



FREMONT PLANNING BOARD  
March 18, 2015  
Meeting Minutes

Present: Chairman Roger Barham, Vice-Chairman John (Jack) Karcz, Member Andrew Kohlhofer, Alt. Tom O'Brien, Building Official Bob Meade, interim RPC Circuit Rider Glenn Copleman, and Land Use AA/Recording Secretary Meredith Bolduc.  
Also present: Selectman Leon Holmes, Sr.

This meeting was live broadcast on FCTV channel 22.

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

Mr. Barham appointed Mr. O'Brien to take Mr. Downing's place as a voting member for tonight's meeting.

#### MINUTES

Mr. Karcz made the motion to approve the minutes of the March 4, 2015 meeting as written. Motion seconded by Mr. Kohlhofer with unanimous favorable vote.

#### SCOTT BARTHELEMY

Map 6 Lot 021  
154 Martin Road

Present: Jeremy Lennon representing Scott Barthelemy. Mr. Lennon showed a hand drawn building plan of the existing garage and the proposed 30' x 50' addition for the Board to view. Mr. Barham gave Mr. Lennon a Google map of the property and the garage building. This map is to scale and can be used for submittal of the Site Plan Review amendment application. Mr. Barham explained the process of the public hearing and site visit.

Mr. Barham said he is leaning toward this being a minor site plan review. Mr. Karcz and Mr. Copleman said that because the addition exceeds the allowed 1,000 square feet this needs to be a Major Site Plan Review amendment. This will allow for the applicant to apply for waivers. It was agreed that there will not be a need for a surveyed plan for this amendment. In answer to question by Mr. Karcz asking if this was an opportunity to create a plan to capture all activities on this site by using a modified Mylar derived from the Google map just provided by Mr. Barham, Mr. Barham said the plan would not be recorded, but the decision would be. He added given that this is an addition to one building he feels it is not something that needs to be recorded.

Mr. Lennon asked if the plans for the building need to be drawn and stamped by a design professional. Mr. Meade said for a wood building a commercial designer would not be

necessary, but a commercial designer would be necessary for the commercial items such as lighting and Americans with Disability Act (ADA).

#### BUILDING INSPECTOR

Mr. Meade reported:

- There is another new home going up on Spaulding Road.
- Tom Fraser is moving ahead with the building at 99 Louise Lane.
- Martin Ferwerda is putting up 2 more homes on Tarah Way. He does not want to pave the driveways at this time. Mr. Meade said that paved driveways are not on the pertinent plan and he thinks he could issue a temporary occupancy permit pending the driveway being paved. The Board agreed. It was noted that all of the other driveways in the project are paved. Mr. Barham questioned if the driveway regulations can be applied to a private road.
- Camper Trailer Ordinance: There was a question of how to handle situations where people were living in their campers prior to the enactment of the prohibiting ordinance. Mr. Karcz suggested a time limit. Mr. Meade suggested that Town Counsel be contacted to find out legally how to handle this.
- Jacob's Cove: Mr. Donigian has submitted a septic design for a property at Jacob's Cove and a septic redesign of the existing multi-family home.
- Linda Tuck, 16 Tibbetts Road: Several letters and calls have gone out to the homeowner stating that the shed must be moved. The 2<sup>nd</sup> certified letter went out and came back as undelivered. The Board agreed that the deadline should be by May 1, 2015 or the pertinent fines will apply. Mr. Meade said he will arrange to have the Sherriff deliver the letter.

#### ASPHALT PLANT - Map 5 Lot 034

Present: Renee King, Eric Holt, Alfred Patterson, Richard Fisher, Jennifer Brown, Doug Brown, Nancy Fiske, Richard Fiske, Jim Bonito, Dina Parthree-Bonito, Robert Kennedy.

Renee King of 464 Beede Hill Road requested this meeting tonight with the Planning Board to ask questions relative to the proposed asphalt plant at Map 6 Lot 34. She said an asphalt plant close to her property has her concerned relative to health issues, trucking, wetlands would be an issue, and her property value.

Dina Bernito of 442 Beede Hill Road said that on top of the concerns already noted, she would be concerned about the noise factor. She said trucks would be going in to make the asphalt as well as going out, increasing traffic flow for the neighborhood. She said in another town property values have dropped and there have been problems with wells.

Robert Kennedy of 4 North Road voiced concerns with Beede Road itself. He said with all of the other commercial businesses in the area he does not think the Beede/Shirkin Road infrastructure is set up to handle that amount of added trucking.

Eric Holt of 9 North Road requested that the Town address health effects and concerns he pulled off the web relative to asphalt plants. He would request that the Town require that emissions studies be part of the application. He said some plants require storage ponds onsite.

In answer to questions Mr. Patterson said the name of the company is K. Patterson Paving. He said he is a fifth generation coming into this fourth generation business.

Mr. Holt asked what kind of plant they are proposing and whether they have run this kind of plant in the past. Mr. Patterson said yes. Mr. Fisher said the proposed location for the asphalt plant is the property beyond Seacoast Farms. He said this project needs surveying and engineering and he added that they will not come in with a plan that is not complete and they will address all of the concerns. He said is on the board of directors of the water system for Epping so they will be concerned with what is happening and keeping it clean. All the questions that have been brought up are the same concerns they have. This is a small batch where the state mandates temperature. Normally with this type of plant there are concerns with washing sand. Material will come into the plant all washed and ready to be mixed so there is not going to be any haphazard mixing on-site. Traffic generated by the plant will be about 20 trucks per day which is a combination of asphalt coming out and aggregate going in.

Mr. Bernito asked what the Board considers “light industrial” use for the Corporate Commercial District and if the Town has a definition of “light industrial”. It was noted that at the December 19, 2014 meeting it was the opinion of the Board that based on other permitted uses for the Corporate Commercial District, an asphalt plant would fit for that district.

Mrs. King read the zoning on “conditional use” protection – health and property values.

Mr. Bonito asked whether there has been a wildlife study for the area.

Mr. Kennedy wants to make sure we learn from the process of Seacoast Farms. He asked if the Board could look into whether the State is going to do something about the road. Mr. Barham said that a traffic study will address those issues. Doug Brown asked if a traffic study would be done for the area. Mr. Barham said that will be determined within the process of Site Plan Review.

Mrs. Bonito asked if the Selectmen have any say whether the plant can go in and Mr. Barham said the Selectmen have a representative on the Planning Board.

Mr. Barham said the residents have given the Board a good idea of what their concerns are so the Planning Board can address those concerns during the actual Site Plan Review. He explained the Site Plan Review Public Hearing process.

At 8:45 the group thanked the Board and left the meeting.

Mr. Copleman suggested that because the property for the Asphalt plant is on the Epping border the Planning Board may want to declare this a regional impact. That way the Planning Commission would be considered an abutter.

#### STANTEC

Mrs. Bolduc reported that she forwarded the Boards March 4 discussion relative to a complete Engineering study for all roads in Fremont to Dan Tatem. Mr. Tatem has advised that Stantec

has worked on similar roadway studies/projects with several neighboring towns. He suggested that just as important as identifying which roads need minor repairs, total reconstruction, widening, and Geometrical improvements (sight distance, vertical/horizontal curves, etc.), is the need to put together a plan on how to correct these deficiencies in the most cost effective manner. He added that correctly reconstructing the road may cost more up front, but will greatly extend the life expectancy of the road, saving \$\$ in the long term.

Mr. Copleman said he talked to the RPC and found through the transportation planning the State Department is going to require RPC to develop a pavement management system as part of the Commissions work plan for fiscal year 2016. The end result will produce a GIS based map and plan with road condition, maintenance schedule and cost. So the Planning Commission is going to have some funding to do this and will have a couple of interns to drive the roads to gather information. He said that the Town will have to contribute some money; he thought about \$2,000. Mr. Copleman said he has issued the request for Fremont. Mr. Barham checked the budget and found that the Planning Board could take \$1,000 from Professional Services and \$500 from matching funds for a total of \$1,500. Mr. Copleman thought that would work, but will check with RPC.

Mr. Holmes said that with the meetings being broadcast more people will be educated as to the process of choosing which roads to repair.

#### SCRIBNER ESTATES/THUNDER ROAD

Dan Perry  
Map 2 Lot 1

The Board received a copy of a March 3, 2015 replacement Irrevocable Standby Letter of Credit from TD Bank for Thunder Road (Scribner Estates) amended to an extension date of January 2, 2016. The amount of the LOC is 137,340.

From the July 30, 2014 meeting.

*Mr. Perry said is working on crushing the gravel and laying the gravel down on the 600' that is not paved. The cost would be about \$16,000 and he also hopes to pave the road (binder coat) by the end of the year. Mr. Caron will do another inspection when the binder coat is done and he will do another bond estimate at that time.*

Mr. Meade said he does not believe the binder coat is in. Mr. Perry did do the grading before winter and it should be checked again. After some discussion it was agreed that Mr. Meade would call Mr. Perry and give him until July 1, 2015 to get the binder coat down.

#### CAPITAL IMPROVEMENTS PROGRAM (CIP)

Mr. Barham said he will do a presentation for the Selectmen possibly in two weeks. He will contact Heidi to get on the agenda.

Mr. Barham and Mr. Coombs have volunteered to be the Planning Board Members on the CIP Committee. The CIP Committee will include two Planning Board members, two Budget Committee members, a School Board member, a Selectman, and one member of the public.

Approved April 1, 2015

#### SIGN ORDINANCE

Mr. Kohlhofer suggested waiting to the next meeting to discuss the sign ordinance when the whole board is present. All Agreed.

#### INCOMING CORRESPONDENCE

Received:

The March 9, 2015 public draft of the 2015 Regional Master Plan for the Rockingham Planning Commission region along with a notice that the 30-day public comment period is March 10 through April 8, 2015. The Commission will hold a public hearing on the draft Plan at its meeting on April 8, 2015 to be held at the North Hampton Town Hall beginning at 6:30 pm at which it will consider the Plan for adoption.

Mr. Karcz made the motion to adjourn at 9:15 pm.

Motion seconded by Mr. Kohlhofer with unanimous favorable vote.

Next regular meeting: April 1, 2015

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

#### ACTION ITEMS

From March 4

Bolduc

- Contact Dan Tatem relative to planning projects. Complete.

From March 18

Copleman

- Check with RPC to find out if they have done some work on building road network GIS data and if 1,500 will be enough for Fremont's portion to participate in the pavement management system program.

Barham

- Look into how long the waiver that was accepted as an alternate to the Stormwater Management Plan is good for.
- Do a CIP presentation for the Selectmen.

Meade

- Contact Dan Perry relative to the binder coat on Thunder Road.

**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