



FREMONT PLANNING BOARD
September 4, 2013
Meeting Minutes

Present: Chairman Roger Barham, Vice-Chairman John (Jack) Karcz, Members John (Jack) Downing, Selectman Brett Hunter, Alt. Phillip Coombs, Building Official Bob Meade and Land Use AA/Recording Secretary Meredith Bolduc.

Mr. Barham opened the meeting at 7:00 pm.

At the August 7, 2013 meeting Mr. Barham designated Alt. Coombs to fill a vacancy on the Board until the Board of Selectmen fills the vacancy, as allowed by RSA 673:12, III. This designation remains in effect.

MINUTES

Mr. Karcz made the motion to approve the minutes of the August 21, 2013 meeting as written. Motion seconded by Mr. Downing with unanimous favorable vote except for Mr. Hunter who abstained as he was not present at that meeting.

BLACK ROCKS VILLAGE/LEWIS BUILDERS

Map 3 Lot 015-1

The Board reviewed the as-built plan for Black Rocks Village that Lewis Builders provided. Because their project is a condominium ownership project, they are required by law to record as built plans after every few that are built and submit a copy of the as-built plans to be kept on file with the Town. Mr. Meade reviewed the plans and said they look fine.

BEEDE SPAULDING, LLC,
(Formerly Stratham Acquisitions, LLC)

Map 3 Lot 56

Mr. Meade said he went out to the site of the Beede Spaulding subdivision project and found that the progress is all roadwork.

There was no update on the Conservation Restriction Deed.

SEACOAST UNITED SOCCER CLUB

Map 6 Lot 020-001

The Board received an August 30, 2013 e-mail correspondence relative to condition 14 (plantings report) of the Restoration Plan Approval issued by DES:

1. From Chris Albert of SUSC to Eben Lewis of DES requesting a 1-week extension from the September 1, 2013 deadline for the annual report on the plantings that took

- place in the spring.
2. From Eben Lewis approving the request and expecting the report on or before September 8, 2013.

BUILDING INSPECTOR REPORT

Mr. Meade submitted his end-of-month report for August which included permits for 1 new home, 2 garages, 1 addition and 1 demolition. He also issued 24 trade permits. In addition he said there will be another duplex and an addition. He reported that the Town has exceeded the number of last year's buildings (17) with a total of 19.

Mr. Meade reported:

- Seacoast Farms – He recently met with Bob Kelly at the Seacoast Farms site on Shirkin Road and found the piles to be below 9' high except for some hay that had just come in. In answer to his questions, Mr. Kelly told him that is on the list with Exeter Environmental Service for the well monitoring. He does not have a windsock, but does have a monitoring ribbon.
Mr. Meade received another complaint about the gate not being locked which he forwarded to Mr. Kelly.
- He recently ran into PB Alt. Member Chris Silk who said he was sorry for not being active and not responding to messages and contacts. (Mr. Silk has not attended a meeting in over a year)
- He sent a letter to the Palmers relative to the scope of their cleanout & disposal business that is run from their 706 Main Street residential property and they have an appointment on September 21, 2013 to meet with the Board.
- He is working with Katie Scholes relative to uses allowed for her property located at 827 Main Street. He is reviewing files for inspections and permits for what is currently on the property.
- The dance studio at the Cooperage Village has opened.
- The United Methodist Church representative has met with Mrs. Bolduc to begin the Site Plan Review process.

Mr. Meade said, on another issue, that he would suggest revising the open space ordinance to increase required parcel acreage when wetland is involved and he feels the $\frac{3}{4}$ acre minimum required should not include wetland.

REGULATION AMENDMENTS

- **SITE PLAN REVIEW REGULATION AMENDMENTS**

The Board reviewed and discussed amendments to the Site Plan Review Regulations. The Members agreed on some modifications to the suggested amendments and the modified amendment will be reviewed again at the next meeting.

- **SUBDIVISION REGULATION AMENDMENTS:**

The Board reviewed and discussed amendments to the Subdivision Regulations. The Members agreed on some modifications to the suggested amendments and the modified amendment will be reviewed again at the next meeting.

CIP

Mr. Barham reported that Gene Cordes has agreed to meet with him to discuss establishing a CIP Committee and plan. He will meet and report back to the Board after they have met.

PLANNING BOARD PROJECTS FOR 2014

Mrs. Rowden submitted a list of projects, recommendations and potential funding sources she had compiled for the Board to review. This list included:

- Updating the numbers in the Housing Chapter of the Master Plan. She said this is something she can do within her normal Circuit Rider contract.
- Update or delete the Growth Control Chapter of the Master Plan. She will check to find if this is something she can do within her normal Circuit Rider contract.
- Finish the Energy Chapter of the Master Plan.
- Review the stormwater regulations. She said this is something that could be funded 100% through an RPC collaborated project on “Green Infrastructure”. There was a conversation relative to the State law and our regulations relative to green infrastructure. Mrs. Rowden said the way the regulations are currently written new regulations would go into effect within a year plus 90 days. She will talk with Julie LaBranche to find out if this could be done through the RPC Collaborated project.

Mrs. Rowden advised that RPC does have some grant funds that require 25% contribution by the Town. It was agreed this should be used to update and finish the Energy Chapter of the Master Plan.

Mr. Karcz suggested that the Board go through Article XVIII of the Zoning Ordinance. This prompted a conversation relative to some of the conflicting items in that ordinance and with the Subdivision Regulations. Mrs. Rowden and Mrs. Bolduc will review the article and report back to the Board.

PZ EXPENDITURE REPORT

The Board received and reviewed the P/Z Expenditure report for January 1 – August 31, 2013.

INCOMING CORRESPONDENCE

There was no incoming correspondence.

Mr. Karcz made the motion to adjourn at 9:50 pm.
Motion seconded by Mr. Downing with unanimous favorable vote.

Next regular meeting: September 18, 2013.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

ACTION ITEMS

From the August 7, 2013 meeting:

Meade:

- Send Palmer Cleanout & Disposal business at 706 Main Street a letter relative to contacting the Planning Board to discuss possible Site Plan Review. Completed.

From the September 4, 2013 meeting:

Barham:

- Meet with Gene Cordes relative to the CIP and report the results back to the Board.

Rowden:

- Make the agreed modifications to the amendments to the Site Plan Review and the Subdivision Regulation for the Board to review.
- Find out if updating the Growth Chapter of the Master Plan is something she can do within her normal Circuit Rider contract.
- Talk with Julie LaBranche to find out if a review the stormwater regulations could be done through the RPC Collaborated project.

Rowden and Bolduc:

- Review Article XVIII of the Zoning Ordinance for conflicting items.

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.
- Revision 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		