



FREMONT PLANNING BOARD

March 7, 2012

Meeting Minutes

Approved March 21, 2012

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

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

MINUTES

Mr. Karcz made the motion to approve the minutes of the February 15, 2012 meeting as written. Motion seconded by Mr. Downing with unanimous favorable vote.

BOARD MEMBERS/ALTERNATES

There was discussion relative to the need for Members to fill the Planning Board. As per NH RSA 673:12 Mr. Barham designated Alternate Christopher Silk to temporarily fill the vacancy fill the vacancy of a full Board Member on the Fremont Planning Board until such time as the Selectmen have appointed someone to serve as a full Board Member to fill that vacancy. Mr. Silk accepted the appointment.

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.

MASTER PLAN: ENERGY CHAPTER

Mrs. Bolduc reported that she received a message from RPC Planner Julie LaBranche saying she met with the Energy Chapter subcommittee on February 21, 2012. At that meeting they reviewed discussion from the February 1, 2012 Planning Board meeting and agreed on a general outline of topics to be included in the Energy Chapter of the Master Plan and assigned several tasks to the Energy Committee. Ms. LaBranche is scheduled to meet again with the Planning Board on April 4, 2012 to submit the draft chapter.

SEACOAST UNITED SOCCER CLUB (SUSC)

Map 6 Lot 020-001

The Board received and reviewed the following relative to the SUSC.

1. A copy of a February 17, 2012 correspondence to the State of NH DES from F. B. Lindahl documenting to his concerns that he has “personally observed regarding the artificial turf of Seacoast United Soccer Club fields within 100 feet of the prime wetland of the Piscassic River. The issue is runoff from the artificial turf that is immediately adjacent to the stream and elsewhere on this property. The very small (rubber/synthetic) beads infused within the fabric turf, are washed out during heavy rains. They are visible around the perimeter of the fields.” Mr. Lindahl cited the DES Land Resources Management File #2008-02652, 88 Shirkin Road, Epping Map 2 Lot 20.1. Attached to the letter were three photographs showing runoff of rubber material at the site.
2. A copy of a March 2, 2012 correspondence to Paul Willis, S USC, from the Selectmen regarding the recent violations and outstanding issues at the S USC property. In this correspondence the Selectmen state that the recent log cutting that was done without a proper State permit and in violation of the prime wetlands setback has brought to light additional matters which need to be addressed. They note that recent activity indicates that S USC has expanded beyond original approvals and in a meeting with S USC agent Chris Albert of Jones and Beach Engineers, Mr. Albert suggested the best way to resolve the issues is for S USC to submit an amended site Plan application package to update the record for all activities currently taking place on the site as well as to submit a plan of S USC’s intended corrective actions to remedy the outstanding items from the original approval.
3. A copy of a March 2, 2012 correspondence to Paul Willis, S USC, from the Selectmen relative to the Intent to Cut form that was filed after trees were cut on the S USC Property in October, 2011.

Mrs. Bolduc reported that there is nothing new to add to the previous information that NH DES has required S USC to hire a forester for the purpose of creating a restoration plan for the damaged areas within the prime wetland setback.

Mr. Hunter asked if the Planning Board has to wait for DES to act and it was agreed by the Members that it is best to wait to see what DES is going to demand.

SEACOAST FARMS (Shirkin Road, Map 5 Lot 035)

The Board has received the return receipt for the certified letter sent from Mr. Barham to Bob Kelly, Seacoast Farms, outlining the proposed conditions of an amended Seacoast Farms site plan. It was delivered on March 2, 2012 (by the signature of W. Robert Kelly). A condition in the letter is that he responds within 60-days of receipt so Mr. Kelly now has until May 1, 2012 to respond.

There was a discussion relative to the Seacoast Farms operation. Mr. Groth reported that he had a phone conversation with Doug Kemp of DES and reported that the “gentlemen’s” agreements between him and Mr. Kelly were:

- Row height not to exceed 9 feet, where 50% of row heights no to exceed 8 feet
- Total quantity of materials permitted on site at one time = 6,000 cubic yards
- Turning of material shall not occur during west winds (blowing toward Beede Hill Rd)

The Board discussed the agreements.

Mr. Groth said he told Mr. Kemp the Board is looking to require Mr. Kelly to amend his site Plan. Mr. Kemp suggested the Board could require the items of the “gentlemen’s” agreements to be conditions of approval. Mr. Kemp also suggested that the Planning Board should be looking at how the wetlands are interfacing on the site.

There was also some extended conversation relative to activity at the site when there is a west wind. Mr. Groth will get clarification from Mr. Kemp relative to the following issues:

- Whether the 6,000 yds means total, just windrows or completed products. This is less than 20% food product.
- Define food product ie: from restaurants; from food.
- Raw pile: time to get to rows.
- West wind direction, strength, range of windspeed (MPH) and relation to temperature. And is this necessary given the other standards.
- How to address tailings (left over materials from compostable materials).
- Does DES monitor Monitoring wells?
- Whether there are any standards for manure.

Mr. Groth said that Mr. Kemp suggested the Board have an expert from University of Maine, UNH or UVM (Vermont) come and talk about composting and the best management practices.

ECONOMIC DEVELOPMENT/CORPORATE COMMERCIAL DISTRICT

The Corporate Commercial District is comprised of 29 parcels of property (with a total of 16 owners) that total almost 400 acres.

The Board reviewed two very informational GIS maps created and submitted by Mr. Groth.

1. Map of the Corporate Commercial District that showed the location of the District, parcel delineation with map, lot numbers and owners name on each parcel, Aquifer, Wetlands, and Prime Wetlands.
2. Locus map of the Corporate Commercial District area that showed the Epping industrial, commercial and residential zones, Rt 101, high tension power line running parallel and to the north of 101, Wetlands and Prime Wetlands.

The maps were used for the Boards’ discussion relative to potential industrial and commercial uses for the area that both would and would not draw a lot of traffic. It was noted that a substantial portion of the area is wetland, either designated as prime wetland or in the flood zone. It was agreed that it would be helpful to find out what percentage of the land is developable.

After further conversation Mr. Groth said he will revise the map by adding wetland buffers, calculation of buildable land, change the graphic scale and make the same size map of the land in Epping north of the Corporate Commercial District. He will also calculate buildable area by parcel by removing wetlands and wetland buffers.

At the last meeting Christine Davis, Business Resource Specialist with the (DRED) met with the Board relative to promotion of economic development of the Corporate Commercial District.

Planning Board Minutes
March 7, 2012

Mrs. Bolduc contacted Ms. Davis to see if she had completed the research she said she would conduct relative to possible development for the area and is waiting to hear back from her.

Mr. Groth said he will forward the maps to Ms. Davis for her information and to see if she has ideas for next step. Mrs. Bolduc will also get back in touch with Ms. Davis relative to her research of possible development ideas.

Mr. Barham suggested that a copy of the map accompany the correspondence to the landowners inviting them to meet and discuss what they feel they would like to see for the area.

The Board will review the revised map and discuss contacting landowners at the next meeting.

ADULT USE ZONING ORDINANCE

Mr. Kohlhofer asked if the Planning Board wants to move forward with an adult use ordinance. The Board agreed that they did and Mr. Groth agreed to submit a model or draft ordinance for the Board's review. It was noted that it is too late for this year, but if the Board decided to move forward with the ordinance it could ready to be put to the voters at the 2013 Town Meeting.

INCOMING CORRESPONDENCES

There was no incoming correspondence.

Mr. Karcz made the motion to adjourn at 8:25 pm.
Motion seconded by Mr. Downing with unanimous favorable vote.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

Next regular meeting: March 21, 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 about agreements with Kelly re: Seacoast Farms. Completed.
- Create a GIS Map of the Corporate Commercial District. Completed.

Bolduc:

- Create a Corporate Commercial District landowner list. Completed.
- Contact Ms. Davis relative to her research of possible development ideas. Completed.

From the March 7, 2012 meeting.

Groth:

Planning Board Minutes
 March 7, 2012

- Contact Doug Kemp for clarification of standards re: Seacoast Farms.
- Update the GIS Map of the Corporate Commercial District.
- Forward the map to Ms. Davis for her information
- Create a draft adult use ordinance for the Members to review and consider.

Bolduc:

- Contact Ms. Davis relative to her research of possible development ideas.

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 March 7, 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 March 7, 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 March 7, 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		