



FREMONT PLANNING BOARD
April 15, 2015
Meeting Minutes

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

This meeting was live broadcast on FCTV channel 22.

Mr. Barham opened the meeting at 7:05 pm.

MINUTES

Mr. Karcz made the motion to approve the minutes of the April 1, 2015 meeting. Motion seconded by Mr. Coombs with unanimous favorable vote.

BUILDING INSPECTOR

Mr. Meade reported

- Jeremy Lennon, 12 Brentwood Rd: Final inspection has been done and occupancy permit has been issued.
- 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. Grandfathering was not mentioned in the ordinance. Town Counsel was contacted to find out legally how to handle this. By the end of the month we should send a letter to those we know who are using a camper as a residence.
- Received a complaint of a business in a residential area. The owner pulled out a permit for a garage.

ROAD STUDY PLAN

Mr. Barham reported that the Town's official request to be included in the Commission's pilot program to develop a Road Surface Management System was sent to Cliff Sinnott at RPC and Mr. Sinnott has responded that he is looking forward to piloting this new program with Fremont. Mr. Copleman said he will ask if Fremont has definitely been chosen as the pilot Town and if it has been chosen they will want to meet to decide on

Mr. Coombs asked if there is a plan for setting specification for road assessments and how Stantec will play into the mix. Mr. Barham said once we know the scope of what RPC will do we can use Stantec to fill the engineering gaps. Mr. Coombs said he thinks people will be more apt to be willing to pay more for road improvements if there is a plan in place. There was more conversation relative to resurfacing and reconstruction of Town roads.

GOVERNOR’S FOREST

Map 3 Lot 002

The Board has received the 2015 excavation renewal application from Martin Ferwerda for the Governor’s Forest gravel operation on Rt 107.

EXCAVATION PITS

Galloway - Map 5 Lot 035, Merrill – Map 4 Lot 015, and Governor’s Forest – Map 3 Lot 002

Mrs. Bolduc reported that she has contacted Town Engineer Dan Tatem relative to the annual site visits for the Galloway, Merrill and Governor’s Forest excavation sites and has requested that they be done on the same day. She is waiting for Mr. Tatem’s response with the date and the cost of each site visit.

PJP, INC. EXCAVATION

Map 2 Lot 151.2

It was previously agreed that due to the minor amount of material moved during the last year, the Planning Board will conduct the annual site visit at the PJP excavation site in lieu of the Town Engineer unless something is found that, in the opinion of those Members present, requires an Engineers review.

Mr. Coombs made the motion that the Planning Board conduct a site visit at the site of the PJP gravel operation on RT 107 at 9:00 am on Saturday May 2, 2015.

Motion seconded by Mr. Karcz with unanimous favorable vote.

Mr. Kohlhofer, Mr. Karcz and Mr. Coombs said they will attend the site visit.

The site visit will be noticed and Ms. Olson will be notified.

PJP, INC.

Map 2 Lot 151.2

Present: Alex Hartman

At 7:30 pm Mr. Hartman met with the Board to discuss whether a firearms training facility would be allowed at the PJP site which is located in the Commercial Highway District. Mr. Hartman is the owner of a company called OSOK Industries (website is www.osok-industries.com.) which is a training facility to provide marksmanship and tactics training to military, law enforcement and credentialed civilian shooters. He is proposing a training site for long range shooters.

Mr. Kohlhofer recused himself from the discussion because he is the Chairman of the School Board and the school owns abutting property.

Mr. Hartman distributed a handout relative to OSOK as well as credentials for him as the owner, Dave Seymour as the Senior Instructor, and TJ Kelliher as the Adjunct Instructor. Mr. Hartman said OSOK is looking for a place they can call home base. He feels this is the perfect site and he wants to build a structure for the training site and a pro shop to sell OSOK’s gear.

In answer to questions by the Board Mr. Hartman said:

- OSOK is primarily an outdoor training site, however they would like to construct a

building.

- This is going to be a supervised operation. There will be no shooting that is unsupervised.
- They will be selling memberships.
- The facility will be staffed daily.
- The facility will be open to non-members Friday and Saturday. The ratio will be no more than 6 students per 1 instructor.
- There are 3 employees at this time.
- There will be no State or Federal permitting needed, just Town permits.
- Buildings to start would be for storage.

Mr. Barham said his concern would be what impact it would have on the neighbors. Concerns of the community would be noise, etc. Mr. Hartman pointed to the handout that says they recognize the noise they create may be of concern to local residents and as a good neighbor they are willing go to great effort in creating sound abatement so as not to become a nuisance.

Article XVIII of the Zoning ordinance prohibits shooting ranges in all zones in the Town of Fremont. Mr. Copleman said Mr. Hartman would need to seek a variance from the Zoning Board of Adjustment.

There was a conversation relative to the length of the proposed shooting ranges which Mr. Hartman said would depend on the topography of the property and the size of the berms they would create. There was also a conversation relative to safety and the fact that there are trails on properties around the subject property that people use.

Mr. Copleman noted that the property is close to wetlands and asked how they would handle lead. Mr. Hartman said they sift the berms for the lead and remove it from the site.

Mr. Copleman suggested that Mr. Hartman approach the neighbors to let them know what he is suggesting. Mr. Coombs said he thinks talking to the neighbors to let them know who he is and what he is proposing would be a good move.

Mr. Hartman said he does not own the property at this time, but would make an offer contingent on success with the Town to be able to use the property for the proposed training facility.

Mr. Barham explained the process for Site Plan Review.

At 7:55 Mr. Hartman thanked the Board and left the meeting.

SIGN ORDINANCE

The Board began to review the Fremont sign ordinance for modification. Mr. Hunter said that the sign ordinance is cumbersome and not user friendly. There was a discussion relative to whether the sign ordinance should be a regulation instead of a zoning ordinance.

There was a conversation about Home Occupations relative to signage and it was noted that the Home Occupation ordinance has its own sign restriction.

The Board discussed the types of signs and the zoning areas they are permitted in. Mr. Coombs suggested tabling the ordinance. Mr. Coppleman agreed and suggested that if the sign ordinance was put in table form it would be easier to understand. Mr. Coombs said that being put in appendices and table form without changing the intent may make it a workable document. Mr. Barham agreed and said if that does not work we can go further. Mr. Coppleman said Mrs. Rowden has begun the process of recodification of the ordinance and that reorganizing the sign ordinance could be part of the recodification. He suggested that if the Board wants this to happen she should be notified and he offered to tell Mrs. Rowden that the Board would like her to include the sign ordinance in the restructuring as part of the recodification. He will also ask her if she could come to (or conference call in) the May 6, 2015 meeting,

INCOMING CORRESPONDENCE

There was no incoming correspondence.

July meeting schedule: Due to impending vacation schedules the Board agreed to meet on July 22nd instead of the 15th.

CHRISTOPHER FUHS

16 Beede Hill Road

Mr. Coombs reported that Mr. Fuhs has started his yard sales. Mr. Coppleman said he passed by there during the week and it was set up. It was agreed that Mr. Meade will visit Mr. Fuhs and remind him that if he is to have perpetual yard sales he would need to file for Site Plan Review as he agreed to do when he met with the Board on November 19, 2014.

Mr. Karcz made the motion to adjourn at 9:10 pm.

Motion seconded by Mr. Coombs with unanimous favorable vote.

Next regular meeting: May 6, 2015

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

ACTION ITEMS

From March 18

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.

From April 1

Bolduc

- Finalize and put on Planning Board letterhead the formal application for inclusion in the NHDOT funded Pavement Management System project. Completed.
- Contact Martin Ferwerda to remind him that the Governors Forest excavation renewal application is now due. Completed.

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

LEGISLATIVE BILLS

The following bills are among those introduced for the 2015 Legislative Session. Mrs. Bolduc will follow these bills and report any results to the Board.

- SB 141 = Pending: This bill modifies the voting requirement on certain matters decided by the zoning board of adjustment.

III. ~~[The concurring]~~ **A majority** vote of ~~[3]~~ **a quorum of** members of the board shall be necessary to reverse any action of the administrative official or to decide in favor of the applicant on any matter on which it is required to pass.

- SB 146 = Pending: This bill establishes requirements for local regulation of accessory dwelling units.

(b)(1) In this section, “accessory dwelling unit” means a [second dwelling unit, attached or detached, which is permitted by a land use control regulation to be located on the same lot, plat, site, or other division of land as the permitted principal dwelling unit] residential living unit that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the dwelling unit it accompanies. An accessory dwelling unit may be within, attached to, or detached from the accompanying dwelling unit.

(2) The ordinance may include standards for accessory dwelling units relating to parking, lot coverage, exterior architectural character, number of sleeping rooms, utility services, and minimum and maximum size of the accessory dwelling unit, provided that size may not be restricted to less than 800 square feet of living space or 40 percent of the living space of the accompanying dwelling unit, whichever is smaller. The ordinance shall not prohibit accessory dwelling units in any residential zone. Occupancy of an accessory dwelling unit shall not be restricted on the basis of familial relations or other unreasonable criteria.

Effective Date. This act shall take effect 60 days after its passage.

- HB 285 = Pending: This bill adds correspondence with legal counsel to the law governing nonpublic sessions under the right-to-know law.

1 New Subparagraph; Right-to-Know Law; Nonpublic Sessions. Amend RSA 91-A: 3, II by inserting after subparagraph (j) the following new subparagraph:

(k) Consideration of correspondence from legal counsel.

Effective Date. This act shall take effect January 1, 2016.