



FREMONT PLANNING BOARD
June 3, 2015
Meeting Minutes

Present: Chairman Roger Barham, Vice-Chairman John (Jack) Karcz, Members Andrew Kohlhofer, John (Jack) Downing, Brett Hunter, Selectman Leon Holmes, Sr., Alt. Thomas O'Brien, 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 7:00 pm.

MINUTES

Mr. Karcz made the motion to approve the minutes of the May 20, 2015 meeting. Motion seconded by Mr. Downing with unanimous favorable.

BUILDING INSPECTOR

Mr. Meade reported:

Countryside Estates; Albert Witham: He will contact Mr. Witham about the 3 unregistered cars on the vacant lot in front of Countryside Estates.

Louise Lane: The motor home is gone.

Black Rocks Village: Lewis Builders is on the last quadplex in the figure 8 and are going to start on the going start on Chase Road. Dan Tatem, as the Town Engineer will be contacted for the road inspections.

BEST MACHINES

Map 3 Lot 062

The Board received a copy of an e-mail to Town Administrator Heidi Carlson from Thierry Soucy, Investigator with the Bureau of Alcohol, Tobacco, Firearms and Explosives relating that he has received Woodman Arms Inc.'s application for a federal firearms license which will be operated in the machine shop located at 79 Beede Hill Road and asking for confirmation if Woodman Arms, Inc can operate their intended business at the specified address. He reported that Mark W. Woodman was notified to file a copy of the application with the local Police Chief.

Mr. Soucy advised that the company is owned by the Woodman family (Mark C., Mark W, Cheryl, and Cazzandra) and the business will be operated within the machine shop at 79 Beede Hill Road. Wood Arms Inc. intends to primarily manufacture antique type firearms (muzzleloaders) which are actually exempt from federal regulation. The company also aims to conduct research and development type activity with firearms, and may in the future attempt to

manufacture hunting type rifles. The business is not looking to conduct retail sales of firearms at the business premises, and if firearms are manufactured they would be shipped to other federal firearm licensees for sale. The limited liability company is properly registered with the State of NH (Business ID 698749).

In addition, he added that he recently had a compliance inspection regarding Best Machine Inc. This company currently possesses an ATF Manufacturer of Firearms License and operates as well in the machine shop located at 79 Beede Hill Road. This company has conducted no ATF regulated manufacturing activity since obtaining the license in January of 2011. On few occasions, gunsmithing activity was conducted under this license which included laser engraving and parts replacement. According to Mark W. Woodman, this license is maintained in the event a business contract is obtained where the license is required.

There was a question of whether this gunsmithing activity is covered under Best Machines August 2011 approved Site Plan or does this trigger the need for an amendment.

Mr. Meade said last year Mr. Woodman made a muzzle loader and donated it to the Raymond 250th celebration. He thought the question of whether making guns was covered under the current site plan was brought up at a meeting. Mr. Barham said he does not remember this discussion.

Mr. Barham read the notice of decision of the August 2011 approved Site Plan. Mr. Karcz said there is no definition of the business. Mr. Woodman was expanding the building square footage and it was associated with the manufacture of machines and machine parts. The nature of the operation is not changing, but the items he wants to manufacture is coming under federal regulations. Mr. Karcz asked if it is good enough for the Board that Mr. Woodman is not going into retail. It was agreed that providing the manufacturing is excluding retailing he would not need to amend his site plan. Mr. Karcz suggested Mr. Woodman be required to issue a written statement that he is not going to do retail. The other Members agreed.

Mr. Kohlhofer said if there were sales Mr. Woodman would have to have sufficient parking and other things to go along with retail. Mr. Coppleman said if the approval is for manufacturing and machining and Mr. Woodman wants to do some type of retail, he would need to come in to amend his site plan. He questioned the use of a shooting range. Mr. Meade said he thinks there is a range already on the property that is being used for testing. Mr. Barham said if they are test firing the guns it is going beyond manufacturing. Mr. Coppleman said if the activity is going to increase the Board would want to bring the site plan back to let the neighbors know what is going on.

It was agreed that Mr. Barham would draft and send a letter to Mr. Soucy and to Mr. Woodman relating that the Town would have no objection to the issuance of a Federal Firearm License, but that an amendment to the approved site plan would be necessary if Mr. Woodman proposes retail sales or test firing manufactured firearms at his premise.

ROAD STUDY PLAN

Mr. Coppleman had no update.

SIGNS

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

WATER INTEGRATION FOR THE SQUAMSCOTT-EXETER (WISE)

The Board received a copy of a May 14, 2015 letter from the Selectmen to Dr. Robert Rosen of WISE as the Town's commitment to participate in the second phase of the "Watershed Collaboration for Nutrient Reduction".

Explanation: This project attempts to bridge the legal and technical gaps through a collaborative process of working with the environmental agencies, scientists and engineers, planners, and their municipalities in the watershed to develop tools we can use to protect water quality.

The Board also received a copy of the April 30, 2015 summary of meeting notes from Rockingham Planning Commission relative to a discussion on WISE I and WISE II.

INCOMING CORRESPONDENCE

- The Board received a copy of a May 27, 2015 letter of complaint of wetland impact from NH DES Compliance Specialist Eben Lewis to Shaun & Tracie Finnegan of 16 Rowe Drive Map 3 Lot 77.
- Notice of the RPC Annual Meeting to be held on June 10, 2015 at the Zorvino Vineyards in Sandown. Mr. Copleman said that this is the annual business meeting with the presentation of awards, that a social hour will be from 6:00 to 7:00 followed by dinner at 8:00 and guest speaker Jack Ruderan of ReVision Energy.

Mr. Karcz made the motion to adjourn at 7:35 pm.
Motion seconded by Mr. Downing with unanimous favorable vote.

Next regular meeting: June 20, 2015

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

ACTION 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.
- 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.