



FREMONT PLANNING BOARD

June 5, 2012

Meeting Minutes

Approved June 19, 2013

Present: Chairman Roger Barham, Vice-Chairman John (Jack) Karcz, Member John (Jack) Downing, Selectman Brett Hunter, Building Official Bob Meade RPC Circuit Rider Jenn Rowden, Phillip Coombs, 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 May 15, 2013 meeting as written. Motion seconded by Mr. Downing with unanimous favorable vote.

VISION CHAPTER OF THE MASTER PLAN

Mrs. Bolduc reported that the Conservation Commissions reviewed the Vision Chapter of the Master Plan at their June 3, 2013 meeting and recommend:

- To protect the character of the Town as determined through public input.
- Preserve the hydrology of the area of Spruce Swamp.

Mrs. Rowden will add the information to the draft for the Board to review at the next meeting.

SEACOAST FARMS

Map 5 Lot 035

The Members viewed some pictures of the Seacoast Farms taken by Mr. Meade during the May 10, 2013 site visit of the Galloway excavation site on the same property. There were many piles of material and the pictures show encroachment of tailing piles on the Galloway excavation portion of the property. Mr. Meade said the plan shows the tailings outside of the limits of Seacoast Farms area.

Mr. Barham offered that encroachment of tailing piles is a private matter between Galloway and Mr. Kelly/Seacoast Farms. Mr. Karcz said he did not think so. He added that he thinks it is an error on the documentation of the Seacoast plan. The Members agreed that if Mr. Kelly/Seacoast Farms business is operating beyond the limits of his approved site plan, and if he is encroaching on the Galloway excavation space, then Mr. Kelly is exceeding the limits of the Seacoast Farms site plan he should move the business to within the limits of the approved operating space.

Mr. Downing said he thought the piles were up to 14' high and 9' is allowed. This prompted a

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discussion about the allowed pile heights.

There was also a discussion relative to this approval having a bonding condition if the quantity of tailings on site exceeds two thousand (2,000) cu yds.

It was agreed that Mr. Meade would contact Mr. Kelly to give him 30 days to remove the pile of tailings pile that is encroaching on the Galloway Excavation site and to address the height of the windrows, or respond if he considers that time limit unreasonable.

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

The Board received and reviewed the amended construction surety estimate for approximately 1750' of roadway and drainage construction for the Spaulding Road residential open space development generated by Beals Associates on April 29, 2013 and approved by Dan Tatem of Stantec. This amended document includes \$10,457.50 surety for crushed gravel and \$4,647.50 for clearing and grubbing for the fire trail through to Beede Hill Road.

The surety estimate totaled the following:

General construction:	\$275,377.00
Underground utilities subtotal:	\$113,750.00
Drainage subtotal:	\$ 31,055.00
As-Built Plans (2 sheets)	\$ 2,500.00
Deeds, Easements & Agreements	\$ 1,500.00
Engineering & Contingency (15%)	<u>\$ 63,621.30</u>
Total	\$487,763.30

Following some review and discussion Mr. Karcz made the motion to approve and recommend to the Selectmen to accept the surety of \$487,763.30 for the Spaulding Road residential open space development as estimated by Beals Associates and approved by Town Engineer Dan Tatem of Stantec.

Motion seconded by Mr. Downing with unanimous favorable vote.

The Board received and reviewed a copy of an "After the Fact Impact Dredge & Fill" application submitted by Gove Environmental Services for Beede Spaulding, Inc for Map 3 Lot 056. This application received and reviewed a copy of an "After the Fact Impact Dredge & Fill" application submitted by Gove Environmental Services for Beede Spaulding, Inc for Map 3 Lot 056. This application is for culvert crossings that were installed by a previous landowner or individual consisting of a single 30" ADS culvert in two locations along an unpaved woods road. The woods road would be upgraded to a gravel roadbed and a 12" ADS culvert installed at an ephemeral stream crossing in the area of wetland where a beaver dam had been.

EXCAVATION ANNUAL SITE VISITS
PJP, INC
Map 2 Lot 151.2, Rt 107

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On May 30, 2013 Town Engineer Dan Tatem conducted the annual site visit of the PJP, Inc. gravel excavation pit. Planning Board Members Jack Downing and Jack Karcz, Building/Code Enforcement Officer Bob Meade and landowner Darlene Olson were also in attendance at the site visit and walked the perimeter of the site. Mr. Meade took a number of pictures.

As a result of the site visit Mr. Meade issued the following May 31, 2013 written report. *There was some excavation on the left side of the work area which did not amount to much. There did not appear to be much done anywhere else since the last time we were there. We then drove around the remainder of the site to see if it looked the same as last year and that bounders (barrier) were placed near the edge above the work site. The boulders were placed and we did not see any significant changes. There was a pile of processed (fine) and another of unprocessed (broken up) asphalt which was there last year.*

Mr. Karcz and Mr. Downing agreed with Mr. Meade that there did not seem to be much going on at the site. Mr. Meade said there was a pile of macadam (asphalt). Mr. Karcz said the landowner offered that there has been no activity since fall and they made her aware that a gravel pit cannot be inactive for longer than a year. The Board viewed and discussed the pictures taken of the site.

Mr. Tatem's report has not yet been received. The Board agreed to discuss approval of the PJP excavation application renewal again at the next meeting when they will have Mr. Tatem's report to review.

GEORGE MERRILL

Map 4 Lot 015, Beede Hill Road
Merrill/Fremont Park (Beede Hill Road, Map 4 Lot 015)

On May 30, 2013 Town Engineer Dan Tatem conducted the annual site visit of the Merrill gravel excavation pit. Planning Board Members Jack Downing and Jack Karcz, Building/Code Enforcement Officer Bob Meade and Owner John Merrill and worker Chris were also in attendance at the site visit and walked the perimeter of the site. Mr. Meade took a number of pictures.

As a result of the site visit Mr. Meade issued the following May 31, 2013 written report. *There was quite a pile of fill brought in since we were last there. Some fifty feet high, seventy-five to a hundred feet wide and went on for almost the whole length of the pit. These are approximate dimensions and I took a lot of pictures (John said 75,000 yards.) Pile is located approximately forty feet from boundary. Our biggest concern was one low corner with the swale there and the far end near standing water (silt fence erected). The roadway had been improved with stone. Some manual screening was being done. Seeding was done, but even though some of it took, more had been washed away by the hard rain of late.*

Mr. Karcz and Mr. Downing agreed with Mr. Meade that there was a lot of activity at the pit since the last visit. The Board viewed the pictures taken of the site.

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Mr. Downing said that Mr. Merrill estimated that about 70,000 cu yds of material has been brought into the site, but he figured it was more like 200,000 cu yds. Mr. Meade said the pile of material is 50' high 1500' long and 150' wide. Mr. Downing said there are more than 5 acres open at the site. His guess is about 20 acres open.

It was noted that trucks have been seen coming out of the gravel pit and going right on Beede Hill Road. Mr. Downing said that he believes according to the (1989) court order they are not supposed to be processing material at the Merrill site or going right on Beede Hill Road. Mrs. Bolduc will check the court order to see what the restrictions are.

Mr. Karcz said Mr. Merrill mentioned paving from Beede Hill Road in a few yards to past the driveway that is on the roadway leading to the excavation area.

Mr. Tatem's report has not yet been received. The Board agreed to discuss approval of the Merrill excavation application renewal again at the next meeting when they will have Mr. Tatem's report to review.

SUBDIVISION:

Subdivision Development Agreement

The Members received draft copies of the Subdivision Development Agreement and they agreed that they would review it at the next meeting.

SITE PLAN REVIEW

Site Plan Review Development Agreement:

The Members received draft copies of the Site Plan Review Development Agreement and they agreed that they would review it at the next meeting.

BUILDING OFFICIAL/CODE ENFORCEMENT OFFICER

Mr. Meade reported the following:

- Water tower. Mr. Meade said Chuck Minasalli of KTM (and new owner of the mixed use complex at Cooper's Village) is interested in repairing and painting the water tower and he thinks he is going to meet with the Selectmen tomorrow evening. Mr. Minasalli has said he is familiar with the work, has the equipment to do it and is willing to do it at no cost to the Town. There was some discussion of the extent of the work involved.
- Mr. Meade sent Gary Waters, who owns a business near the tower, a letter to see if he is interested in helping with the restoration of the tower.
- Mr. Meade asked the Members if they thought temporary car ports are considered structures. The general feeling was that they would not be considered a structure as long as they were tent-like and not built like a structure.
- Residential use for the Church. Mr. Meade said the United Methodist Church on Rt 107 is planning residential use of the building. He has gathered and forwarded information to the Fire Chief for fire code enforcement.

INCOMING CORRESPONDENCE

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There was no incoming correspondence.

RPC OPEN HOUSE

Mrs. Rowden reported that there will be an open house for RPC on June 24, 2013 at the Exeter High School where you can meet the staff and learn about the Commission's work.

Mr. Karcz made the motion to adjourn at 8:35 pm.

Motion seconded by Mr. Hunter with unanimous favorable vote.

Next regular meeting: June 19, 2013.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

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.

ACTION ITEMS

Rowden:

- Add the CC information to the Vision draft for the Board to review at the next meeting.

Meade:

- Contact Mr. Kelly relative to removal of tailings pile at Seacoast Farms.

Bolduc:

- Letter to Selectmen re: approval of surety recommended by Town Engineer for the Spaulding Road residential open space development.
- Process approved excavation permit renewals for Galloway and Governor's Forest.

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.

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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	