



FREMONT PLANNING BOARD
January 18, 2012
Meeting Minutes
Approved February 1, 2012

Present: Chairman Roger Barham, Vice-Chair John (Jack) Karcz, Member John (Jack) Downing, Alternate Chris Silk, RPC Circuit Rider Brian Groth, Building Official Bob Meade.

Mr. Barham opened the meeting at 7:15 pm.

Mr. Barham appointed Mr. Silk as a voting Member in Mr. Angelone's place for tonight's meeting.

Mr. Kohlhofer joined the meeting at 7:20 pm.

MINUTES

Mr. Downing made the motion to approve the minutes of the January 4, 2012 meeting as written. Motion seconded by Mr. Kohlhofer with unanimous favorable vote.

SEACOAST UNITED SOCCER CLUB (SUSC)
Map 6 Lot 020-001

In an information sheet provided by Mrs. Bolduc for this meeting she reported that Chris Albert, Wetland Scientist and project manager for Jones & Beach met with the Conservation Commission on January 9, 2011 relative to the work done at the SUSC. He said that he is also planning to meet with the Planning Board informally. At that meeting it was reported that according to NH DES Wetlands Compliance Specialist Eben Lewis Mr. Willis of SUSC will be required to hire a forester for the purpose of creating a restoration plan for the damaged areas within the prime wetland setback. Mr. Albert said that typically there is a 5-year plan for restoration the Commission felt that planting with seedlings would not take care of the issues created by the removal of mature trees.

The tasks that Mr. Albert said he will complete are:

- Prepare a property line survey and an Easement survey that will tie into the original Beals plan.
- Put up the Conservation placards to comply with the Conservation Commission easement.
- Submit a plan for plantings to the Conservation Commission, Planning Board and NH DES.

It is understood that the DES actions relative to prime wetland buffer violations on the Seacoast United Soccer property are independent to any actions the Town may take for violations to the existing site plan or the Conservation Restriction Deed.

Mr. Silk commented that during the 5-year restoration plan the Town should be kept informed. Mr. Karcz recommended that the Conservation Commission should take the lead relative to any restoration and the Board agreed.

SEACOAST FARMS
(Shirkin Road, Map 5 Lot 035)
Present: Robert Kelly

At 7:30 pm Mr. Kelly met with the Board relative to the Seacoast Farms Composting Operation approved Site Plan.

The Chairman welcomed Mr. Kelly and then outlined how we had arrived at the current situation, namely, following the Town initiating legal action with Seacoast Farms due to odor issues at the beginning of 2011, the Town and Seacoast Farms entered into arbitration resulting in site layout changes and a number of changes in working practices. After these changes had been implemented the odor issue had drastically diminished resulting in the Town terminating the legal action subject to 1) Seacoast Farms continuing to work in accordance with the agreed changes and 2) for Mr. Kelly to make an appointment with the Planning Board.

Mr. Kelly provided the Board with a 24"x36" revised site plan that depicted the site layout changes agreed with the Town and summarized the changes that had taken place since the original 1999 approved site plan.

Mr. Barham conveyed to Mr. Kelly the Board's desire for him to apply for a site plan amendment as a result of the recent changes. Mr. Kelley indicated his reluctance to pursue this course and then followed and extensive and candid debate consisting of the following:

1. Mr. Barham outlined the rationale for the Board's requirement for an amended site plan review; namely, this process will allow the Board to attach future conditions on the operation of Seacoast Farms.
2. These conditions will enable the Board to take action if odor complaints arise in the future.
3. Mr. Kelly voiced two primary concerns:
 - a. He does not wish to go to the expense of providing a fully surveyed plan to accurately depict the current site layout.
 - b. He is concerned that at a future public hearing his abutters will have the opportunity to have the Board impose unrelated conditions such as transportation restrictions.
4. Mr. Barham responded with the following commitments:
 - a. The primary intent of the Board is to apply conditions which are appropriate to address future odor issues. The Board does not wish to meddle in Mr. Kelly's day to day operations.

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- b. The Board does not wish to burden Mr. Kelly with unnecessary expense and in particular will not require a Professional Surveyor to update his latest plan. The Board would be able to use the existing plan and craft wording to address the plan's inaccuracies.
- c. The Board will provide Mr. Kelly advance notice of the Boards proposed conditions and provide Mr. Kelly with the opportunity to discuss these requirements in detail with the Board in advance of his application and subsequent Public Hearing.

The discussion concluded with Mr. Barham stating he will prepare a draft letter to Mr. Kelly which will outline the proposed conditions and, subject to the Board Members agreement, will send it to Mr. Kelly after the next meeting.

GALLOWAY EXCAVATION
Map 5 Lot 035

The Board has received the excavation renewal application from John Galloway for the Galloway gravel operation on Shirkin Road. The Members agreed that the Town Engineer's site visit will be scheduled in the late spring for the same day as the other three excavation operations and this application will be held until that time.

INCOMING CORRESPONDENCES

Received:

- A copy of a January 3, 2012 correspondence from TD Bank to the Town of Fremont relative to the extension of the LOC # 20001046 for Daniel Perry Builders, LLC. (for Thunder Road development), Map 3 Lot 002.

Mr. Karcz made the motion to adjourn at 9:00 pm.
Motion seconded by Mr. Downing with unanimous favorable vote.

Minutes as taken by Mr. Barham.
Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

Next regular meeting: February 1, 2012.

ACTION ITEMS

From the October 5, 2011 meeting.

Groth: create a draft adult use ordinance for the Members to review and consider.

From the January 4, 2012 meeting: send a copy of the Best Management Practices to Mr. Barham for his review

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PROJECTS PENDING/COMPLETED WITH RPC

- Master Plan Audit - Funded with CTAP Phase II funds = **\$3,500**; completion date of August 1, 2010. Completed February 16, 2011.
- CIP Annual Process - Funded with the 2010 Targeted Block Grant (TGB); completion date of June 30, 2010. Paid Towns share of **\$1,000** in December 2009. Pending as of January 18, 2012.
- Provide one (1) final paper copy and one (1) electronic version of the updated MP. Provide one (1) final copy of all elements of the CIP annual update process- Funded with the 2010 Targeted Block Grant (TGB); completion date of June 30, 2010. Paid Towns share of **\$1,000** in December 2009. Pending as of February 1, 2012.
- Vision Chapter of MP - Funded with the 2012 Targeted Block Grant (TGB); completion date of June 30, 2012. Paid Towns share of **2,500** in November 2011. Pending as of January 18, 2012.

Updated project timeline table below.

RPC

Projects Non-CTAP	Status	2009 30 June	2010 30 June	2010 22 Sept	2010 27 Oct	2012	2012 June 30
CIP Process Submittal Materials (2010 TBG)	Pending		Contracted Completion Date				
1 final copy of updated MP, CIP elements (2010 TBG)	Pending		Contracted Completion Date				
MP Vision Chapter update							Completion date