



FREMONT PLANNING BOARD  
July 22, 2015  
Meeting Minutes

Present: Chairman Roger Barham, Vice-Chairman John (Jack) Karcz, Members John (Jack) Downing, Selectman Leon Holmes Sr, Alt. Thomas O'Brien, Building Official Bob Meade, RPC Circuit Rider Jenn Rowden

This meeting was live broadcast on FCTV channel 22.

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

**MINUTES**

Mr. Downing made the motion to approve the minutes of the June 17, 2015 meeting. Motion seconded by Mr. Karcz with unanimous favorable.

**BUILDING INSPECTOR**

For the month of June, we had four Quadplexes (Hall Road), two new homes (Spaulding Rd & Tarah Way), five renovations, a deck, a shed, a pool, a porch and seventy-one trade permits. We are up on the number of permits and fees over last year. 122 permits vs. 214 for all of last year and \$33,454 vs \$28,176 for June of last year.

There is a Witham Septic sign up at 9 Danville Road. This is the second on Danville Road this year. These signs seem to go up every year even though such signs are not allowed to advertise a business that is not located in town (or is it located in town and should some research be done on this?), not at the site of the business and cannot be in the road right of way. The Board agreed to have a letter written (by Mr. Meade) and the BOS would discuss when to impose fines.

Marty Ferwerda per Rob Bernier was supposed to have gravel down on the emergency exit road by today. Mr. Meade will check tomorrow.

**BARTHELEMY – MARTIN ROAD**

**06-021**

An application has been received for a Site Plan Review Amendment at 154 Martin Road. The Board had some discussion on this and going from a minor site plan to major and requests for waivers. Mrs. Rowden would like contact information (phone and/or e-mail) to address concerns with the landowner. There was some doubt that this would be ready for the Public Hearing which is scheduled to begin on August 5<sup>th</sup>.

**PAVEMENT MANAGEMENT PROGRAM**

Update – RPC has DOT training those to go out in September. There are two representatives from RPC inspecting culverts and stream crossings at this time.

**ANDERS RAGNARSSON**

**Map 2 Lot 151.002 (PJP)**

At 7:35 pm Mr. Ragnarsson met with the Board relative to his desire to purchase the PJP property and use thereof. Bill Gregsak presented drawings of the site and proposed building. Darlene Olson was also present (and Tim Lavelle came later). The initial use is to build disaster resistant steel building parts for doors & windows (Shear walls). Later they would like to use part of the building to manufacture (and repair) Chippers & grinders. The building would be 28,500 SF and 40 feet high (with the possibility of doubling the size of the building in the future) which is over the maximum building size and height allowed per Fremont Zoning. There was discussion on the building size vs. the acreage (164). This lot is in the Aquifer Protection District and although these questions should be directed to Zoning, the Planning Board seemed favorable to such a project. There was also talk about the nature of the business and fire protection. Mr. Ragnarsson stated that he had spoken with the Fire Chief.

**DEBY HIRSCH**

**Map 6 Lot 063, 391 North Road**

At 8:10 pm Mr. Hirsch met with the Board relative to erecting a sign on their property. After looking through the sign ordinance it sounded like a 2 by 3 free standing sign would be erected on two poles out of the right of way. They would like to call it Old Poplin Stables, they have their family horses there, board a few and might like to expand the use at this 30 acre lot on this scenic designated road. Mr. Meade asked for a letter requesting the sign and he would process accordingly.

**JEN BRIGGS**

**Map 3 Lot 032, 300 Main Street**

Ms. Briggs plans to bring *A Place to Grow* to Fremont as an additional location of her daycare in Brentwood (and may make this her only site in the future). Ms Briggs had presented to the Town earlier today, the State Zoning Compliance Form. Ms Briggs had done the math on the number of children, the building could contain 60 but with the number of baths only 40. She intends to have up to 30 which is under the usage (32) that the previous daycare had when using both floors. This would be the same usage. Ms Rowden stated that there was no requirement to come before the Board for the same use, Mr. Meade pointed out that in the past we had similar meetings with businesses that had taken over same use. She suggested that we consider changing our rules for such. Mr. Meade will sign off on the State’s Zoning Compliance Form for the daycare at this address. The a copy of the form will be kept with the Town’s record, and original to Ms Briggs for her State application package.

**RPC CIRCUIT RIDER/PLANNER CONTRACT**

The Board received and discussed the annual contract for the Circuit Rider Planner proposed by the Rockingham Planning Commission. The contract project period covers July 1, 2015 – June 30, 2016 with the core services of 158 hours with a \$4.00 per hour increase in the hourly rate (from \$58.00 to \$62.00). This amounts to a \$622.00 increase for the year (total from \$\$9,164 to \$9,796.00).

Night Meetings	24 meeting x 3.5 Hrs	84 Hours
General Assistance	52 Weeks x 0.5 Hrs	26 Hours
	12 Months x 4.0 Hrs	48 Hours
<b>Contract Total</b>		<b>158 Hours x \$62.00/Hr = \$9,796.00</b>

Approved 08/05/2015

Discussion:

There was discussion of amending the above, to have Jenn attend only one meeting a month when there was a public hearing and spend the balance of time working on the C.I.P, proposing to change the “General Assistance” to “add C.I.P hours” and amend the contract. There was also discussion about amending the budget and get more RPC hours next year. Jenn will rewrite the proposal accordingly.

Rowden also reminded the Board that Fremont could have two representatives to the Rockingham Planning Commission, but currently have one.

**PJP, INC.**

**Map 2 Lot 151.002**

Mr. Barham signed the 2015-16 Excavation permit renewal for PJP, Inc which will be sent to owner Darlene Olson. This was approved at the June 17, 2015 meeting but the form had not been signed.

**OTHER BUSINESS**

Mr. O’Brien asked about becoming a permanent member. There was some speculation as to whether Mr. Coombs would continue (he had called expecting to be late).

**INCOMING CORRESPONDENCE**

A letter came from Merrill Construction with pictures of work that Dan Tatem of Santec had asked for at the site walk. A copy will be scanned and sent to Dan.

Mr. Karcz made the motion to adjourn at 8:35 pm. Motion seconded by Mr. Downing with unanimous favorable vote.

**Next regular meeting:** August 5, 2015

Respectfully submitted,

Bob Meade

Building Inspector / Code Enforcement Officer

**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*

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***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.