



**FREMONT PLANNING BOARD**

**April 3, 2012**

**Meeting Minutes**

Approved April 17, 2013

Present: Chairman Roger Barham, Members John (Jack) Downing and Andrew Kohlhofer, Selectman Brett Hunter, Building Official Bob Meade RPC Circuit Rider Jenn Rowden, and Land Use AA/Recording Secretary Meredith Bolduc.

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

**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. The appointment for Mr. Silk remains in effect. Mr. Kohlhofer has signed his appointment for a full Board Member.

**MINUTES**

Mr. Downing made the motion to approve the minutes of the March 20, 2013 meeting as written.

Motion seconded by Mr. Kohlhofer with unanimous favorable vote.

**VISION CHAPTER OF THE MASTER PLAN**

Mrs. Bolduc reported that she presented the amendment to the Conservation Commission and they will continue review of it at their May 6, 2013 meeting.

**WATER TOWER**

There was a conversation relative to repair and painting of the water tower.

**CONFERENCE PHONE**

The Members discuss the purchase of a conference phone so the Town can accommodate a resident or abutter who cannot, for special or handicap reasons, attend a meeting.

Mr. Barham has looked into costs as follows:

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The recommended conference call phone is the Polycom SoundStation2 which is available \$400 new or \$250 refurbished.

- Audio Conferencing:

Town would have an 800 number for residents to call into and the cost is based on usage. For several 1 hour meetings per month the rate would be 4.9 cents per minute per person. For a 1 hour meeting with the Planning Board and ONE resident logged on the cost for that meeting would be:  $4.9 \times 60 \times 2 = \$5.88$

- Video Conferencing:

The Town can add video conferencing which is handy for presenting Subdivision plans or other documents. The video part is an additional feature that is used in conjunction with the audio feature. In its simplest form the meeting host and resident participants would log into a webpage over which the meeting host would have control and participants would see what the host was displaying (and the audio would provide all participant dialogue). In the case of a subdivision public hearing the host would be displaying the development plans on an overhead projector that room participants and remote participants would see.

The rate for this feature is a monthly fee:

Up to 10 Participants	\$14.99/Month
Up to 25 Participants	\$24.99/Month

If the town wishes to add Webcam capability where participants can be seen the rates are:

Up to 10 Participants	With 10 Webcams	\$19.99/Month
Up to 25 Participants	With 12 Webcams	\$29.99/Month

Mr. Kohlhofer suggested looking into whether Comcast has a package that includes a conference phone.

Mr. Downing made the motion to authorize up to \$300.00 for the purchase of conference phone.

Motion seconded by Mr. Hunter with unanimous favorable vote.

Mr. Barham will get the details for the purchase.

PHILLIP & KAREN COOMBS  
102 CHESTER ROAD  
MAP 1 LOT 025

Present: Owners Phillip and Karen Coombs

At 7:45 pm Mr. & Mrs. Coombs met with the Board as a result of the receipt of a January 29, 2013 letter from Building official/Code Enforcement officer Bob Mr. Meade suggesting they do so to discuss the activity at their property.

It was found and noted that the previous owners of this property received Site Plan Review approval in April of 1999 to operate an herb nursery and gift shop at the residence and the

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business ceased when the owner passed away in 2007. This approval is no longer valid since the non-residential use has been abandoned for more than a year. The present owners purchased the property in October of 2010.

Mr. Coombs said they have a variety of farm animals and that 95% of what they sell in the existing farm store is produce on the property. He explained they did tap trees off their property for making maple syrup to sell. Mr. Coombs said moving forward they will probably want to expand their operation, but they are not thinking of selling tools and farm implements. He said he has a building permit for a new building.

Mr. Coombs explained that they attend farmers markets and invite people to their farm. The "Coombs Farm Store" is an invite only. Mr. Coombs said that they had an open house at Christmas time for family and friends. In answer to questions by Mr. Meade, Mr. Coombs said the building and parking was set up by the previous owner. Mr. Meade noted that the previous owners had site plan review and some concerns now are relative to traffic and parking.

Mr. Meade said his concern as a health officer is the pigs (swine) that may come in as well as the tours and interaction with the public in the buildings.

The Board discussed the precedence of agricultural use of a property and consulted NH RSA 672:1 III-d relative to agricultural interpretation and 674:32-a relative to presumption. The Board also consulted 674:32-b - Existing Agricultural Uses as follows.

**674:32-b Existing Agricultural Uses.** – *Any agricultural use which exists pursuant to RSA 674:32-a may without restriction be expanded, altered to meet changing technology or markets, or changed to another agricultural use, as set forth in RSA 21:34-a, so long as any such expansion, alteration, or change complies with all federal and state laws, regulations, and rules, including best management practices adopted by the commissioner of agriculture, markets, and food; subject, however, to the following limitations:*

*I. Any new establishment, re-establishment after disuse, or significant expansion of an operation involving the keeping of livestock, poultry, or other animals may be made subject to special exception, building permit, or other local land use board approval.*

*II. Any new establishment, re-establishment after disuse, or significant expansion of a farm stand, retail operation, or other use involving on-site transactions with the public, may be made subject to applicable special exception, building permit, or other local land use board approval and may be regulated to prevent traffic and parking from adversely impacting adjacent property, streets and sidewalks, or public safety.*

Mr. Barham said it appears that the operation as it is today is agricultural. He noted that the RSA is clear that significant expansion of the farm stand, as well as any activity other than agricultural, would trigger Site Plan Review as determined by the Planning Board.

At 7:55 pm Mr. & Mrs. Coombs thanked the Board and left the meeting.

BEEDE SPAULDING, LLC,  
(Formerly Stratham Acquisitions, LLC)  
Map 3 Lot 56

PUBLIC HEARING Cont.  
SUBDIVISION

Present: There were no applicants, representatives or abutters present.

Mr. Barham opened this Public Hearing at 7:55 pm and stated that this is a continuation of the March 20, 2013 portion of this Public Hearing which was continued to allow time for the Town Engineer to submit his review report and for the Conservation Commission to review the plan and offer comment.

All certified notice of hearing returns have now been received.

Mr. Barham reported that the applicant has requested a continuation of this meeting to April 17, 2013 to allow time for feedback from abutters on the proposed driveway locations as well as additional time for a complete review by Stantec.

At 8:00 pm Mr. Downing made the motion to continue this Public Hearing to 7:30 pm on April 17, 2013 as requested by the applicant.  
The motion was seconded by Mr. Downing with unanimous favorable vote.

#### MS4 – (SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEM) STORMWATER MANAGEMENT PLAN

Mr. Barham reported that Board has not received correspondence from NH DES relative to the application for a waiver to the requirement for the Town to create a stormwater management plan that was submitted for Fremont.

Mrs. Rowden said she has not heard whether the EPA has started the reviews.

#### PJP EXCAVATION

Map 2 Lot 151.2

The Board has received the 2013 excavation renewal application from Darlene 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 three excavation operation owners to let them know their permit renewal applications are due.

#### MEMBER

Mrs. Bolduc reported that she sent Mr. Silk an e-mail message requesting him to respond to her inquiry relative to his status as an Alternate with the Board as he has not attended a meeting for more than 8 months. There has been no response.

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**BUILDING OFFICIAL/CODE ENFORCEMENT OFFICER**

Mr. Meade submitted a copy of the monthly/yearly building permit comparison status for the number of permits issued to date that he submits to the Board of Selectmen. The report showed 79 trade, 6 single family, 2 duplex, 1 quadplex and 6 renovation permits have been issued so far this year.

Mr. Meade reported:

- The Cooper's Village office complex is moving forward with tenant contracts in place for a dance school and a zumba studio.
- Colonial Poplin has contacted him relative to an addition to their facility.

**LEGISLATIVE BILLS**

The following bills are among those introduced for the 2013 Legislative Session. Mrs. Bolduc will follow these bills and report any results to the Board.

- Senate Bill 49: This bill provides for appeals of planning board decisions concerning a subdivision or site plan to the board of adjustment prior to appeal to the superior court.
- Senate Bill 50: relative to expiration of variances and special exceptions.

**INCOMING CORRESPONDENCE**

There was no incoming correspondence.

Mr. Downing made the motion to adjourn at 8:10 pm.

Motion seconded by Mr. Hunter with unanimous favorable vote.

Next regular meeting: April 17, 2013.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

**ACTION ITEMS**

From the March 20, 2013 meeting:

Bolduc:

- Contact Chris Silk relative to his attendance status as an Alternate Member.  
Completed.
- Redo the subdivision and site plan review development agreements.

Meade:

- Visit the Coombs farm on Chester Road to see if there is any activity other than agricultural that would trigger Site Plan Review or an amendment to the existing one.  
Completed.

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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 this date.
- 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 this date.
- 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 this date.
- 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	