



FREMONT PLANNING BOARD

April 4, 2012

Meeting Minutes

Approved April 18, 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 7:00 pm.

MINUTES

Mr. Karcz made the motion to approve the minutes of the March 21, 2012 meeting as written. Motion seconded by Mr. Downing with unanimous favorable vote.

BOARD MEMBERS/ALTERNATES

At the June 15, 2011 meeting and the March 7, 2012 meeting Mr. Barham designated Alternates Andrew Kohlhofer and Chris Silk, respectively, to fill the vacancies on the Planning Board until such time as the Selectmen have appointed someone to serve as a full Board Member to fill that vacancy. These appointments remain in effect.

SEACOAST UNITED SOCCER CLUB (SUSC)

Map 6 Lot 020-001

Present: CWS Chris Albert of Jones & Beach; Janice O'Brien of the Fremont CC

At 7:05 pm Chris Albert, wetland scientist and project manager for Jones & Beach met with the Board relative to the tree cutting and clearing work that has been done at the SUSC. Mr. Albert said the Seacoast United Soccer Club has retained Jones & Beach to move forward to fix any violations that have occurred. As for the NH DES's requirements, Mr. Albert reported that Seacoast United has retained the services of licensed forester Dan Cyr of Bay State Forestry to create a forest management plan. Mr. Barham said he spoke with Eben Lewis of DES who said the April 2, 2012 deadline for the forester to submit the required restoration plan for the damaged areas within the prime wetland setback has been extended a couple of weeks. He was not sure of the exact date.

The issues brought about by the tree cutting and clearing on the property include:

1. Wetlands and Prime Wetlands encroachment and/or pollution. Brown Brook area is Prime Wetland area #10. This is NH DES jurisdiction.
2. Conservation Restriction Deed violations which is a Conservation Commission/Town issue.

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3. Site Plan Review compliance which is a Planning Board issue.

It was noted that a condition of the February 11, 2004 Planning Board approved Site Plan Review was that there would be a buffer planting of hardwood and softwood trees for noise and visual barrier, which has not been done. (this is shown on sheet #6 of the plan)

In answer to questions by the Board Mr. Albert said SUSC is planning to apply for an amendment to the approved site plan. Mr. Groth said that the way the buffer was approved it took into the context of the site and with the tree cutting the land has changed. Mr. Albert said the approval for a three season operation may be something SUSC will want to look to change.

Mr. Barham said that an amended site plan allows the Board to review everything on the site and remedy any outstanding changes of the fundamental layout of the site including buffers for noise and visibility.

A restoration process was discussed and it was generally agreed that planting with seedlings or plants that are less than mature would not take care of the issues created by the removal of mature trees. Mr. Albert said they are looking to the possibility of mitigate with fencing. He reported that the log pile has been removed and the conservation placards will be installed soon. He also said there will be informal meetings with the abutters to try to alleviate and fix some outstanding issues

Mr. Albert said there is an issue with runoff of the rubberized material from the artificial turf of field construction and he is planning to do some soil and stormwater sampling to determine any impact the material may have on the environment.

It was noted that Mr. Albert previously stated that tasks 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.

Mr. Albert thanked the Board and left the meeting at 7:30 pm.

There was further conversation by the Board and Mrs. O'Brien relative to the issues of wetlands encroachment, Conservation Restriction Deed violations and Site Plan compliance.

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

1. March 8, 2012: E-mail correspondence from Eben Lewis, DES, in response to inquiry by Mrs. Bolduc, saying that the SUSC has until April 2, 2012 to submit a restoration plan and forest management plan.
2. A March 13, 2012 correspondence from F. B. Lindahl documenting that he "heard voices today emanating from the wooded corner of Tonas, Lindahl, & USSC land. Discussion of marking trees with pink tape to identify what trees to "take". This is in an area not previously cut or affected by the recent cutting activity."

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3. An April 3, 2012 e-mail correspondence from Town Administrator Heidi Carlson relating that she received a call from Rick Lang at Seacoast United Soccer to let the Town know that they would be changing light bulbs at the soccer fields this Friday night (April 6, 2012). They will start on the field closest to Fremont first and work their way toward Epping. They have combined this with the planned 24 hour soccer-thon so that there are not two evenings when the lights are on “late.” (The light bulb swap is done at night so they know all have been changed and can be set up for proper direction on the fields).

Mrs. O’Brien left the meeting at 7:35 pm.

MASTER PLAN

ENERGY CHAPTER

Present: RPC Senior Planner Julie LaBranche.

At 7:40 pm Ms. LaBranche met with the Board to discuss additional information she has gathered relative to the proposed Energy Chapter of the Master Plan.

On March 2, 2012 Ms. LaBranche met with the Board to discuss 1) an Energy Chapter for the Fremont Master Plan and 2) to form an Energy Master Plan Chapter 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.

It was agreed 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 the Energy Master Plan Chapter Committee has met several times. She met with them on March 20, 2012 and received information that she has incorporate in the document. Ms. LaBranche said she has recently made some changes in the draft and she is still working with Cheryl Rowell relative to Municipal energy.

The Board reviewed the updated draft of the Energy Chapter of the Master Plan that Ms. LaBranche submitted. Chapters in the draft included:

- I. Introduction – including Sustainability is information of use in the United States.
- II. Vision – talks about preservation of the quality of life using energy use and costs.
- III. Energy use and programs in NH
This section includes an overview of energy use in NH, renewable and alternative energy sources, energy emissions, environment and public health and the NH Climate Action Plan. It also includes the NH enabling statutes.
- IV. Fremont Energy Committee
This is a summary of how the Fremont Energy Committee came to be and includes the Members goals and accomplishments.
- V. Energy Profile of Municipal Facilities

This section outlines why it is important to keep track of energy use and summarizes the Fremont municipal energy use.

- VI. Long-Term Planning for Energy Security And Sustainability
This section talks about what it means to be a sustainable community and includes a table showing sectors and indicators of sustainability.
- VII. Relationships Between Energy And Community Planning
This section includes a table that describes energy conservation measures, smart growth principles and alternative transportation.
- VIII. Recommendations

The following is a list of new information as a result of tonight's meeting that Ms. LaBranche will include to the revised draft of the Fremont Energy Chapter.

- *Section III Energy Use and Programs in New Hampshire: revised tables and pie charts summarizing NH's energy use by type and sector; revision of the Renewable and Alternative Energy Sources paragraph.*
- *Section V Energy Profile of Municipal Facilities: complete data for Table 1 and summary paragraph following.*
- *Section VI Long Term Planning for Energy Security and Sustainability: add "Local Food Production" to both Tables in the section; under Building Efficiency, provide additional information about home energy modeling and new/revised efficiency standards and strategies, and delete other topics at end of that section.*

Mr. Kohlhofer stated that he would not support including anything to do with climate change in the energy chapter. Mr. Karcz agreed with Mr. Kohlhofer.

Ms. LaBranche asked the Board for final comments prior to April 24, 2012 so she can get them in the final draft prior to the Energy Committee's review of it on that date. She or the Energy Committee will meet with the Planning Board again on June 6, 2012 to go over the final draft.

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 8:45 pm.

SEACOAST FARMS
(Shirkin Road, Map 5 Lot 035)

Mr. Groth reported clarification from Doug Kemp of DES relative to the following issues:

- *Whether the 6,000 cu yds means allowed in the windrows or completed products.*
Mr. Kemp said that this is the material in process and not the completed product. There was a conversation relative to how to tell if the piles are complete.
- *Define food product.*
Food products means stuff from restaurants; does not mean farm crop residuals. No more than 20% of the piles can be food product.
- *Raw pile:*

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The time to get the material from the raw pile to wind rows is regulated by DES.

- *West wind direction, strength, range of windspeed (MPH) and temperature. And is this necessary given the other standards.*

Mr. Kemp said this was an agreement between Mr. Kelly and the Town of Fremont. Mr. Kelly is supposed to have a windsock as a clear indication of when he can or cannot operate.

- *How to address tailings (left over materials from compostable materials).*

Mr. Kemp suggested if there is a worry about encroachment on wetlands we should ask Eben Lewis for opinion, otherwise it is between Mr. Kelly and the property owner John Galloway.

Mr. Barham wondered if the excess material over a certain amount could be bonded against the owner going out of business so the Town would not be liable.

- *Does DES monitor the Monitoring wells?*

Mr. Kemp said he understood the monitoring wells were put in at the Town's request. DES does not monitor the wells.

- *Are any standards for manure.*

Mr. Kemp said the only standard for manure is it cannot be from domestic animals such as cats and dogs.

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 the revised maps submitted by Mr. Groth. He added wetland buffers, calculation of buildable land, changed the graphic scale and made the same size map of the land in Epping north of the Corporate Commercial District. He calculated buildable area by parcel by removing wetlands and wetland buffers.

Mr. Groth said he will forward the maps to Ms. Davis for her information and to see if she has ideas for next step. He said he will do a spread sheet of the ownership and acreage and some research on Economic enterprise zone (State tax breaks for development) that he can report back to the Board at the next meeting.

PJP EXCAVATION

Map 2 Lot 151.2

The Board has received the excavation renewal application from Dan Olson for the PJP, Inc. gravel operation on Rt 107. 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.

Mrs. Bolduc reported that she has contacted the other two excavation operation owners to let them know their permit renewal applications are due.

INCOMING CORRESPONDENCES

There was no incoming correspondence.

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Mr. Karcz made the motion to adjourn at 9:25 pm.
 Motion seconded by Mr. Downing with unanimous favorable vote.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

Next regular meeting: April 18, 2012.

ACTION ITEMS

From the March 21, 2012 meeting.

Groth:

- Update the GIS Map of the Corporate Commercial District. Completed.
- Research the possibility of an economic enterprise zone and State tax breaks for development.

From the April 4, 2012 meeting.

Groth:

- Research the possibility of an economic enterprise zone and State tax breaks for development.
- Forward the map to Ms. Davis for her information

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 April 4, 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 April 4, 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 April 4, 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	Pending					Completion date		

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Chapter
