



FREMONT PLANNING BOARD
May 20, 2015
Meeting Minutes

Present: Chairman Roger Barham, Vice-Chairman John (Jack) Karcz, Members Andrew Kohlhofer, Brett Hunter, Selectman Leon Holmes, Sr., Building Official Bob Meade, interim RPC Circuit Rider Glenn Coppleman, 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 May 6, 2015 meeting. Motion seconded by Mr. Kohlhofer with unanimous favorable vote except for Mr. Downing who abstained as he was not present at that meeting.

BUILDING INSPECTOR

Mr. Meade reported:

- Gates for driveways: There are several gates on properties in Town. The former Road Agent, Fire Chief and Police Chief have been requiring gates to be 30' off the road and he wondered if that should be in the Driveway Regs. Gates are not mentioned in the Regs. Mr. Coppleman said that the distance should be driven by the emergency people. There was a conversation relative to setback distance and width to accommodate an emergency vehicle (fire truck). Mr. Meade agreed to talk to other towns to see what regulations they have and report back to the Board. Mr. Hunter found other towns are 14' wide.
- Governors Forest/Martin Ferwerda: Mr. Ferwerda has agreed that the signed plans for Governor' Forest show an emergency access connecting Governors Forest and Countryside Estates located through lot 18 and he has agreed to remove the rubble that is blocking the access. There have been complaints about dog walkers using the access to walk through the Governor's Forest neighborhood. There was a conversation relative to putting up a gate at the access. It was noted that it could be gated, but it is not on the plan that it be gated. Mr. Meade said on the drawing it is shown hugging the lot line of lot 18 and Countryside Estates. Mr. Coppleman asked if there is an as-built showing the access in a different spot than on the plan and Mr. Meade said Mr. Ferwerda is going to submit an as-built showing that and other changes that have been done along the way.
- Copies of correspondences from DES official Eben Lewis to Brian & Laurie Frost, 281 Beede Hill Road, Map 5 Lot 72-1.2 relative to the digging of a pond without DES authorization or permit.
Town will not get involved until DES is finished.

Approved June 3, 2015

- 342 Main: There is work being done in or near wetlands. Mr. Holmes said that is a garden area.
- Linda Tuck, 16 Tibbetts Road: Mr. Meade reported that the shed has finally been moved.
- Signs: Signs are being put on phone poles, trees and everywhere in Town. He suggested that a reminder of the sign ordinance should be put in the Fremont Newsletter. Mr. Holmes said he does not think the Town is messy with signs and he thinks it is pretty bad that people cannot put up signs. Mr. Meade said Fremont has an ordinance that says signs will not be placed on poles, in the right of way, etc. Mr. Barham said to him temporary signs are not an issue. He said that the Sign Ordinance will be looked at and modified. Mr. Meade said that he needs to be consistent. Mr. Coppelman agreed. Mr. Meade stated that he feel he cannot police Beede Hill Road and then ignore the rest of Town.

ALBERT WITHAM/COUNTRYSIDE ESTATES

Map 3 Lot 001

Present: Albert Witham

At 7:35 pm Mr. Witham met with the Board to discuss his desire to use the front lot of the Countryside Estates Mobile Home Park. He said he thinks the best thing to do with the land in front of the park is to stick build a multi-unit building. He mentioned combining the abutting lot with the park for this purpose.

Mr. Barham said the issue would not be how many units, but how he is going to fit it in and be compliant with zoning. He asked if Mr. Witham's surveyor Roscoe Blaisdell has looked at what he could do with the abutting parcel alone. Mr. Witham said he could put a duplex on that piece, but he wants to put at least a 4-unit building to rent out and he cannot meet zoning. Mr. Barham said at the time the park was approved the Zoning Ordinance required a 400' buffer from Rt 107 so that parcel is the 400' buffer that is part of the approved site plan. There is an approved site plan with a 400' setback required by zoning and now he wants to develop the buffer property.

Mrs. Bolduc asked to speak. She said that Mr. Witham's site plan was approved under the 1987 Zoning Ordinance which required a 400 foot setback from Rt 107 and Lot 3-1 which is the piece in the front of the mobile home park that was created and reserved as that 400 foot setback area. She said that a 50' living fence around the entire park was also required (as per note #10 on the June 10, 1987 approved development plan). Mr. Witham said he did not know if this is done.

Mr. Meade said Mr. Witham was allowed to have the park under certain regulations now he wants to change the conditions.

Mr. Witham said he thinks it would be good for the Town to have some place an elderly person can rent when they can no longer maintain a home.

Mr. Barham said that is being proposed within the 400' buffer may have merit, but this Board it is not up to this Board.

Mr. Witham thanked the Board and left the meeting at 8:05 pm.

ROAD STUDY PLAN

Mr. Coppleman said he had a conversation with RPC Transportation Program Manager David Walker who agreed to notify the Town that Fremont is the pilot for the program. We just need the documentation.

CAPITAL IMPROVEMENTS PROGRAM (CIP)

Mr. Barham said he did a presentation for the Selectmen and now it is a matter of establishing the CIP Committee.

INCOMING CORRESPONDENCE

- A Piscataqua Region Environmental Planning (PREP) matching grant Application for 2015 for planning assistance for the Piscataqua Region Environmental Planning Assessment (PREPA) for projects related to climate vulnerability, adaptation, and/or preparedness. Mr. Coppleman said the Town of Kingston used this program to update their wetland buffer requirements.
- A May 1, 2015 correspondence from Truslow Resource Consulting, a water and natural resources consulting firm, advising of their services provided to municipalities relative to water resource evaluation and conservation.
- An April 24, 2015 letter from RPC reminding that the town is allowed 2 spots for representation and currently has only 1 relative to the Towns representative to the Commission. Mr. Barham suggested putting this in the Newsletter.
- Copies of correspondences from DES official Eben Lewis to Brian & Laurie Frost, 281 Beede Hill Road, Map 5 Lot 72-1.2 relative to the digging of a pond without DES authorization or permit.

SIGNS

Jenn Rowden sent East Kingston's sign ordinance which will be forwarded to the Members for their review.

Mr. Karcz made the motion to adjourn at 8:25 pm.
Motion seconded by Mr. Kohlhofer with unanimous favorable vote.

Next regular meeting: June 3, 2015

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

ACTION ITEMS

From May 6
Bolduc:

- Record the Jacob's Cove mylar. Completed.
- Set up site visits for Galloway, Merrill and Governor's Forest/Ferwerda. 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.