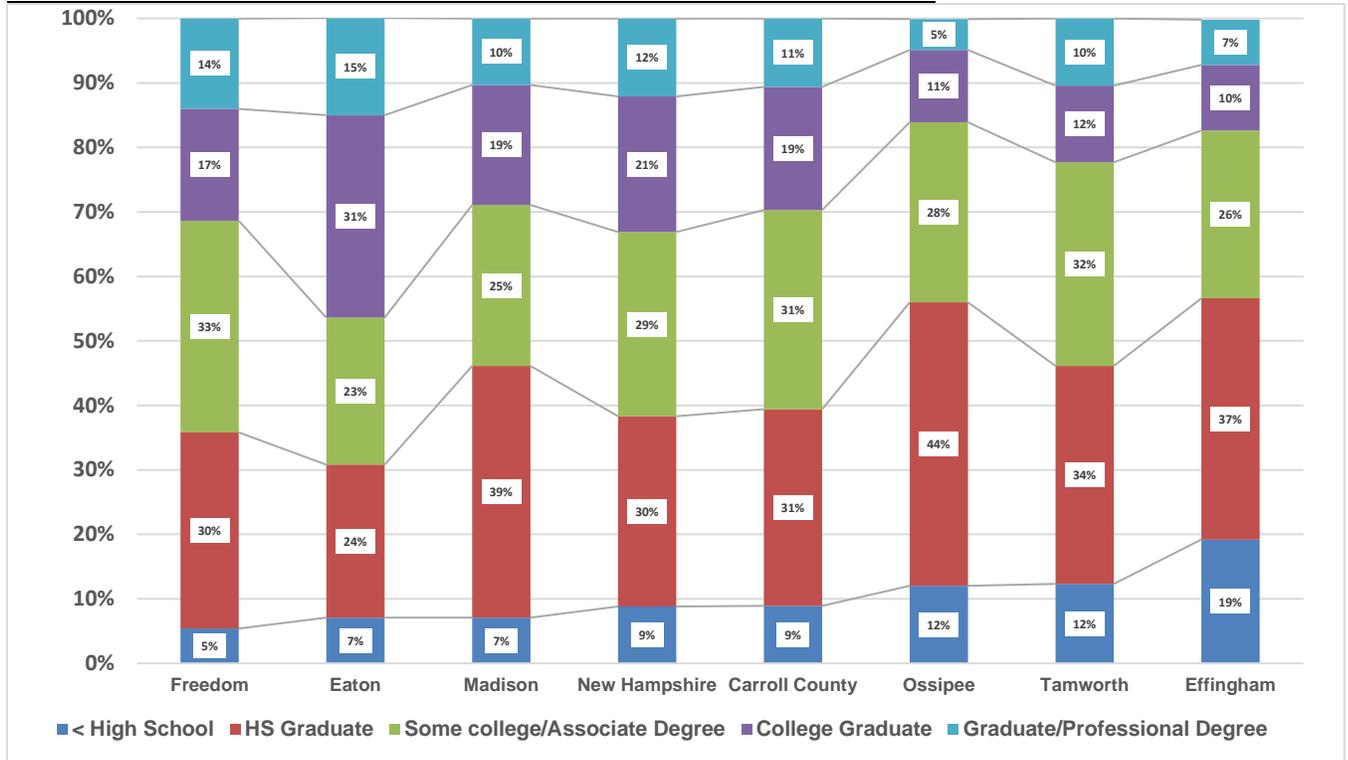
Source: NH Office of Strategic Initiatives

The OSI projections in the 2007 Master Plan predicted a population increase of 22% between 2000 and 2010, expecting Freedom’s population would be 1,990 in 2025 or an increase of 45% from the 2000 Census data. The reality has been much slower growth and OSI’s projections are now much lower (2016 projection at 1,616 is 354 lower than their 2000 projections). As with all projections, these numbers may not be accurate and can be used as a guideline only.

Education

Freedom has a well-educated population. Thirty-one percent of the population has either a college education or an advanced degree (shown as the top two boxes on the chart below). Eaton is the only nearby community whose population is better educated.

Table A-9: Educational Attainment for Person 25 Years and Older: 2011



Source: U.S. Census

Median Income

Median Household Income

The last master plan update found Freedom's 1999 median household income the third highest of the surrounding communities (behind Eaton and Madison). By 2010, Freedom's median household income had dropped below all surrounding towns except Ossipee. Freedom's dollar increase in median household income was lowest of all other towns.

Table A-10 Median Household Income 1999 and 2010

Municipality	1999	2010	Change 2000-2010	Change 2000-2010
New Hampshire	\$49,467	\$63,277	\$13,810	27.9%
Madison	\$43,523	\$55,808	\$12,285	28.2%
Eaton	\$46,429	\$53,929	\$7,500	16.2%
Carroll County	\$39,990	\$49,897	\$9,907	24.8%
Tamworth	\$35,200	\$49,545	\$14,345	40.8%
Effingham	\$36,000	\$46,900	\$10,900	30.3%
Freedom	\$40,188	\$45,030	\$4,842	12.0%
Ossipee	\$34,709	\$44,967	\$10,258	29.6%

Source: U.S. Census

Median Family Income

Freedom had the second highest median family income in 1999 compared to the surrounding communities, driven by an increase of 53.1% for the previous decade. By 2010, Freedom's median family income had dropped 2%, leading to a loss of almost one thousand dollars in family income. Freedom is the only one of the surrounding towns to show a loss. The other nearby towns (except Eaton), Carroll County and the state of NH had increases in the high twenty percent to low thirty percent. Tamworth topped the growth rate at 38.7%.

Table A-11: Median Family Income: 1999 and 2010

Municipality	1999	2010	Change 2000-2010	Change 2000-2010
NH	\$57,575	\$76,446	\$18,871	32.8%
Madison	\$51,080	\$65,286	\$14,206	27.8%
Carroll County	\$46,922	\$60,086	\$13,164	28.1%
Tamworth	\$41,121	\$57,036	\$15,915	38.7%
Eaton	\$53,750	\$54,531	\$781	1.5%
Ossipee	\$38,790	\$50,458	\$11,668	30.1%
Effingham	\$38,000	\$50,208	\$12,208	32.1%
Freedom	\$49,167	\$48,182	(\$985)	-2.0%

Source: U.S. Census

Poverty

The percent of population in poverty in Freedom has historically been lower than the surrounding communities. In 2000, it was the lowest of the six towns at 6.8%. In 2010, Freedom's rate was

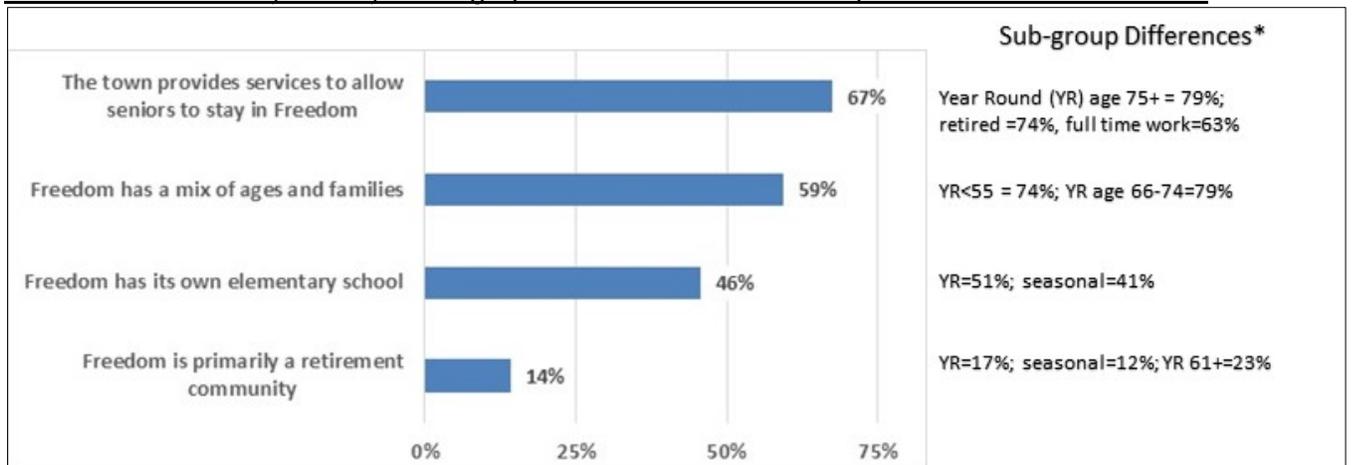
stable at 6.7%, above the rate in Effingham and Madison, but lower than the others. Tamworth and Ossipee had poverty rates of 10% or more.

Table A-12: Poverty Status of individuals: 1999 and 2010

Municipality	% of Persons 1999	# of Persons 1999	% of Persons 2010	# of Persons 2010	# Change 1999-2010	% Change 1999-2010
Effingham	15.0%	191	4.3%	63	(128)	-67.0%
Madison	4.5%	90	6.4%	160	70	77.9%
Freedom	6.8%	88	6.7%	100	12	13.4%
Eaton	7.2%	24	7.0%	28	4	14.6%
New Hampshire	6.5%	78,530	7.8%	102,685	24,155	30.8%
Carroll County	7.9%	3,411	9.6%	4,591	1,180	34.6%
Ossipee	10.0%	403	10.0%	435	32	7.8%
Tamworth	9.5%	241	10.8%	308	67	28.0%

Source: U.S. Census

Chart A-3 Community Survey Demographic Questions—what’s important to Freedom’s future



* Read this “79% of respondents over 75 years old, who live in Freedom year-round, rate “the town provides services to allow seniors to stay in Freedom” as extremely and very important.”

Source: Community Survey

APPENDIX B: Housing Needs in New Hampshire

Five major findings:

- Overall homeownership demand in New Hampshire is declining because of the weak economy, lower rates of in-migration, and difficulties would be homeowners face in obtaining financing. Among older homeowners, low levels of liquidity continue to pose problems, while high levels of student debt and mediocre wage growth limit home-buying options for younger generations. In the more rural parts of the state, this decline in demand has been particularly apparent in communities that are more than two towns removed from major transportation networks.
- New Hampshire's current housing supply is poorly aligned with evolving preferences among different age groups. Based on extensive consumer research, the study—named Big Houses, Small Households—identifies that a mismatch exists both for aging Baby Boomers and younger workers. Many older residents would like to “down-size” to smaller living arrangements, yet housing units of three-bedrooms or more far outnumber one- and two-bedroom units in the state. Given the relatively small number of young households in the state, it's unclear whether the larger units built for Boomers during their child-rearing years will draw enough interest from buyers in the future.
- Affordability and the New Hampshire advantage. These factors have an impact on the affordability of housing in New Hampshire, something which may have been a big part of New Hampshire's attraction to new migrants from higher-priced states over the past four decades. While the median price of homes is more affordable than just a few years ago, this is not necessarily true for first-time buyers, who have traditionally provided important liquidity to the housing market. The home purchases of first-time buyers enabled those who were selling their homes to “move up” or “down-size.” But younger residents now face inferior job prospects and high levels of student debt, and they are delaying marriage, and are unsure of the benefits of homeownership—including the ability to easily resell later.
- Seniors will occupy a growing proportion of the state's housing units. New Hampshire's senior population is expected to nearly double between 2010 and 2015, from 178,000 to 323,000 people, a change that is not matched among younger age groups. Thus, seniors will occupy a growing proportion of the state's housing units, filling one in three units by 2025. The number of senior households in the state, both owners and renters, will nearly double by 2025. While seniors generally want to age in place, this desire is complicated by several factors, including high rates of disability, lower median income and savings, declining caregiver population and other factors. The median income of the state's senior homeowners is barely half that of the state median, and their home equity has been significantly reduced by the state's housing downturn.
- New construction will likely be limited in a projected era of slower population growth. The rehabilitation of the existing housing stock may become more needed, yet much of New Hampshire's housing regulations, including local planning and zoning ordinances, are not currently geared towards this segment of the market.

See the full report of Housing Needs in NH (in three sections) at:

http://www.nhpolicy.org/UploadedFiles/Reports/HousingPreference040914_.pdf

<http://www.nhpolicy.org/UploadedFiles/Reports/HousingElderV031114.pdf>

<http://www.nhpolicy.org/UploadedFiles/Reports/HousingNeedsV041614.pdf>

APPENDIX C: Detailed Housing Data for Chapter 2

Chart C-1: Community Survey Community and Housing Preferences

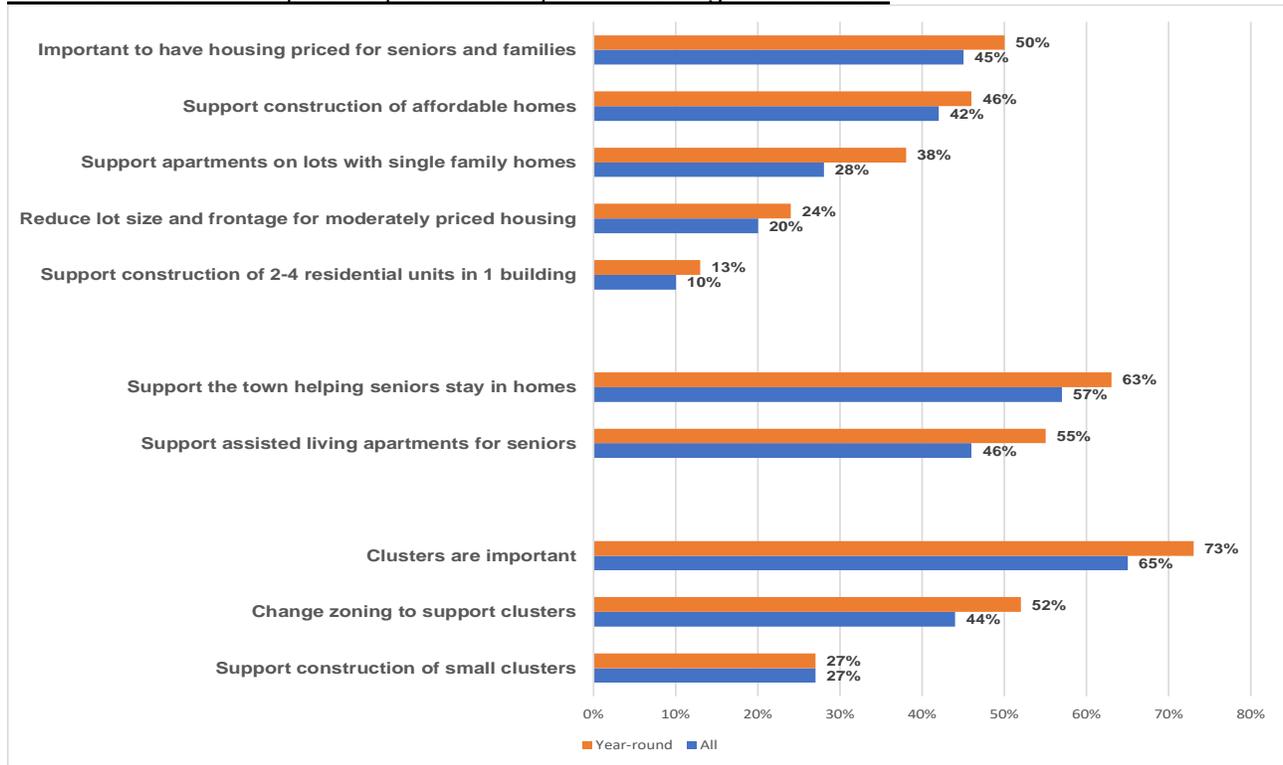


Table C-1: Number of all Housing Units: 1980-2010

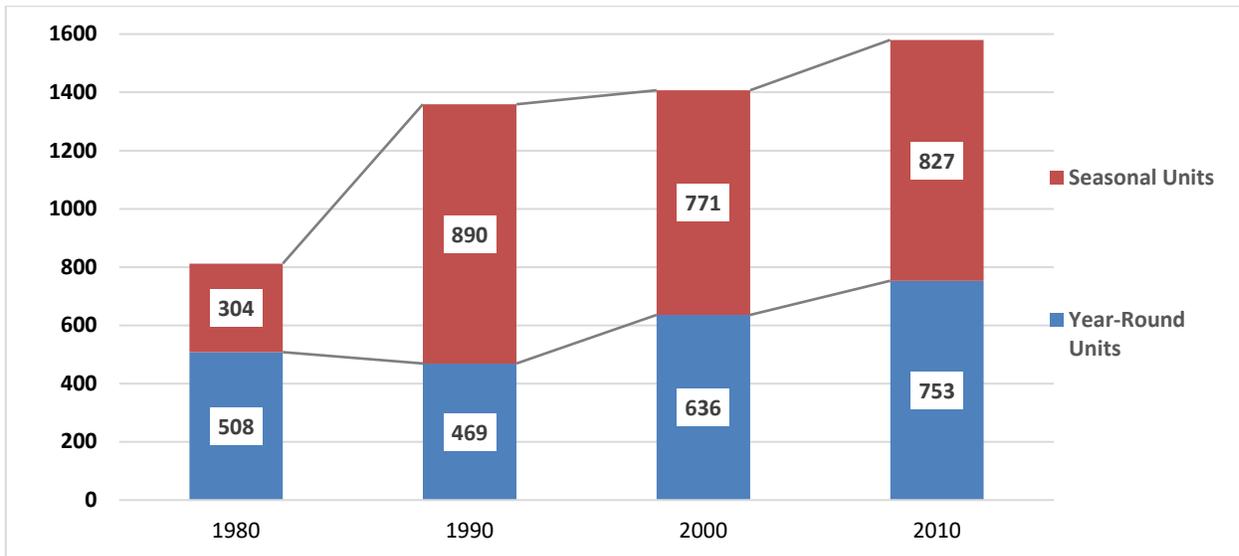
Municipality	1980	1990	2000	2010	% Change 1980-1990	% Change 1990-2000	% Change 2000-2010
Effingham	550	682	791	982	24%	16%	24%
Madison	952	1,422	1,589	1,877	49%	12%	18%
Eaton	168	240	239	278	43%	0%	16%
Freedom	812	1,359	1,407	1,580	67%	4%	12%
Ossipee	1,826	2,617	2,742	3,057	43%	5%	11%
Tamworth	1,136	1,523	1,662	1,841	34%	9%	11%
Carroll County	22,854	32,146	34,750	39,813	41%	8%	15%
New Hampshire	386,381	503,904	547,024	614,754	30%	9%	12%

Source: U.S. Census

Table C-1 shows:

- Housing units in Freedom increased almost 50% from 1980 to 2010. The percent change by decade has varied: big gains in 1980 to 1990, slowing growth between 1990 to 2000, then trending up in the decade from 2000 to 2010.
- In the 1980s, the Freedom real estate market was booming, resulting in 67% growth in units over the decade.
- Growth rates dropped significantly in the 1990s reflecting the recession of 1990-1993, from which the state did not recover fully until 1998.
- In the decade from 2000 to 2010, housing unit growth rates rose, albeit slower than the rates of the 1980s. Freedom suffered from the mid-decade recession, but experienced growth of 12% for the decade.
- From 2000 to 2010, Freedom's growth rate was the same as the state's and slightly less than the rate of Carroll County.

Chart C-2: Types of Housing Units: Year-Round versus Seasonal 1980-2010*

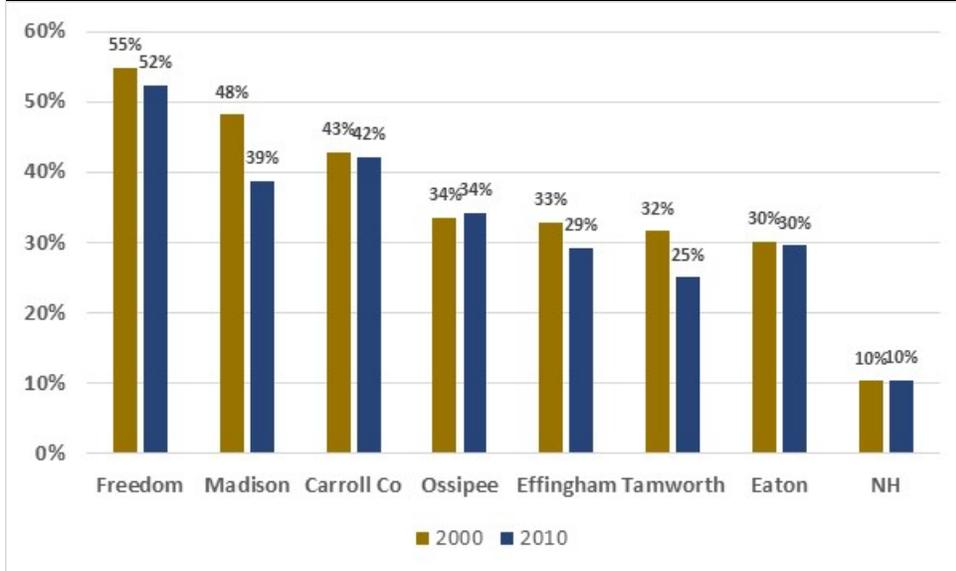


Source: US Census

* Does not include vacant units, which can be either year-round or seasonal.

The years from 1980 to 1990 saw a large increase in the total number of seasonal units (193% growth), while the number of year-round housing units decreased slightly (-8%). Between 1990 and 2000, year-round housing units increased by 36%, while seasonal units decreased by 13%.

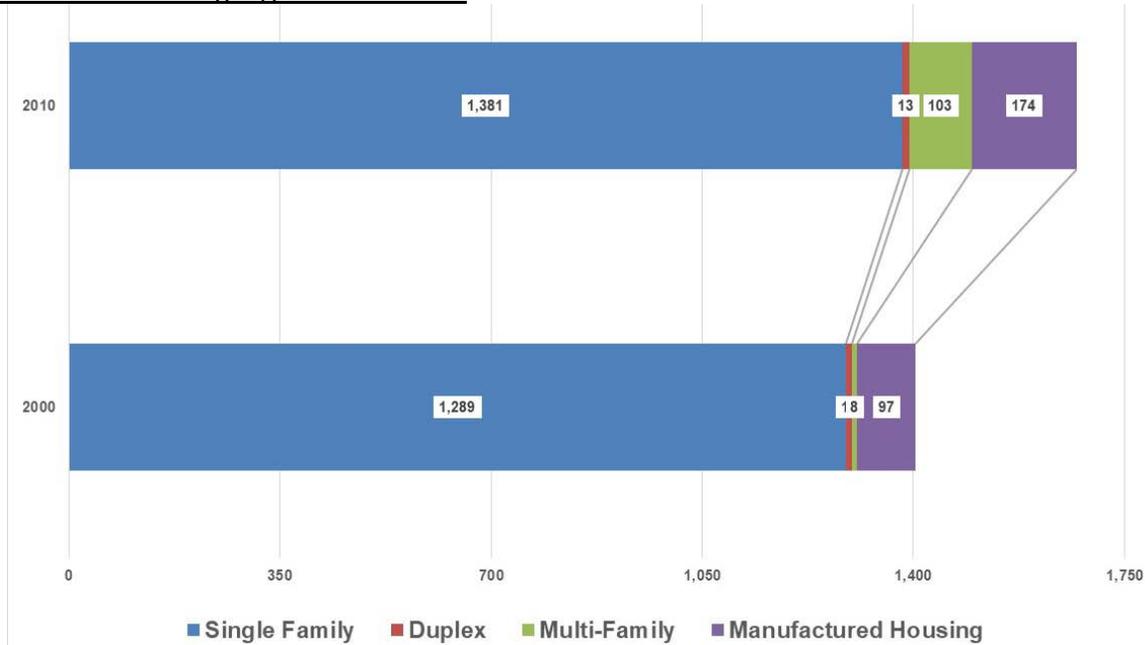
Chart C-3: Share of Seasonal Housing Units by Location—2000 and 2010



Housing Types

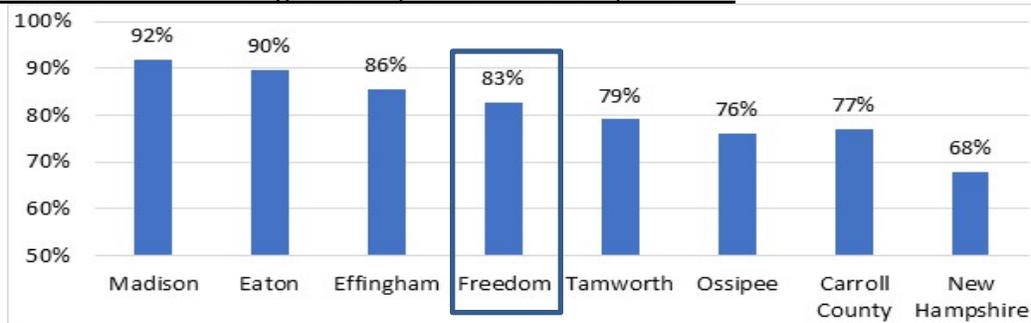
The US Census tracks the types of housing: single family, duplexes, multi-family, manufactured housing, and other (which includes boats and RVs). Chart C-4 shows the configuration of Freedom's housing units in 2000 and 2010.

Chart C-4: Housing Types 2000-2010



Source: US Census

Chart C-5: Percent Single-Family Units in 2010 by location



Source: 2010 U.S. Census

Building Activity in Freedom

The prior master plan reported 2001-2004 average annual permits of 190 and average annual permits for new construction of 30. In the past decade, with a serious recession, permits dropped substantially. The numbers have come back somewhat, peaking in 2016.

Table C-2: Number of Building Permits Issued 2006 to 2018

Year	All Permits	New Construction
2006	115	15
2007	No data	16
2008	203	10
2009	145	11
2010	163	14
2011	146	9
2012	139	14

Table C-2: Number of Building Permits Issued 2006 to 2018 (continued)

Year	All Permits	New Construction
2013	171	17
2014	138	9
2015	140	16
2016	115	28
2017	112	18
2018	139	17
Total 2006-2018	1748	316
Annual Average	125	21

Source: Freedom Annual Reports

HOUSING AFFORDABILITY

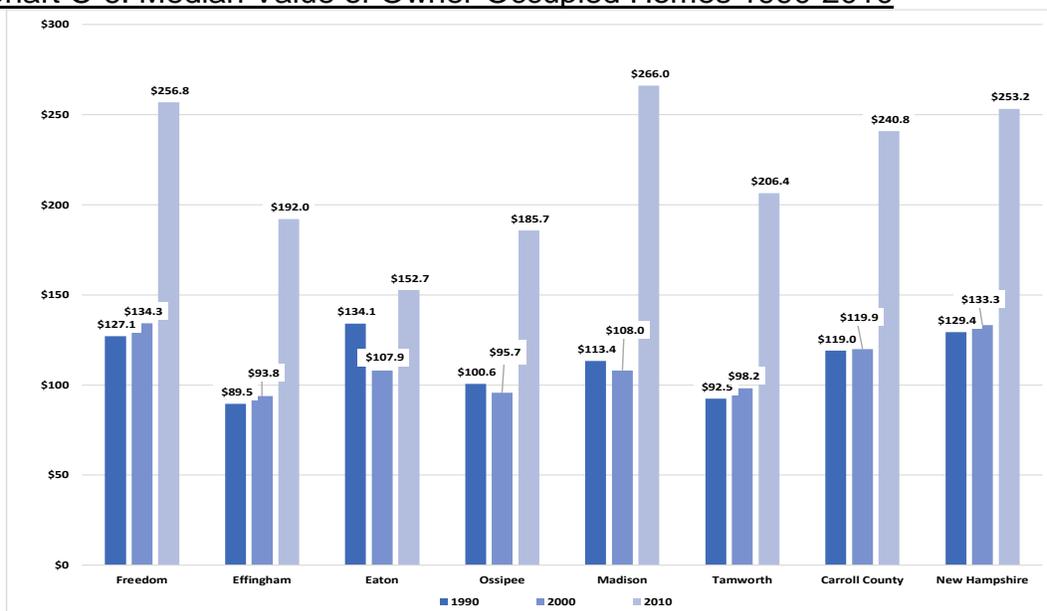
Rents and mortgages that exceed 30 percent of income are generally considered to be too high for a household to also pay for other necessities such as food, heat, and electricity. The amount of student debt carried by many young people and families puts even more pressure on “affordability.”

Table C-3 Freedom FMR Rental Affordability

Carroll County 2016 FMR=\$968	Freedom 2016 Median Monthly Household Income	30% of Family Monthly Income
All Households	\$5,729.17	\$1,718.75
Renter Households	\$3,368.08	\$1,010.43

The increase in the cost of owner-occupied homes is complex and requires consideration of factors such as location, taxes, population growth, land values, and local zoning and land use regulations. The cost of home ownership can increase significantly due to property taxes, lender mandated home insurance, and, in some cases, the structure of the mortgage (i.e., variable or fixed rate).

Chart C-6: Median Value of Owner-Occupied Homes 1990-2010



Source: US Census

Table C-4: Household Spending 30% or More of Its Income on Housing Costs

Municipality	With Mortgage	% HHs pay >30%	No Mortgage	% HH pay >30%	Total >30%
Ossipee	\$ 1,407	26%	\$ 488	7%	32%
Tamworth	\$ 1,584	23%	\$ 473	9%	32%
Effingham	\$ 1,357	20%	\$ 553	7%	27%
Eaton	\$ 1,394	18%	\$ 580	9%	27%
Carroll County	\$ 1,465	17%	\$ 585	6%	23%
New Hampshire	\$ 1,870	17%	\$ 747	5%	22%
Freedom	\$ 1,352	13%	\$ 640	8%	21%
Madison	\$ 1,324	11%	\$ 435	2%	13%

Source: U.S. Census

Current Freedom Zoning Ordinances

Freedom has extensive zoning regulations that determine density, and therefore, a builder's land costs. Article 9 of the ZO covers cluster development, elderly housing, elderly group homes, accessory dwelling units, workforce housing, multi-family housing, and manufactured housing.

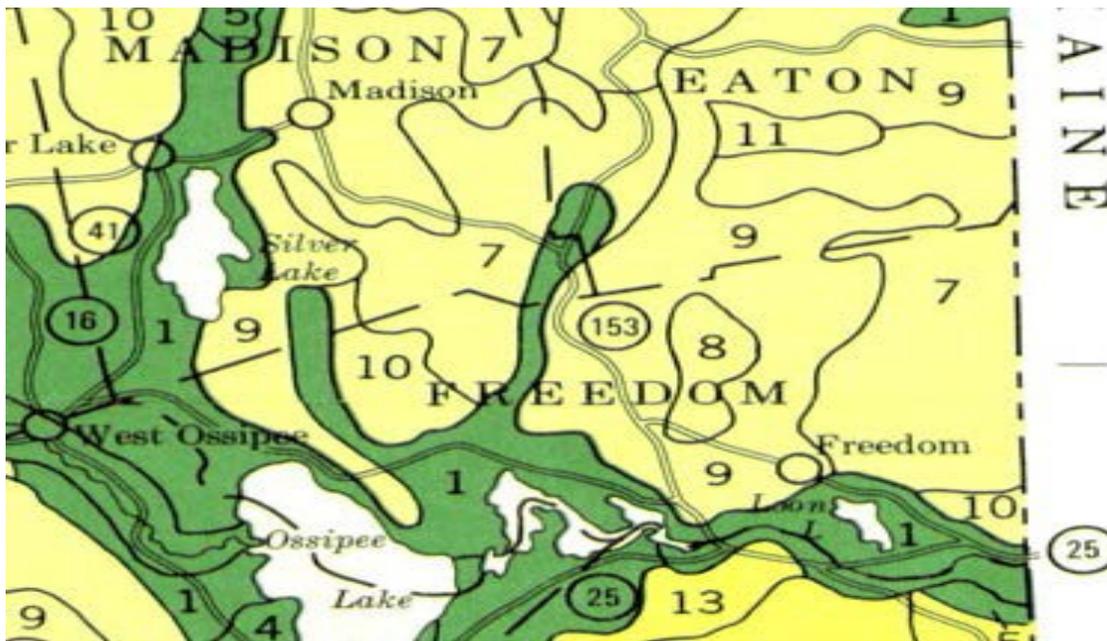
Table C-5 shows what the various housing ordinances allow:

Housing Type	Districts	Lot Size	Frontage	Setbacks	Note
Single family housing requirements	VR R/LC GR RR	1 acre 1 acre 2 acres 5 acres	200 feet 200 feet 200 feet 400 feet	Front = 50 feet Side = 30 feet Rear=40 feet	
Cluster	Only GR	House on 1 acre; 2 acres per house	100 feet	underlying district	Minimum lots = 5
Elderly >55	All	4 dwelling units per acre--1/4 acre per dwelling unit	50 feet	side=16.25' front & side same as underlying district	Minimum = 10 acres <5% of all units <30% of units per development
Elderly Group Homes	All	underlying district	underlying district	underlying district	8 rental rooms + 1 apartment for caretaker
Acc. Dwelling Unit	All	1 attached ADU/lot	underlying district	underlying district	
Workforce-single family	All	GR & R/LC=1 acre, RR=2.5	200 in GR for 5 units 400 in RR for 5 units		
Workforce-multi-family	R/LC only	3 acres for 5 units 4.5 acres for 8 units; min 2.5 acres for addl bldg	200 feet per building	underlying district	Min = 5 units, max=8; no limit on # of buildings
Multifamily housing	R/LC only	1.25 acres X # of units, max =6 acres	underlying district	underlying district + addl buildings on a lot must have 50', 30', 40' between them	Max= 4 units/building, adequate playground space
Manufactured housing	All but VR	underlying district	underlying district	underlying district	Chassis = 15 feet wide and 38 feet long

APPENDIX D: Detailed Natural Resource Data for Chapter 3

Steep Slopes: Some communities define steep slopes as having a grade of between 15% and 25%. In Freedom, 4,894 acres or 22.1% of the land has a slope of between 15-24%; and 2,725 acres or 12% of the land has a slope of 25% or more. (Slope of an area is measured by dividing the vertical height by the horizontal length or the rise over run.) While the steep slopes in Freedom are not readily developable and therefore are somewhat protected, current zoning does not restrict the construction of buildings on steep slopes, leading to possible development and the associated negative consequences. The Lakes Region Planning Commission outlined development constraints in Regulating Development on Steep Slopes, Hillside, and Ridgelines (2006).

Chart D-1: Freedom Soil Types



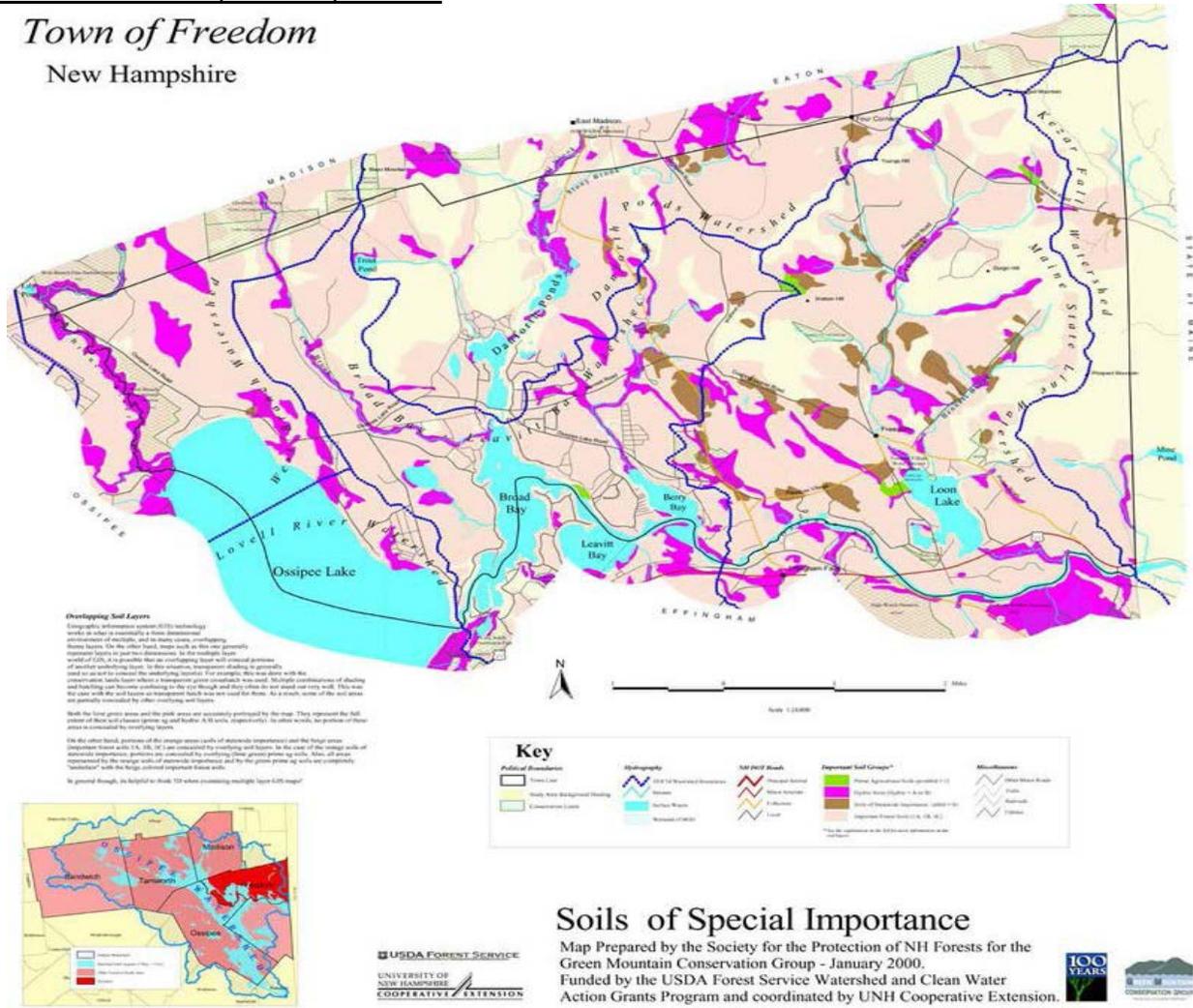
Soil Type Map USDA

<p>1= Colton Adams—Nearly level to very steep, excessively drained gravelly and sandy soils on terraces, kames and eskers</p>	<p>8= Marlow Peru 9= Beckett Herman Skerry 10= Herman Berkshire Waumbek</p>
---	---

The most dominant soil types in Freedom are Herman (29%), Lyman-Berkshire (20%), and Colton Gravelly Loam (14%).] These soils tend to be sandy. In the case of the Lyman- Berkshire soils, almost half is characterized as rocky and located on the 25-60% slopes.

Chart D-2: Soils of Special Importance

Town of Freedom
New Hampshire



https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/new_hampshire/carrollNH1977/gsm.pdf
 NRCS. New Hampshire Soil Attribute Data Dictionary.
<https://www.nrcs.usda.gov/wps/portal/nrcs/>

Table D-1: Summary of Conservation Land by Ownership

Land	Acres	% of acres
Total Acres in Freedom:	22,080.00	100.0%
Wetland Acres*	1,689.00	7.6%
Total Acres Town Owned / Conservation Land:	2,708.35	12.3%
Total Acres Easement / Conservation Land:	2,312.64	10.5%
Total Acres Town Owned and Easement / Conservation in Free	5,020.99	22.7%

* Wetland acres not included in calculations

Table D-2: Detailed Data for Town Owned and Easement Conservation Land

<u>Town Owned / Conservation Land</u>			
	<u>owner</u>	<u>acres</u>	<u>location</u>
1	Town of Freedom - Town Forest	2602.40	Ossipee Lake Rd
2	Town of Freedom - Town Forest	57.40	Shawtown Rd
3	Freedom Conservation Commission	6.92	Fox Run Rd
4	Freedom Conservation Commission	0.40	Fox Run Rd
5	Freedom Conservation Commission	0.37	Fox Run Rd
6	Freedom Conservation Commission	12.25	corner Loon Lake Rd & Rond Pond Rd
7	Freedom Conservation Commission	0.83	Freedom Point Rd
8	Freedom Conservation Commission	23.32	Eaton Rd
9	Freedom Conservation Commission	4.00	Eaton Rd
10	Freedom Conservation Commission	0.21	Loon Lake Rd
11	Freedom Conservation Commission	0.25	Loon Lake Rd
	Total Town Owned / Conservation Land:	2708.35	
<u>Easement / Conservation Land</u>			
1	The Nature Conservancy	232.00	Ossipee Lake Rd
2	The Nature Conservancy	51.46	Ossipee Lake Rd
3	The Nature Conservancy	119.15	Ossipee Lake Rd
4	The Nature Conservancy	846.72	Ossipee Lake Rd
5	Society for the Protection of NH Forests - Dr. Melvin A. Harmon Preserve	14.80	Porter Rd (Rt 25)
6	Society for the Protection of NH Forests - Dr. Melvin A. Harmon Preserve	262.00	Porter Rd (Rt 25)
7	Society for the Protection of NH Forests - Dr. Melvin A. Harmon Preserve	21.30	corner Loon Lake Rd & Porter Rd
8	Society for the Protection of NH Forests - Guy I. Burch Forest	20.25	Old Portland Rd
9	Society for the Protection of NH Forests - Nason Brook Tract	97.30	Moulton Rd
10	Society for the Protection of NH Forests - Nason Brook Tract	83.00	Scarboro Rd
11	Society for the Protection of NH Forests	2.30	Freedom Point Rd
12	Society for the Protection of NH Forests	0.71	Davis Point Rd
15	Kaplin Freedom Realty Trust	30.40	Eaton Rd
16	Kaplin Freedom Realty Trust	13.80	Eaton Rd
17	Kaplin Freedom Realty Trust	88.40	Eaton Rd
18	Gary Taylor - Freedom Water Precinct	34.60	Moulton Rd
19	Upper Saco River Land Trust - Jenkins Conservation Easement	22.90	Rice Hill Rd
20	Green Mountain Conservation Group - Carpenter Preserve	147.60	Rice Hill Rd
21	Green Mountain Conservation Group - Elizabeth Vestner	19.60	Old Portland Rd
22	Green Mountain Conservation Group - Elizabeth Vestner	8.50	Old Portland Rd
23	Green Mountain Conservation Group - Elizabeth Vestner	101.00	Old Portland Rd
24	Earle	27.35	Cushing Corner Rd
25	Brooks	67.50	Eaton Rd
	Total Easement / Conservation Land:	2312.64	

Table D-3: Partners in Conservation

Easement Holders

Green Mountain Conservation Group—Blair Folts, Phone (603) 539-1859

Society for the Protection of New Hampshire Forests—Rita Carroll, Phone (603) 224-9945

The Nature Conservancy—Jeff Lougee, Phone (603) 224-5853

The Trust for Public Land—Roger Krussman, Phone (802) 371-9286

Upper Saco Valley Land Trust—William Abbott, Phone (603) 356-9683

Water Testing and Water Quality Grant Sources

Green Mountain Conservation Group—Blair Folts, Phone (603) 539-1859
New Hampshire Department of Environmental Services

Other

Friends of Trout Pond (active in purchasing Trout Pond, now dormant)
USDA Forest Legacy Program

Chart D-3: Stratified Drift Aquifer

Chart D-3 shows the areas covered by the Groundwater Protection District. It includes all the NH Department of Environmental Services-approved Wellhead Protection Areas for community Public Water Systems and all areas overlying Stratified Drift Aquifers as described in Geohydrology and Water Quality of Stratified Drift Aquifers in the Saco and Ossipee River Basins, East-Central New Hampshire as shown on the chart.

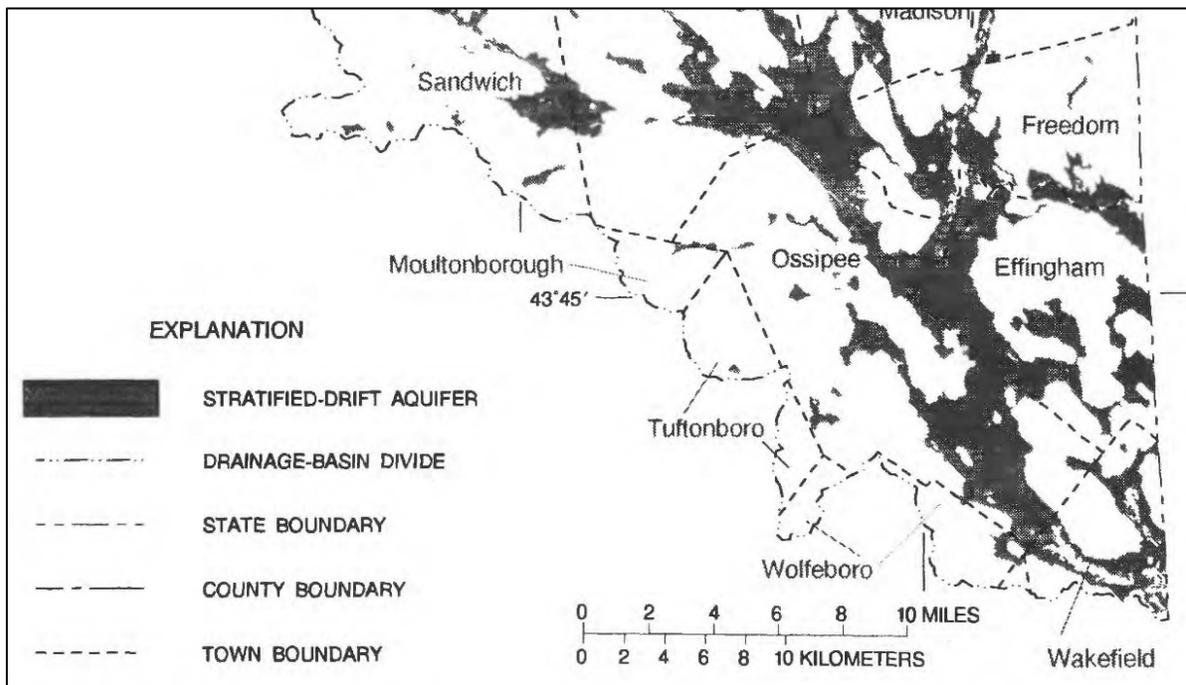


Chart D-4: Composition of Runoff

Chart D-4 shows that watershed load is 87% of total phosphorus (TP) loading (kg/yr.). “Watershed load” is phosphorus that comes from water that flows from the watershed into Ossipee Lake and its tributaries with some percent originating from overland runoff.” Freedom, which is downstream from the big lake, is subject to phosphorus loading which it cannot control.

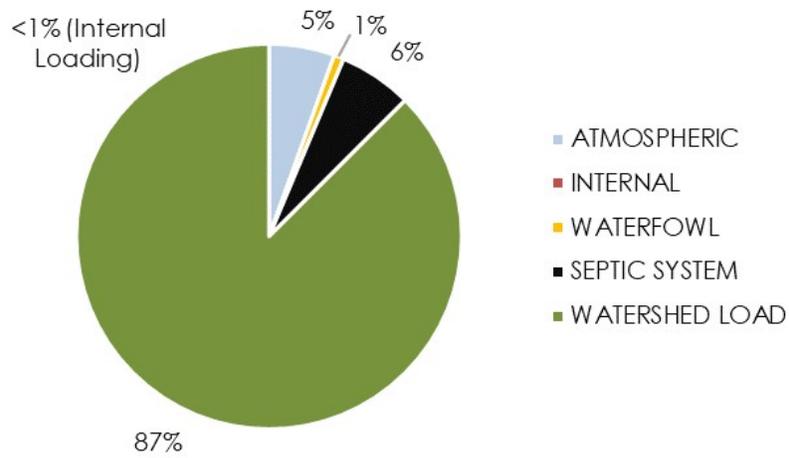


Chart D-5: Sub-Watershed Phosphorus Loading

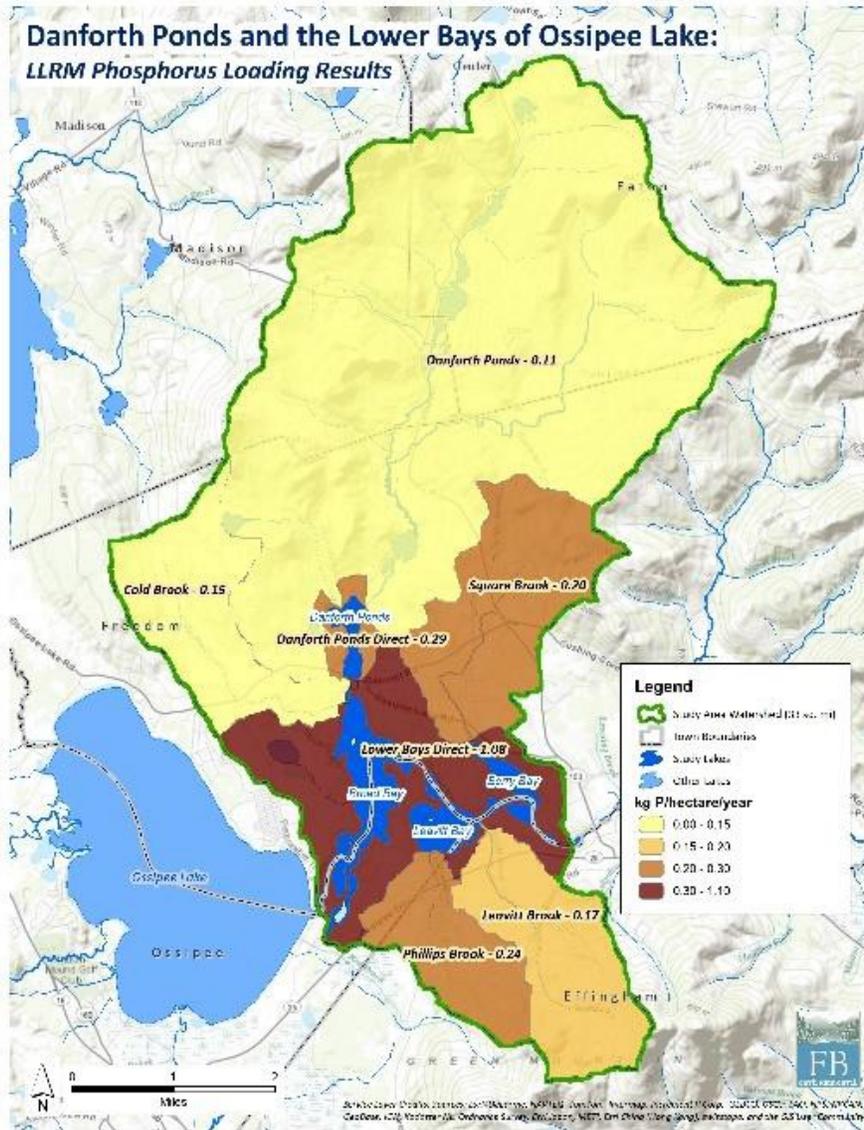
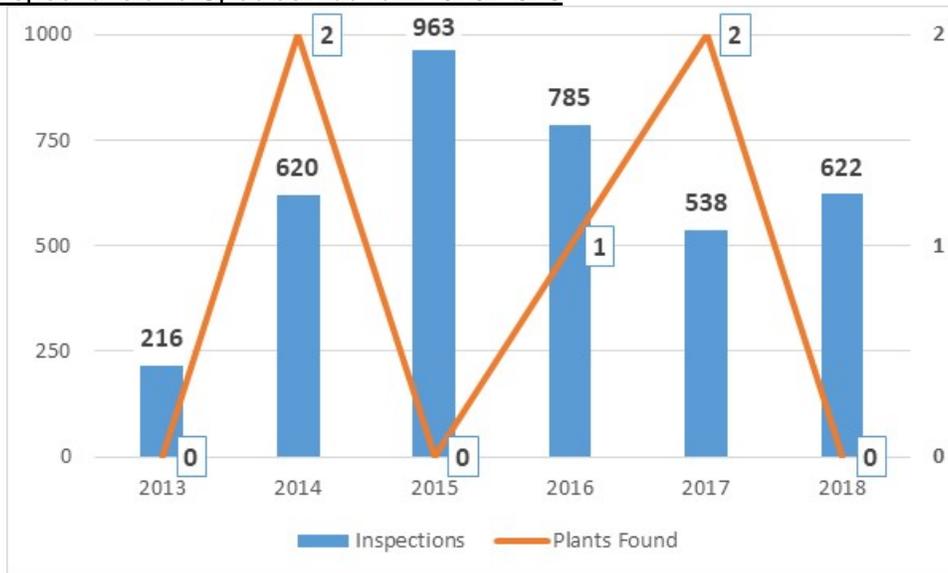


Chart D-5 shows more detailed phosphorus loading for Danforth Ponds and Lower Bays and several tributaries. The phosphorus loading for most of the sub-watersheds range from a low of 0.11 for the Danforth Ponds to 0.24 in Phillips Brook. The two data points labeled “direct” indicate the phosphorus loading from the shorefront runoff.

Table D-4: Town Spending on Milfoil

Year	Action	Area	Provide	Total \$	Source of Funds
2006	Diving/Hand Removal in Middle Danforth	Varied	New England Milfoil (NEM)	\$4,500	Town of Freedom
2007	Diving/Hand Removal in Middle Danforth	Varied	NEM	\$13,050	Town of Freedom Individual Donations
2008	Diving/Hand Removal in Middle & Lower Danforth	Varied	NEM	\$8,500	Town of Freedom Individual Donations
2009	Diving/Hand Removal in Middle & Lower Danforth	Varied	NEM	\$8,000	Town of Freedom Individual Donations
2010	Diving/Hand Removal in Middle & Lower Danforth Plus Marina	Varied	NEM	\$3,800	Town of Freedom Individual Donations
2010	2,4-D Treatment Middle & Lower	24 Acres	ACT	\$14,300	Town of Freedom Individual Donations
2011	2,4-D Treatment Upper, Middle & Lower	21 Acres	ACT	\$10,225	Town of Freedom Individual Donations
2011	Diving/Hand Removal in Middle & Lower Danforth	Varied	NEM	\$8,000	Town of Freedom Individual Donations
2004-2010	Diving/Hand Removal Around Campground Areas in Middle Danforth		NEM	\$18,000	Direct funding from Danforth Bay Camping Resort to NEM
Total \$	Danforth and Marina			\$88,375	

Chart D-6: Inspections and Species Found—2013-2018



Source: NH Lakes Association

APPENDIX E: Detailed Land Use Data for Chapter 4

Chart E-1: Satisfaction with current development levels

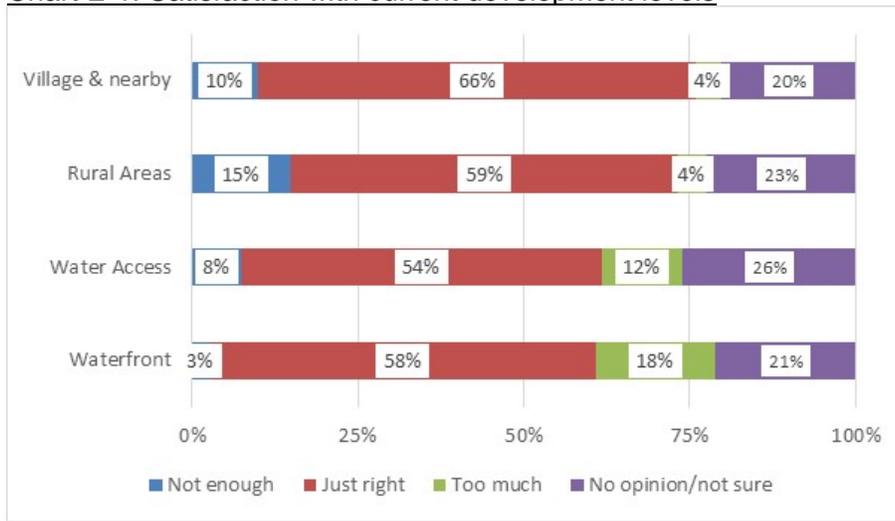


Chart E-2: Support for future zoning regulations in these areas

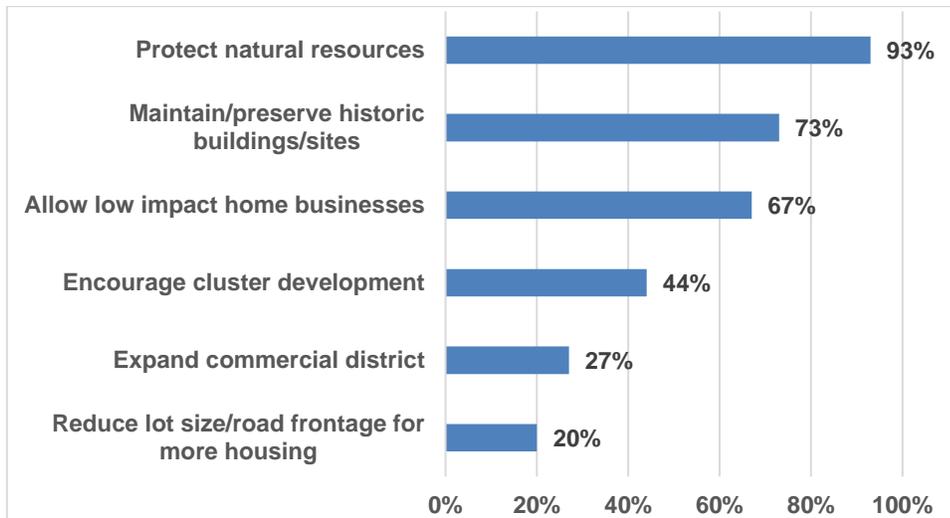


Chart E-3: Support for commercial activity

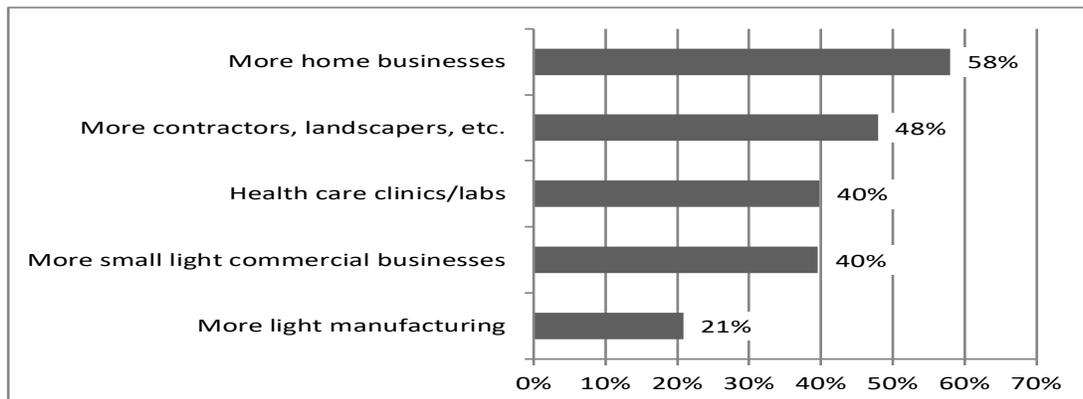


Chart E-4: Tax Support for various land use issues

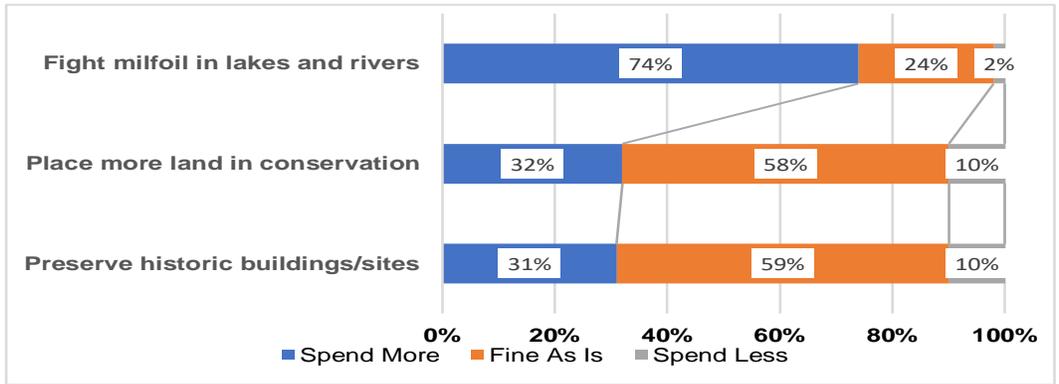
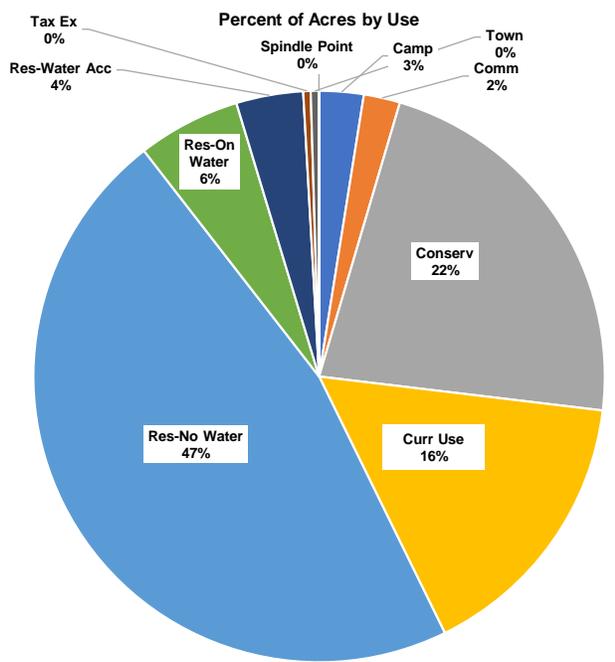


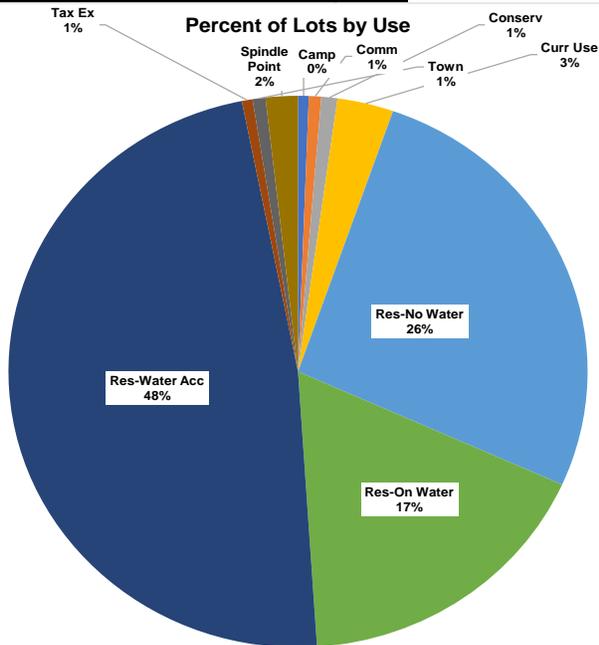
Chart E-5: Current Land Use Map

Chart E-6 Percent of Acres by Use



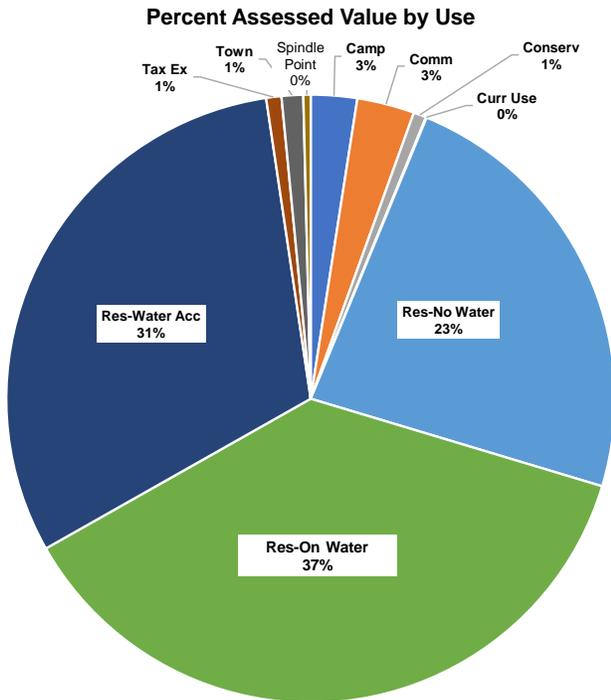
Source: Town of Freedom assessor's database March 3, 2018

Chart E-7 Percent of Lots by Use



Source: Town of Freedom assessor's database March 3, 2018

Chart E-8 Percent of Assessed Value by Use

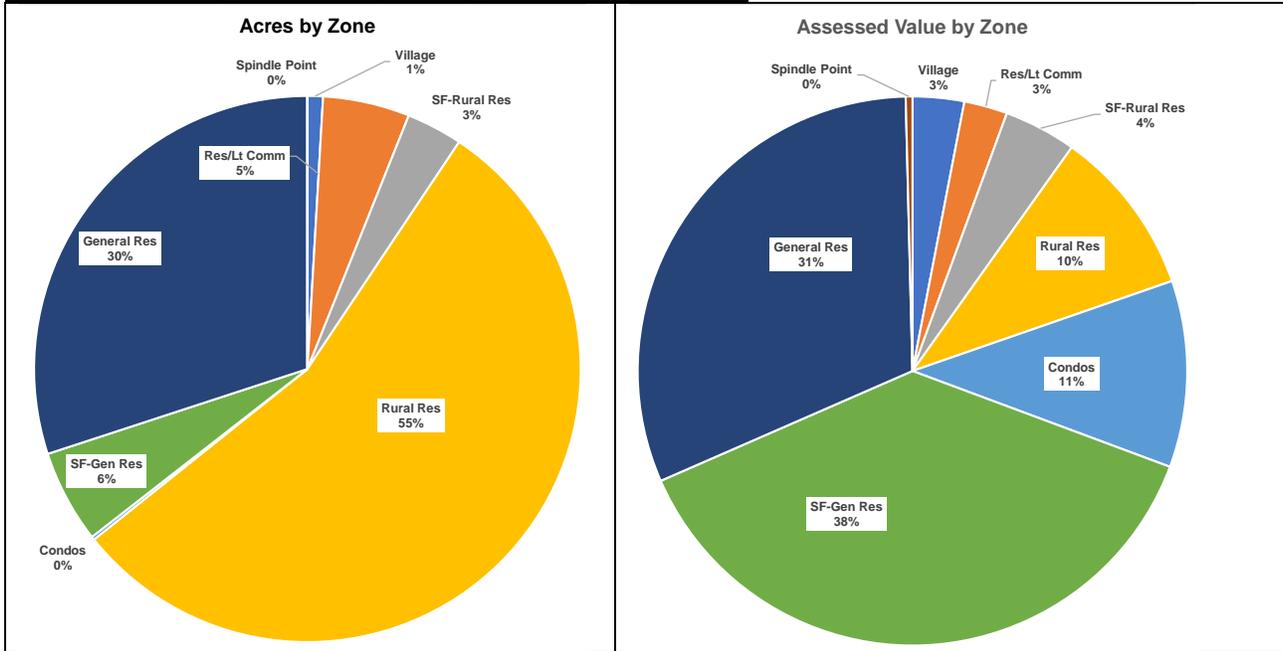


Source: Town of Freedom assessor's database March 3, 2018

Table E-1 District Descriptions

District	Village Residential	General Residential	Rural Residential	Residential/Light Commercial	Shorefront districts
Description	Small residential zone located along Elm Street and Old Portland Road in the center of town to preserve Freedom's historic past	Second largest area in Freedom, spreads across the southern part of town with access to major roads	Characterized by low-density, rural living and open space	Allows business activity along part of NH Route 153 and NH Route 25	Overlay the general and rural residential districts.
Acreage & road frontage	1 acre & 200'	2 acres & 200'	5 acres & 400'	1 acre & 200'	Same as underlying
Permitted Uses	Primarily residential	Variety of residential uses, home businesses, residential camping, manufactured housing, water storage facility, and produce stand.		Variety of residential uses, home businesses, residential camping, manufactured housing, water storage facility, and produce stand.	Subject to additional requirements of the NH Shoreland Water Quality Protection Act

Chart E-9: Zoning Districts by acreage and taxable value*



Source: Town of Freedom assessor's database March 3, 2018

* Totem Pole, Freedom Village Condos, Pine Landing

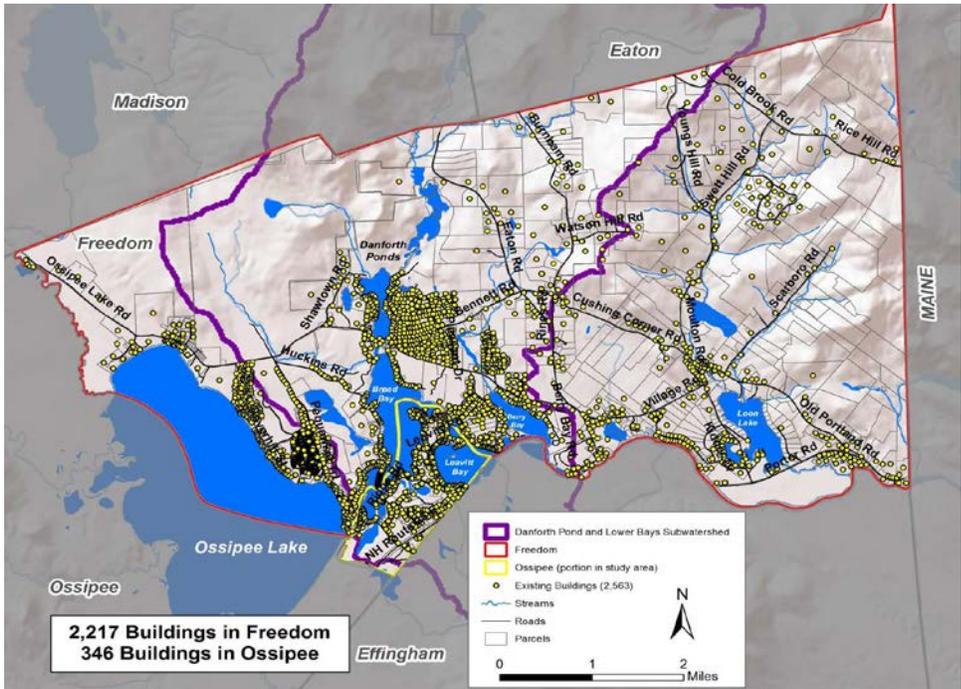
Table E-2: Subdivision Activity 2007-2018

Year	# Subdiv	# lots	Notes
2007	0		
2008	0		
2009	0		
2010	0		
2011	0		
2012	0		
2013	0		1 informal discussion
2014	2	4	2 2-lot subdivisions
2015	1	2	1 1-lot subdivision
2016*	2	6	2 3-lot subdivision
2017	1	4	1 major subdivision
2018	0		

* Approved an 18-unit elderly housing condominium

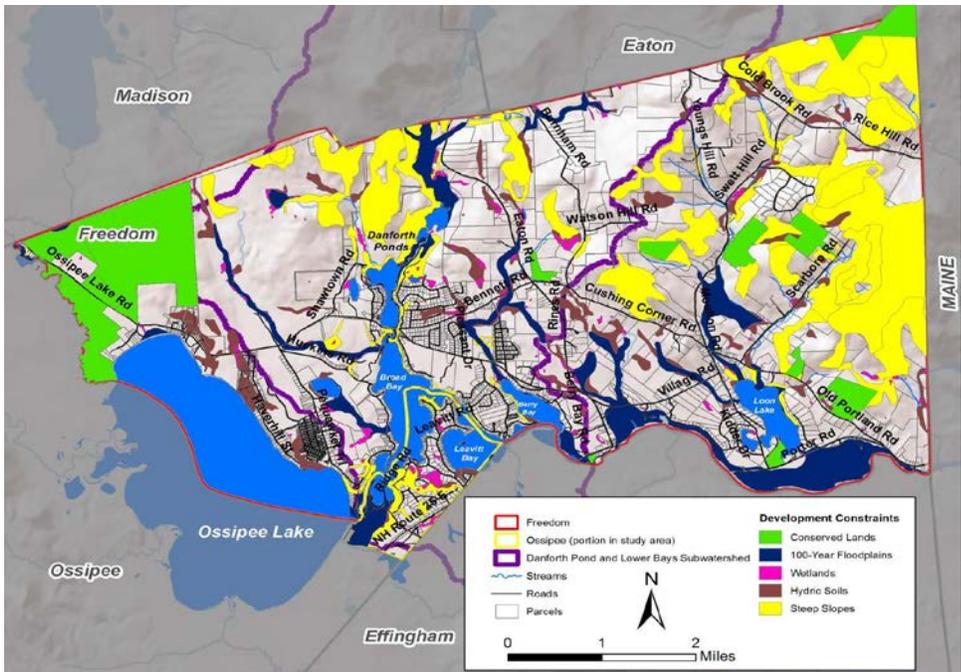
Source: Freedom Internal Records

Chart E-10: Existing Buildings



Source: FB Environmental and Freedom Assessors' database (Anne Cunningham analysis)

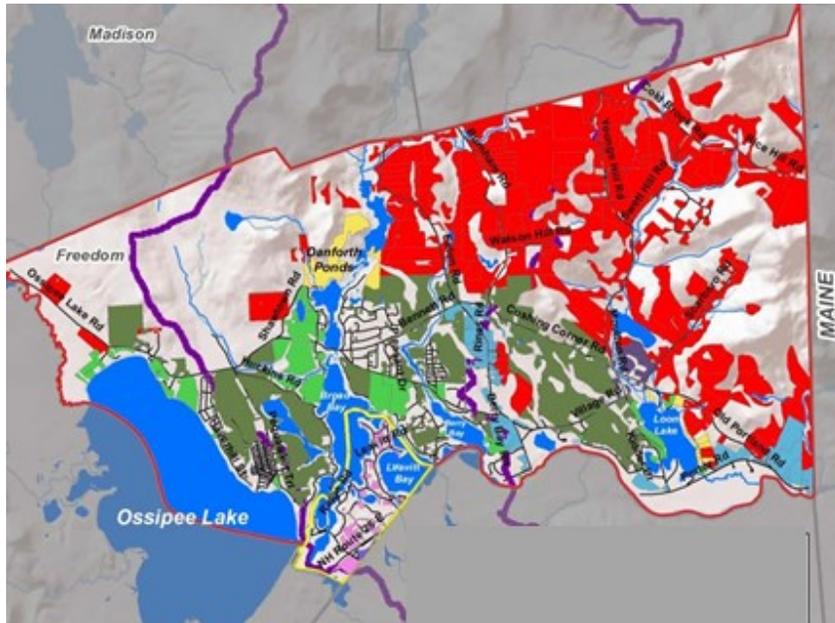
Chart E-11: Development Constraints



Source: FB Environmental and Freedom Assessors' database (Anne Cunningham analysis)

The model considers green, blue, pink, brown, and yellow areas not buildable. The Freedom zoning ordinance does not limit building on steep slopes (yellow areas) but excludes them from lot size calculations in case of subdivision. Construction feasibility and costs limit the amount of development on steep slopes.

Chart E-12: Buildable Land by Zoning District



Key:

APPENDIX F: Detailed Historical Resources Data for Chapter 5

Table F-1: Sources

1. Freedom Crossroads-A Blue Book of Information about the Town of Freedom – 1989 - Gail H. Bickford
2. The Church Bells in Freedom- prepared by Robert Smart and Alan Fall – 2011
3. A Village Pastor Looks Back, a History of the First Christian Church of Freedom –George T. Davidson – 1993
4. Ossipee Riverlands –Carol C. Foord and Sheila T. Jones - 2000
5. Open for Business – The Early History of Commerce in Freedom-Patrick Miele 2004
6. A History of Carroll County – Georgia Drew Merrill
7. Freedom Historical Society, documents

Table F-2: Heritage Commission Activities

- o State Registry of Historic Places - The Heritage Commission, created in 2009, has received State Registry of Historic Places designation for 4 Public and 3 Private structures in town.

<u>Name of structure</u>	<u>Date Constructed</u>	<u>Listed</u>
1. The old Freedom Grammar School (now the Freedom Town Offices)	1895	2011
2. The Roller Shed	By 1901	2012
3. The Bandstand	By 1902, late 1890s, possibly	2012
4. The Masonic Temple (private)	1830	2013
5. The Town Hall	1889	2014
6. The Freedom Village Store (private)	c. 1860	2016
7. First Christian Church (private)	1867	2018

- o Inventory Reports -Researched and inventoried 6 public buildings, 2 camps, several private homes, the “new” (1983) Freedom Elementary School, and the Freedom Club of NH (now the Freedom Beach Club). The Freedom Historical Society, using an identical format, has inventoried and photographed many more homes in the village and outlying areas, but much more work needs be done to do in-depth research about these structures and homes.
- o Historic Neighborhood Schools -Research on the location of Freedom neighborhood schools has been done on the sites and will be marked with descriptive signs in 2019.
- o Roller Shed Restoration- The Heritage Commission received a Moose Plate Grant in August 2016, to repair and rehabilitate the Freedom Town Roller Shed, one of the three remaining Roller Sheds in the state. Work was completed in May 2017. In May 2018, at a ceremony in Concord, The Preservation Alliance awarded the Heritage Commission and its three partners, Mike Gaudette, Mark McKinley and the Town of Freedom, an award for the preservation of the Roller Shed as an important historical resource. Volunteers from the community and members of the Commission have found a snow roller the owner has donated to the town. It will be restored and put into the restored roller shed
- o Public Outreach: Hold public tours and presentations highlighting Freedom’s historic resources with the goal of raising awareness and appreciation of these resources

Table F-3: Freedom Historical Society Activities

Freedom Historical Society – a private 501(c)(3) organization that maintains a museum of local and regional artifacts and preserves documents, photographs, maps, and stories about the history of Freedom.

- Shawtown 1832-1879, Freedom's Ghost Town - The Freedom Historical Society produced a video in 2011 about Shawtown, a Freedom neighborhood that disappeared after the Civil War. Written and narrated by Carol Foord (now deceased), and filmed by Joe Bradley, it pieced together the story of pioneer residents through the cellar holes that remain. Archeological research can discover lost historical resources like this and is an important element in the study of town life, structures, and industry.
- Public Outreach: Hold public tours and presentations highlighting Freedom's historic resources with the goal of raising awareness and appreciation of these resources
- Community/school collaboration -Freedom School History project- In May 2017, the 6th grade and Kindergarten students prepared a history of their "new" school which was built in 1983. Collaborating with community members, the Heritage Commission, and the Freedom Historical Society, they researched, wrote, interviewed and photographed, making a power point presentation to the public at the end of their project. A former student used his drone, an exciting new resource, to record an aerial view of the school and surrounding area

Table F-4: Tools Promoting Preservation

- Heritage Commission 2009
- Historical Society 1978
- RSA 79D – Barn Easements
- State Grants Programs (Moose Plate, LChip)
- Planning Board work-zoning, site-plan reviews
- Historic Resources Surveys
- State Register of Historic Places listing

APPENDIX G: Detailed Transportation Data for Chapter 6

Chart G-1: % of Respondents who want to “Spend More”

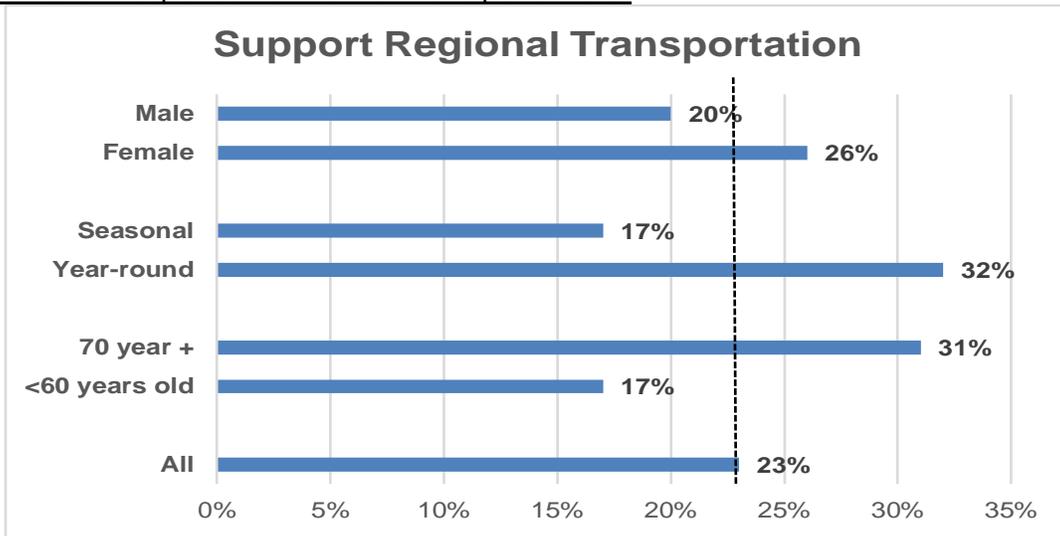


Chart G-2: % of Respondents who want to “Spend More”

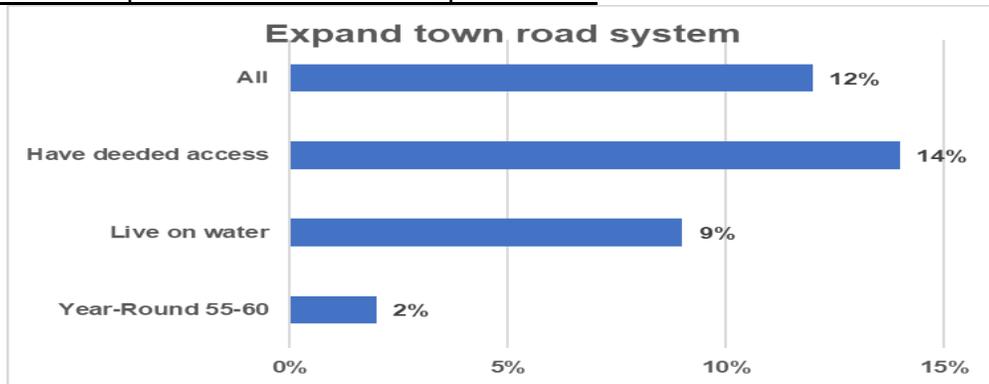


Table G-1: Road Classifications per RSA 229.5

Class I	Trunk line Highways are highways on the state system. In New Hampshire the Department of Transportation (NHDOT) assumes full control and pays all costs of construction, reconstruction, and maintenance of these sections unless they are in an identified urban compact.
Class II	State Aid Highways consist of highways on the secondary state system. All sections improved to the satisfaction of the NHDOT Commissioner are maintained by the state.
Class III	Recreational Roads lead to and within state reservations as designated by the Legislature. NHDOT assumes full control of these roads.
Class IV	Rural Highways Town roads within compact sections of cities and towns listed in RSA: 229.5, paragraph V
Class V	Town Maintained Roads consist of all other traveled roads which the town has a duty to maintain regularly. These roads are commonly referred to as “Town Roads.”
Class VI	Un-maintained Roads are public ways that include roads which have not been maintained and repaired by the town in suitable condition for travel for five consecutive years or more, and discontinued roads made subject to gates and bars.

Table G-2: Miles of Road in Freedom by Administrative Classification

Classification	Miles of road	% of Total Roads
Class II: State Aid Highways	6.5	12.3%
Class V: Maintained Roads	45.2	86.2%
Class VI: Un-maintained Roads	0.8	1.5%
Total	52.4	100.0%

Source: 2008 LRPC Road Inventory plus Road Agent update

Chart G-1 Freedom Road Map—System Map

Table G-3: Functional Road Classifications

Arterial highways	Generally, carry higher volumes of traffic at higher speed and for longer distances between larger communities and through smaller ones. Such roads often have limited access from abutting properties, median dividers, and grade separations. Freedom has no major arterial highways. The rural road system is limited to 2.35 miles of minor arterial highway, which is the section of NH Route 25 in the southeast portion of town.
Collector roads	Carry traffic between various neighborhoods and links the locally important traffic generators with the rural hinterland and the arterial roads. Collector roads should be constructed to serve a mixture of traffic at moderate speeds with some control of development and layout of intersecting roads. The road network in Freedom consists of approximately 20.6 miles of minor collector roads as identified by NHDOT and the town Road Agent.
Local roads	Constitutes all rural roads not classified as arterials or collector roads. The local road system, in comparison to collectors and arterial systems, primarily offers continuous access for all abutting properties, mostly in residential areas, and may be constructed to serve traffic at lower speeds and for shorter distances. The State automatically classifies all town roads functionally as “local”, even though some town roads serve as collectors.

Table G-4: Functional Class Percentage of Total Roads

System	Percent of Rural Road Length	
	Typical Distribution of Rural Functional Class	Freedom
Arterial	2-4%	3%
Collector	20-25%	28%
Local Road	65-75%	69%

Source: AASHTO-Geometric Design of Highways and Streets, LRPC Road Inventory

Chart G-2: Freedom Functional Road Map

Table G-4: Possible Road Improvements

Road Name	Needed Improvements
Durgin Hill Road	Add more drainage and pave (currently grade this road monthly)
Haverhill Street	Widen the road and add drainage
Huckins Road	Widen the road and more drainage
Loon Lake Road	Add drainage and consider paving
Mudget Drive	Widen and add drainage to protect Danforth Pond water quality
Packard Drive	Widen and add drainage
Paulipoint Road	Widen and add drainage
Pequawket Trail	Extend paving to the far intersection with Huckins Road
Watson Hill Road	Connect paved areas and improve drainage
West Bay Road	Widen and add drainage in two locations; extend pavement to Chick Drive

APPENDIX H: Detailed Facilities Data for Chapter 7

Table H-1: Police Department Equipment

Type of Vehicle	Year	Condition*	Replace Yr.
2016 Ford Explorer		excellent	2014
2013 Chevy Tahoe		fair	2020
2018 Ford F-150 Truck		new	2016
3 Kustom Golden Eagle II Radar units		good	As needed
3 Mobile Motorola Astro Digital Radio		good	As needed
2007 Polaris Ranger 6x6		fair	Never
Stationary Radar Unit		good	As needed
Evolis Stationary Radar Unit	2018	excellent	As needed
Firearms, ammunition, body armor	Changes as needed		

Table H-2: Detail Fire and Rescue Call Information

Category	2010	2013	2018
Structure Fires	1	4	0
Mutual Aid Fires	12	13	15
Fire Alarms	29	26	27
Illegal Outside Fires	4	4	3
Vehicle Fires	5	3	1
Medical Aid	158	146	224
Transport to Hospital	new measurements		166
Not Transported to Hospital	"		80
Transported in ambulance not Careplus	"		1
Paramedic intercept	"		1
Member Transporting with Ambulance	17	15	30
Motor Vehicle Accidents	14	20	19
ATV/Snowmobile Accidents	0	0	0
Service Calls	3	22	26
Trees/Wires Down	21	18	26
Transformer Fire	0	1	1
Severe Weather	1	2	2
No Responders Available	0	6	40
Chimney Fires	1	7	1
Police Standby	0	4	1
Mutual Aid Rescue	0	3	0
Search Lost Person	0	3	0
Good Intent Call	0	4	0
Gun Shot	0	1	0
CO Calls	10	6	10
Calls to Eaton	14	8	20
Woods Fires	1	6	4
Dumpster Fire	0	1	1

Category	2010	2013	2018
Smoke Investigation	6	0	8
Ice/Water Rescue	1	1	0
Provided ALS Care	33	25	25
Vehicle Through Ice	1	0	1
Electrical Issues	2	0	0
Duty Crew Response	0	92	106

* Total calls are the count of all calls during the year. Depending on the call, it may be coded in more than one call category. Therefore, the sum of all calls is less than the total of all call categories.

Table H-3: Fire and Rescues Equipment

Equipment	Year	Condition*	Replace Yr.
International Tank Truck	2012	Excellent	2027 Refurb
Chevy Tahoe	2009	Fair	Next police dept replacement
Ford F550 One Ton (Fire only)	2006	Excellent	2026
F550 Ford Forestry Truck	2006	Fair	2018
F550 Ford Rescue Truck	2000	Good	2020
HME Fire Truck	2018	New	2038
Mack Fire Truck	1989	Good	2009
1926 Seagrave Fire Truck	1926	Good	No replacement
Portable Deck Gun	2004	Good	2018
2006 (23) XTS 2500i Portable Radios	2006	No parts	Will replace 1-2 at a
2004 (4) Motorola Astro Digital Radios	2004	No parts	Time from budget
1996 100-Watt Kenwood Radio	1996	Good	20 years
1998 Jaws of Life Power Unit		Trying to replace through grant.	
1998 Hurst 60" Hydraulic Ram		These tools will not cut the metal	
1998 Hurst 30" Hydraulic Ram		in new vehicles.	
1998 Hurst Combi Tool Spreader Cutter			
1998 Hurst Cutter			
2010 Hurst Tool Cutter			
Stabilization Kit	2004	Excellent	N/A
MSA 5500 Thermal Imaging Camera	2002	Good	~5 years
14 MSA Airpacks with 14 bottles	2017	New	2032
13,000-watt Honda Generator	2007	Good	N/A
Honda 2000 Generator	2018	New	10-15 years
10,000-Watt Diesel Generator	2000		With new rescue
Multi Gas Meters (2)	2017		From Equip budget
2 Darley Portable Pumps	1989	Fair	2-3 years
275 Gallon Forestry Skid Unit	2000	Good	20+ years
450 Gallon Forestry Skid Unit	2002	Good	20+ years
75-gallon Skid Unit with Pump/Reel	2007	Good	20+ years
Akron Hose Tester	2006		N/A
m 4x4 ATV (2)	2006	Good	20 years

Equipment	Year	Condition*	Replace Yr.
Polaris Ranger 6x6	2007	Good	2022
315PSI Forestry Pump	2007	Good	15-20 years
120GPM Forestry Pump	2006	Good	15-20 years
Phillips 12 Lead Cardiac Monitor	2010	Good	15 years
Positive Pressure Fan	1998	Fair	2-3 years
Rescue Sled	2008	Excellent	20 years
3000-Watt Light Tower	2005	Excellent	2020
Extractor	2009	Excellent	15-20 years
RAD 57	2018	Good	10 years
Remote Light-Pelican	2016	Excellent	20 years
Lucas Auto Pulse	2015	Excellent	15 years
Alaris Med System 3 IV Pump	2015	Excellent	2025

The rescue vehicle is well- equipped with lifesaving apparatus, including the jaws of life, a 10-kilowatt generator, self-contained breathing equipment, cardiac monitor, air bags, lights, rope rescue gear, trauma pads, and back woods packages for remote rescue.

Table H-4: Existing Highway Department Equipment

Purchase Year	Description	Years of Service	Est. Replace Year
1994	Billy Goat	25	2019
2011	Cat 140M2 Motor Grader	30	2041
2014	Cat 420 Backhoe (Used at Transfer Station)	20	2034
2014	Cat 924K Loader	15	2029
2012	Chevy Tahoe	4	2021
2016	Ford F550 One Ton	10	2026
2018	Ford F550 XL One Ton	10	2028
1985	GMC Tank Truck	10	2029
2006	Hiway 12' stainless steel sander	19	2025
2018	Hiway 4 yd stainless steel sander	18	2037
2016	Hiway 4yd S.S. Sander	18	2034
1999	Hiway 5 yd stainless steel sander	20	2019
2016	Hiway 6 yd stainless steel sander	15	2031
2013	International All Wheel Drive	10	2023
1991	MB Sweeper	30	2021
2006	Miller Generator/Welder	15	2021
1992	Morbark Chipper	30	2022
2011	Pressure Washer	10	2021
1999	Shoulder Gravel Machine	10	2029
1963	York Rake	10	2019

Table H-6: Amount of Waste Collected at the Transfer Station 2013, 2017, 2018

Type of Waste	2013	2017	2018
Total Waste (tons)	860	1,050	1,058
Municipal Solid Waste (MSW)*	503	599	600
Construction and Demolition	179	266	266
Recyclables	170	175	176
Scrap Iron	8	10	16

Table H-7: Transfer Station's existing equipment.

Equipment	Year	Condition	Replace Year
Compactor #1	1992	Poor	2019
Compactor #2	2004	Good	2034
Compactor #3	2007	Good	2037
Containers #1-7	Varied	Good	When needed
12' Snowpusher		Fair	
Ariens 28" Professional Snowblower	2017	Good	2027

Table H-8: Select Library Statistics 2010, 2013, and 2018

Year	2010	2013	2018
Patrons	14,243	13,009	14,048
Adult Circulation	12,030	12,036	12,862
Juvenile Circulation	2,965	3,462	5,277
Adult Programs / Attendance	62/599	39/579	153/1,223
Children's Programs / Attendance	94/1,320	99/1,468	127/1,896

Table H-9: Select Library Technology

Equipment	Year Acquired	Condition
5 Public Access Computers	Incrementally	Good
2 Circulation Computers		Good
1 Staff Computer		Good
3 Staff Laptops	2013/2016/2017	Good/New
1 Chromebox for Catalog Access	2015	Good
3 Kindle Fire HD10	2017	New
1 Color Inkjet Printer	2012	Good
1 Laser Printer		
1 Color Inkjet Printer/Copier/Scanner/Fax ¹	2012	Good
1 Photocopier/Fax/Scanner/Printer	2008	Good
1 Cricut Explore Air	2016	Good
A/V Presentation Setup (DVD player, receiver, projector, screen, A/V hookups)	2011	Good
1 Circulating A/V Projector	2006	Good
5 Robots for STEM Activities	2018	Good/New