



FREMONT PLANNING BOARD
February 1, 2012
Meeting Minutes
Approved February 15, 2012

Present: Chairman Roger Barham, Vice-Chair John (Jack) Karcz, Selectman Brett Hunter, Member John (Jack) Downing, Alternate Andrew Kohlhofer, RPC Circuit Rider Brian Groth, Building Official Bob Meade and Land Use AA/Recording Secretary Meredith Bolduc.

Mr. Barham opened the meeting at 7:05 pm.

MINUTES

Mr. Karcz made the motion to approve the minutes of the January 18, 2012 meeting as written. Motion seconded by Mr. Downing with unanimous favorable vote.

At the June 15, 2011 meeting Mr. Barham designated Alternate Andrew Kohlhofer to fill the vacancy on the Planning Board until such time as the Selectmen have appointed someone to serve as a full Board Member to fill that vacancy. That appointment remains in effect.

SEACOAST UNITED SOCCER CLUB (SUSC)

Map 6 Lot 020-001

Mrs. Bolduc reported that she has contacted Eben Lewis of DES for an update on the SUSC violations issue, but he has not yet answered the message so there is nothing new to add to the previous information that 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.

SEACOAST FARMS

(Shirkin Road, Map 5 Lot 035)

Mr. Barham said he has not drafted a letter to Mr. Kelly as agreed at the last meeting because he wants to look at the specific agreements between Mr. Kelly and the NH DES before outlining the proposed conditions of an amended Seacoast Farms site plan. He said he read through the Best Management Practices manual pertaining to composting operations and found it has no real standards. The Best Management Practices manual will be sent to the Members for their review and Mr. Barham said he hopes to have a letter ready for the next meeting.

BUDGET BALANCE SHEET

The Members reviewed the Planning/Zoning budget balance sheet of January 1 – December 31, 2011.

HB 1561 – Eliminating all Planning Commissions.

There was a discussion about some recently introduced legislation (HB 1561) to eliminate all regional planning commissions in New Hampshire. In a recent message from Don Marshall, Fremont's representative as a Commissioner to the RPC, Mr. Marshall related that the explanation for the bill is a general statement that "RPCs threaten property rights" and maybe an associated belief that less government is better government, it is felt that the proposal is based more on emotion than facts.

Mr. Marshall noted the following facts to keep in mind:

- It is each town's decision whether or not to join and participate in the RPC, and that choice should not be denied by the Legislature; 26 Of 27 communities in the RPC's region are voluntary dues-paying members;
- RPCs save communities money by providing low cost planning services and by helping to obtain grants; (for \$1 in dues received the RPC brings in \$11 in planning grants and services to the region)
- RPCs provide critical planning advice and assistance to smaller communities with limited planning staff (Fremont included); they also provide municipalities with a mechanism to work cooperatively to solve regional problems.
- As State services and assistance declines, the RPCs' services have become more important.

There was a discussion relative to all the information Mr. Marshall submitted. It was noted that being a member of a Planning Commission entitles the member towns to many other services such as maps, build-outs, grant resources, plan reviews and recommendations. The RPC and Circuit Rider Brian Groth have been instrumental in providing resource information and planning assistance for the updates of many chapters of Fremont's Master Plan.

The Board also received a copy of a January 27, 2012 letter of opposition from Timothy Moore, Chairman of the Rockingham Planning Commission to the Municipal and County Government Committee chairman.

It was agreed that a letter be drafted from the Planning Board opposing the elimination of the Planning Commissions and that the letter be sent to State Representatives Dan Itse, Tim Comeford, and Jason Antosz as well as the Speaker of the House William O'Brien.

MASTER PLAN VISION CHAPTER

In November, 2011 the Board contracted with RPC for assistance in preparing an update to the Vision Chapter of the Master Plan. This is funded with the 2011-12 TBG.

Mr. Groth suggested that the Board should decide on a timeline for work sessions for the completion of the update to the Vision Chapter of the Master Plan. He said that there should be two input sessions, one during a regularly scheduled Planning Board meeting and one should be on a Saturday for added public convenience. Mr. Groth said the input sessions should be held in

the month of May so the project can be finished by the June 30, 2012 TBG contract completion date. Mr. Groth and Mrs. Bolduc will decide on times and dates and schedule the meetings.

MASTER PLAN
ENERGY CHAPTER

Present: RPC Senior Planner Julie LaBranche and Energy Committee Member Gene Cordes.

At 7:30 pm Ms. LaBranche met with the Board to discuss 1) an Energy Chapter for the Fremont Master Plan and 2) to form a sub-committee to draft the proposal for the chapter. This project runs through the end of April and would be completed with funds already received from the Energy Technical Assistance Program (ETAP) so there would not be cost to the Town.

Ms. LaBranche said she attended the January Fremont Energy Committee meeting and the Members related that they would like to take an active role in drafting an Energy Chapter for the Fremont Master Plan. Mr. Cordes agreed that the Energy Committee wants to be involved.

Ms. LaBranche related that the scope of the Master Plan is the guiding document for the community and to bring forward strategies and issues relative to the Town. She said comments, suggestions and ideas of what the Energy Chapter should consist of that she received from some of the Planning Board Members will be used in the draft.

Mr. Kohlhofer said his main concern is power transmission. Mr. Barham said that natural gas is not an option now and maybe will never be for Fremont because the cost of extending the infrastructure is not feasible. There is not enough usage density. This prompted a lengthy discussion relative to power transmission as well as renewal energy. Ms. LaBranche said there are lots of small farms that are getting off the power grid through renewal energy such as wind and solar and the result is preserving agriculture at the local level.

Cost effectiveness was another topic of conversation. Mr. Cordes stated that energy costs effects economic development. There was a conversation relative to solar energy and solar thermal relative to effectiveness, costs and availability. Ms. LaBranche said there is also the possibility of sharing or co-oping with other towns.

Mr. Karcz asked if sustainability going to be a stand- alone chapter of the Master Plan and Mr. Groth said it may be integrated in other chapters. Ms. LaBranche said sustaining is all about recognizing the capacity of the community through several pieces of a Master Plan and the regional plan will help to define what sustainability is for your community relative to transportation, vision, land use, etc.

Ms. LaBranche said there should be consistency between Vision Chapter and Energy Chapter of the Master Plans and she could help with that. She said that her funding will be finished in April, but she will be able to still work with the Board if it is needed to finish the chapter.

Mr. Cordes explained that the Energy Committee has been project focused as well as trying to promote public awareness for energy and an Energy Chapter of the Master Plan has for some time been a goal of the Energy Committee.

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Mr. Barham suggested that the Energy Master Plan Chapter Committee should consist of the four active members of the Energy Committee as well as a Selectmen and Planning Board Member. Mr. Hunter and Mr. Karcz agreed to serve on the Committee. Mr. Cordes and LaBranche will set the date for the first committee meeting that is mutually convenient for all committee members.

Ms. LaBranche said she will have information to show the Planning Board by the end of March and it was agreed that she will meet again with the Board on April 4, 2012.

Ms. LaBranche said she and Theresa Walker are having a regional energy committee meeting in Brentwood tentatively scheduled for April 30, 2012. There will be speakers and a light meal. She will forward the exact date and time.

Ms. LaBranche thanked the Board and left the meeting at 8:25 pm.

CORPORATE COMMERCIAL DISTRICT

Further to the previous conversation relative to the uses and economic development of the Corporate Commercial District. Mr. Kohlhofer related that it has recently been in the news that New Hampshire is looking to a private company to build and operate a new prison and he wondered if this would be a fit for the Corporate Commercial district. He noted that because it would be a private entity it would pay property taxes. Mr. Barham said that this type of use may come under the realm of the Board of Selectmen. He noted that prison could be an emotional subject for residents.

Mrs. Bolduc reported that she has met with Christine Davis, Business Resource Specialist with the Department of Resources and Economic Development (DRED) in preparation for her February 15, 2012 meeting with the Board relative to promotion of economic development of the Corporate Commercial District. Ms. Davis viewed the area both on the Zoning District Map and in the field so she could offer suggestions for the first steps to promote development of the area.

BROADBAND

Mr. Groth reported that RPC has received a grant to help with broadband data acquisition. He said they will need to use the Town assessor's data to confirm rural addresses. He will contact Town Administrator Heidi Carlson to see if this is permissible. Mr. Groth added that RPC is seeking persons interested in volunteering time for data collection.

Mr. Cordes left the meeting 8:40 pm

There was further conversation relative to broadband data and usage.

INCOMING CORRESPONDENCE

There was no incoming correspondence.

Mr. Karcz made the motion to adjourn at 8:48 pm.
Motion seconded by Mr. Kohlhofer with unanimous favorable vote.

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Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

Next regular meeting: February 15, 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. Complete.

From the February 1, 2012 meeting:

Barham:

- Prepare a draft letter to Mr. Kelly which will outline the proposed conditions and, subject to the Board Members agreement.
- Draft a letter from the Planning Board opposing the elimination of the Planning Commissions and that the letter be sent to State Representatives Dan Itse, Tim Comeford, and Jason Antosz as well as the Speaker of the House William O'Brien.

Bolduc and Groth: Decide on times and dates of the Vision MP Chapter public input meetings and schedule the meetings.

PROJECTS PENDING/COMPLETED WITH RPC

- 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 February 1, 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.
- Energy Chapter of MP – Funded through the Energy Technical Assistance Program (ETAP) (no Town cost-share). Completion date of April 30, 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 April 30	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	Pending							Contract Completion date
MP Energy Chapter	Pending					Completion date		

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