



FREMONT PLANNING BOARD  
January 7, 2015  
Meeting Minutes

Present: Chairman Roger Barham, Vice-Chairman John (Jack) Karcz, Member Jack Downing, Selectmen Brett Hunter, Mbr. Andy Kohlhofer, Alt. Phillip Coombs, Building Official Bob Meade, interim RPC Circuit Rider Glenn Copleman, 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. Downing made the motion to approve the minutes of the December 17, 2014 meeting as written. Motion seconded by Mr. Karcz with unanimous favorable vote.

#### BUILDING INSPECTOR

Mr. Meade submitted his end-of-month report for October which included 74 trade permits, permits for 1 single family home, 1 quad-plex and 3 renovations.

Mr. Meade reported:

326 Main St. (former Fire station), Tom Nisbet; An approved plan for the building states that there will be no parking in front of the building. It was agreed that Mr. Meade would write a letter to Mr. Nisbet reminding him of the parking arrangements.

300 Main St. Ann Sloan: The owner has created and rented an illegal apartment in the basement of the building. According to a recent police report they were called to the address for a small child walking on Rt 107. Mr. Meade will send a letter to Mrs. Sloan to address the situation.

272 Main: he received a couple of calls about renovating 272 Main Street.

Linda Tuck, 16 Tibbetts Road – During a return phone call as a result of correspondence from Mr. Meade, the owner of the property at 16 Tibbetts Road had agreed to move a shed that she placed too close to a lot line. However, after 45 days the shed is not moved. He will work the situation out with the Town Manager and possibly send a letter relating when and what fines will be levied if the shed is not moved.

JACOB'S COVE

Map 1 lot 098-1

Present: Owner/developer Jacob Donigian

On January 5, 2015 Dan Tatem contacted Mrs. Bolduc to relate that he would submit a final bond reduction estimate by the end of this week. The Board agreed to discuss this at the next meeting if Mr. Tatem's estimate has been received.

Mr. Donigian said at the last meeting that he got rid of 2 ponds that were on the property, but he did not have the calculations report from Bob Moynihan for the water drainage information. He said the ponds were located on the approved plans. Mr. Tatem has since advised that the 2 detention ponds are still there. He said the contours of the driveways in the area of the basins have been changed, but the ponds are still there.

RICHARD FISHER

Map 5 Lot 034

Present: Richard Fisher, Alfred Patterson

At 7:30 pm Mr. Fisher introduced himself to the Board and said he had worked on several projects in Town in the past. He and Mr. Patterson met with the Board relative to a proposal for the operation of an asphalt plant on the 20.6-acre property located at Map 5 Lot 34 which is in the Corporate Commercial District and has frontage on Shirkin Road. This is the same proposal and property that Mr. Patterson presented to the Board at their December 19, 2012 meeting. Mr. Fisher passed out handout that included a rendering of the proposed asphalt plant and 2 design plans, a copy of the Epping and Fremont Tax Maps showing the property to be 1.32 miles off exit 6 on Rt 101, a copy of the Fremont Tax Map showing the property location on Shirkin Road, a map showing location of wetlands, a map showing the proposed location of the plant itself, a map showing the Corporate Commercial District, and an Aerial/Floodplain Overlay map. Mr. Fisher said he talked to some of the neighbors whose concerns were that Squire Road would not be opened as a result of the project. He assured the Board that they intend to use Shirkin Road. He said he did not talk to neighbors along Beede Hill Road. He said the property is 20.6 acres, they will use 2 acres for the actual asphalt plant, and the remaining 15 acres is partly wetland and will serve as buffer. Mr. Fisher said they will be asking for waivers to the Site Plan Review Regulations relative to surveying and topography.

In answer to questions by the Board Mr. Patterson and/or Mr. Fisher related the following.

- The operation would involve heating sand, stone and liquid asphalt to make asphalt paving and they would probably be using gas for the fuel source, either natural gas by underground utility if it is available or propane (or compressed natural gas) in a large 10,000 gallon to 30,000 gallon tanker for storage onsite. Fuel volume would be about 500 to 1,000 tons per week
- Odor and noise levels would be minimal. *Mr. Coombs suggested that the manufacturer of the plant should provide decimal readings.*
- The actual plant would take 2 or 3 acres, but there would be a need for more space to accommodate parking and loading trucks.
- There would be activity of about 20 truckloads per day.

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- Hours of operation would be set by the Town during the Site Plan Review process.
- Mr. Patterson and Mr. Hardzog have a purchase & sales agreement on the property that is contingent upon their success with the Town for Site Plan Review of the project.
- It is understood that the applicants would need to meet with the Selectmen about upgrading Shirkin Road because it is a class 6 road (about 3,300' from Beede Road to the nearest corner of the lot).

Mr. Patterson said the stack of the plant would be about 68' high. It was noted that Article V Section 3 of the Zoning Ordinance specifies a 35' height for "Occupied buildings and structures" so Mr. Patterson will need to seek a Variance from the Board of Adjustment prior to Site Plan Review with the Planning Board.

Mrs. Bolduc reminded Mr. Patterson that if he did not own the property at the time he filed for Site Plan Review, he would need written permission from the owner for representation.

At 8:10 pm Mr. Fisher and Mr. Patterson thanked the Board and left the meeting.

There was further conversation relative to the scope of the asphalt business.

Mr. Kohlhofer said that the Citizens bank has set aside \$30,000 in grant money that Towns can apply for to upgrade commercial and industrial areas.

#### CAPITAL IMPROVEMENTS PROGRAM (CIP)

There was no update at this time. Mr. Barham said he will meet with Mr. Copleman to map out a course for the CIP using Kingston's CIP as a general framework that will be fit to Fremont.

Purpose and use for the CIP was discussed. Mr. Copleman noted that in Kingston the School has their own CIP and Master Plan.

#### SIGN ORDINANCE

Mr. Kohlhofer said he is working on amendments to the current sign ordinance.

#### INCOMING CORRESPONDENCE

There was no incoming correspondence received.

Mr. Karcz made the motion to adjourn at 8:40 pm.

Motion seconded by Mr. Coombs with unanimous favorable vote.

Next regular meeting: January 21, 2015

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

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**ACTION ITEMS**

Barham

- Meet with Mr. Copleman to map out a course for the CIP.

**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.
- Energy Chapter of MP – Funded through the Energy Technical Assistance Program (ETAP) (no Town cost-share). Completion date of April 30, 2012. Pending as of this date.
- Growth Control Chapter of MP – Funded through the 2013 Targeted Block Grant (TGB); Completion date of June 30, 2014.

Updated project timeline table below. **RPC**

Projects Non-CTAP	Status	2010 30 June	2012 April 30	2012 June 30	2014 June 30	2014 August 20
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 Energy Chapter	Pending		Completion date		Contract Completion Date	
MP Growth Control Chapter	Completed				Contract Completion Date	Approved