



FREMONT PLANNING BOARD
February 15, 2012
Meeting Minutes
Approved March 7, 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. Also present: Open Space Chairman Dennis Howland and ZBA Member Jack Baker.

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

MINUTES

Mr. Downing made the motion to approve the minutes of the February 1, 2012 meeting as written.

Motion seconded by Mr. Karcz 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

The Board received and reviewed the following:

- Copy of a February 2, 2012 Letter of Deficiency from NH DES to Paul Willis, Seacoast United Soccer Club.
- Copy of a February 7, 2012 e-mail correspondence from Chris Albert relative to the February 2, 2012 DES Letter of Deficiency requiring slash and felled trees to be removed within 7 days.
- Copy of a February 8, 2012 e-mail correspondence to Chris Albert from Compliance Supervisor DES Wetlands Bureau Linda Magoon advising that DES has agreed to extend the timeline for removal of the logs to March 1, 2012. Ms. Magoon advised that the wood and slash should be moved out during frozen conditions to minimize ground disturbance so it is unlikely that DES will extend this deadline any further.

The February 2, 2012 Letter of Deficiency from NH DES lists requests to the following actions:

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1. Within 7 days of the date of this Letter of Deficiency (“LOD”), remove all slash and felled trees from jurisdictional wetlands;
2. Within 7 days of the date of this LOD, retain as Certified Wetland Scientist (“CWS”) to delineate the Prime Wetland boundary. Notify DES, in writing, of the name and contact information of the CWS;
3. Within 7 days of the date of this LOD, retain a licensed forester. Notify DES, in writing, of the name and contact information of the forester;
4. Within 60 days of the date of the LOD, submit to DES a wetland restoration plan prepared by a CWS and in accordance with Env-Wt 101.112;
5. Within 60 days of the date of this LOD, submit to DES a plan documenting the trees that were cut in the Prime Wetland and Prime Wetland buffer, and a Forest Management Plan for the Prime Wetland, including plantings.

Mrs. Bolduc reported that Mr. Albert met with the Conservation Commission at their February 13, 2012 meeting and they agreed the felled trees and slash should be removed while the ground is still relatively frozen. He said he intends to also meet with the Selectmen for their input also.

Mr. Karcz reported that the surface of the rubberized fields is getting tracked off and has flowed offsite toward and into the wetland. There was a discussion relative to drainage. It was noted that if the granules are filtering through the drainage pipes and going off the fields there may be a question of whether a modification of the drainage system is required. There was a conversation relative to if the drainage system should need to be replaced would it trigger a modification of the site plan.

Mr. Hunter and Mr. Karcz reviewed the approved site plans for a description of materials of construction of the fields. They found none.

The chain of violations remedies on the property was discussed and it was agreed that once DES concerns were addressed, then the Conservation Commission and the Planning Board will get more involved for violations to the Conservation Restriction Deed and the approved Site Plan approval respectively (although not necessarily in that order).

SEACOAST FARMS
(Shirkin Road, Map 5 Lot 035)

There was a discussion relative to the Seacoast Farms operation. The Members agreed that the Board needs to find out what the “gentlemen’s agreements” were between Doug Kemp of DES and Mr. Kelly. Mr. Groth will contact Mr. Kemp relative to those agreements.

The Board determined that there have been changes that have taken place since the original 1999 site plan approval of the Seacoast Farms Composting operation and Seacoast Farms is out of compliance with the approved site plan.

Mr. Karcz made the motion that Seacoast Farms be required to apply for an amendment to his 1999 Site Plan Review.

Motion seconded by Mr. Downing with unanimous favorable vote.

The Board reviewed and agreed with a letter Mr. Barham had drafted to Bob Kelly outlining the proposed conditions of an amended Seacoast Farms site plan. This letter will be sent via certified mail to Mr. Kelly and copied to the Selectmen.

MASTER PLAN VISION CHAPTER

Mrs. Bolduc reported that May 2 (a regularly scheduled Planning Board meeting) and Saturday May 5, 2012 are the dates chosen for the public input sessions for the completion of the update to the Vision Chapter of the Master Plan.

ECONOMIC DEVELOPMENT/CORPORATE COMMERCIAL DISTRICT

At 7:30 pm Christine Davis, Business Resource Specialist with the Department of Resources and Economic Development (DRED) met with the Board relative to promotion of economic development of the Corporate Commercial District. In preparation for tonight's meeting with the Board Ms. Davis viewed the area both on the Zoning District Map and in the field with Mrs. Bolduc so she could offer suggestions for the first steps to promote development of the area.

The Corporate Commercial District is comprised of 29 parcels of property (with a total of 16 owners) that total almost 400 acres. A substantial portion of the area is wetland, either designated as prime wetland or in the flood. Ms. Davis suggested that the Board find out what percentage of the land is developable.

Issues include:

- Property backs up to a residential district in Epping.
- Shirkin Road is a class VI road.
- There is no water and sewer in place.

There was a discussion relative to whether the land in Epping is zoned as residential and Ms. Davis said that Fremont would need to work with Epping for potential development. She said there should be an extensive buffer zone between residential areas and commercial areas.

Ms. Davis offered that the infrastructure that would have to go would include utilities, cable, and broadband. She said that while city water and sewer would not be required, there will ultimately need to be water and at least septic. Depending on the developer, the cost of these can be shared.

Mr. Kohlhofer offered that Shirkin Road may not be the ideal road for development and it could be possible that another road could be built. The Members discussed this possibility.

Ms. Davis said she will do some research to see what is development is possible for the area. She suggested as a first course of action that the Board contact the owners and get them together to see what they feel they would like to see for the area. She suggested that this contact could be by letter, phone or call a meeting to get an idea of how they feel and then hold a meeting. Mr. Barham suggested if letters are sent that a GIS map of the area be included to show them where the parcels are.

Mr. Groth will create a GIS Map of the Corporate Commercial District that will include

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wetlands, property parcel numbers and ownership, abutting Epping parcels and zoning district, extent of the Epping road and water line coming off RT 101.

Mr. Meade offered to measure how far off RT 101 the Corporate Commercial District.

Economic development of the Corporate Commercial District will be again discussed at the next meeting along with the information of the GIS map.

INCOMING CORRESPONDENCES

Received: A February 1, 2012 correspondence from RPC Executive Director Cliff Sinnott stating that the Commission has welcomed Don Marshall as a Commissioner representing Fremont and there is a second position available.

Mr. Karcz made the motion to adjourn at 8:45 pm.
Motion seconded by Mr. Downing with unanimous favorable vote.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

Next regular meeting: March 7, 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 February 15, 2012 meeting.

Groth:

- Contact Doug Kemp at DES about “gentlemen’s agreements” between DES and Bob Kelly of Seacoast Farms.
- Create a GIS Map of the Corporate Commercial District

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 15, 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 15, 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 February 15, 2012.
- Energy Chapter of MP – Funded through the Energy Technical Assistance Program (ETAP) (no Town cost-share). Completion date of April 30, 2012.

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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		