



Present: Chairman Roger Barham, Vice-Chairman John (Jack) Karcz, Jack Downing, Andy Kohlhofer, Tom O'Brien, Selectman Leon Holmes Sr, and Building Official Bob Meade

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 September 2, 2015 meeting. Motion seconded by Mr. Downing with unanimous favorable.

### **CAPITAL IMPROVEMENTS PLAN (CIP)**

The Planning Board needs to designate a second CIP representative by vote of the Board. There was some discussion about Mr. Coombs volunteering, in his absence Mr. O'Brien stepped forward. He and Mr. Barham will be our representatives.

### **BUILDING INSPECTOR'S REPORT**

Mr. Meade had written a letter to the association at Coopers Corner about the water tower that had been mentioned at a previous meeting. The letter went out August; 25th. There was some discussion about saving this landmark. Mr. Kohlhofer Thought we should look at funding available. Mr. Meade suggested the Board of Selectmen invite KTM in where they had offered once before to repair this.

The Road Agent, Leon Holmes Jr. asked about removing the other half of the cull de sac at Gristmill Road. The resident there needs to resurface their driveway and does not want to do it twice. There was discussion on when and who should do this. It was suggested that we invite Mr. Kinney in.

The market at the corner of Danville Road and Main Street has hung two signs on a utility pole. Mr. Meade will go out and speak with them about our Sign Ordinance and NH RSA 236:75.

A complaint came in about someone filling in too close to wetlands (seasonal stream) on Abbott Road. Mr. Meade called wrote a letter and called concerning the issue. Today it looks as if they have filled over some of the stream where a foot bridge had been. Mr. Blaisdell clarified when this might be acceptable but did not seem to fit this case.

A letter went out to Mr. Suprenant thanking him for stating that he would remove the fill and asphalt located too close to wetlands near his home.

### **INCOMING CORRESPONDENCE**

1. Raymond Planning Board / joint meeting tomorrow night in Raymond, Mr. Barham and Jack Downing will attend. They will ask what other towns do with signs which followed by a discussion on signs.
2. Supply Lines with The Source NH DES Newsletter, this was passed around.

**THREE LOT SUBDIVISION PUBLIC HEARING**

**Hamilton 909 Main Street**

Chairman Barham opened the Public Hearing at 7:30 pm for a three lot subdivision of Parcel 02-098. Owner Deborah Hamilton was present; along with Surveyor Roscoe Blaisdell, and Realtors (agents of Mrs Hamilton) William Bartlett and Lynn Merrill. There were no other members of the public present.

The Public Hearing Notice was read aloud into the record:

***PUBLIC NOTICE***

*In accordance with NH RSA 676:4 and 675:7, you are hereby notified that the Fremont Planning Board will hold a Public Hearing at 7:30 pm on Wednesday September 16, 2015 in the basement meeting room at the Fremont Town Hall, 295 Main Street, Fremont NH, concerning a 3 lot subdivision of property located at Map 2 Lot 98, on Main Street and Kelsey Drive in Fremont NH. Said application was submitted by Blaisdell Survey LLC on behalf of property owner Deborah Hamilton.*

*The proposal is to subdivide the original 11.48 acre parcel into three lots, keeping the house on a 3.01 acre lot, and creating two new building lots of 4.45 and 4.01 acres.*

*Should a decision not be reached at this Public Hearing, the application will stay on the Planning Board agenda until such time as it is either approved or disapproved.*

*You are invited to attend in person or by counsel or agent. Written comment will be accepted up until the date of the Hearing.*

*A copy of the plan can be viewed at the Fremont Town Hall during regular business hours.*

*Roger Barham  
Chairman, Fremont Planning Board*

This notice was posted on 08/21/2015; mailed to all abutters by certified mail on 08/21/2015; and published in the Union Leader on 08/31/2015.

All notices have been picked up by abutters, aside from one not yet delivered and two notices returned to the Town unclaimed.

The plan proposes to subdivide the existing 11.48 acre parcel with one house on it, into a total of three lots. One lot will remain with the existing house (02-098) and be a total of 3.01 acres; and two new lots will be created. Lot 02-098.001 with 4.45 acres and Lot 02-098.002 with 4.01 acres

Department Plan Comment sheets have been received and are available for Board review. The following comments were received:

Police: No issues

Fire Rescue: No problem with the subdivision

Building Inspector: The 100 foot well radius that Fremont requires should be clearly spelled out. I have been to the property and have no other concerns.

Road Agent: Driveway permits will be required after Subdivision approval.

Town Administrator: Several plan typos and updates were presented to the Surveyor which needed correction on the plans (Map and Lot numbers and abutter name/address updates and corrections). These include: Abutter for parcel 07-016 should be Pauline Vaillancourt & Vincent Giannusa (joint owners). Notice was corrected, but plan should show updated information.

Abutter 02-105.003 is Kevin and Catherine Herrmann. It is spelled Herrmann on the plans and abutters list. Notice was sent correctly, but plan should be corrected.

Abutter 02-022.002 should actually be listed as 07-002.002. Correct owner information is Ian & Jasmine Miller, 53 Tibbetts Road, Fremont NH 03044. Notice was sent correctly but plan should be updated with correct information to include name, address, and correct M/L designation of 07-022.002,

Abutter 07-017 is shown on the plan as 68 Tibbetts Road and their address is 78 Tibbetts Road.

Conservation Commission: Wetlands and setbacks are shown as compliant with current zoning, therefore the Commission has no comment.

A copy of Ms. Rowden's Plan Review Report was reviewed and available. She notes that all lots are located within the Residential Zone and lots 98 and proposed 98.001 are located within the Flexible Use Zone abutting Route 107.

The other comments offered by Ms. Rowden include:

1. The proposed subdivision will require a Variance from the Zoning Board of Adjustment to the terms of Article IV section 2. This ordinance requires that all lot lines must be at least 100 feet in length. The proposed lot line along Main Street for proposed lot 098.001 is only 46.4 feet in length and one rear lot line is only 84.51 feet. All other lot line and lot size requirements associated with the proposal have been met.

If the applicant chooses to seek relief from the ZBA and a Variance is granted, the variance should be noted on the plan.

2. Note 4 on the subdivision plan should be amended to reflect the full zoning location of all three lots as described above.

The Board looked over the plans.

It is noted for the record that the ZBA Application for a Variance has been submitted and a Public Hearing before the Zoning Board is scheduled for Tuesday September 22, 2015 at 7:00 pm.

There was some discussion on this and it was decided not to take jurisdiction of the plans until the next scheduled meeting after a decision from Zoning had been reached and that note along with flexible use road was added to note four (located in residential Zone).

Mr. Karcz made a motion to continue this Public Hearing to 7:30 pm on October 7, 2015. Mr. Downing seconded and it was unanimously decided.

#### **MASTER PLAN**

Mr. Barham asked at the last meeting for all members to review the updated Energy Chapter. The chapter has not yet been received from Planner Jenn Rowden for circulation to the Energy Committee (who met September 15, 2015). Their next meeting is October 20, 2015 if Ms. Rowden can forward the chapter for their review.

## **ZONING ORDINANCE RECODIFICATION**

At the last meeting, Ms. Rowden produced a copy of the Zoning Ordinance renumbered and laid out to flow better than what we have been adding to over the years. There was some discussion and decided we would get into this further at another meeting.

With no further business to come before the Board, Mr. Holmes made the motion to adjourn at 7:50 pm. Motion seconded by Mr. O'Brien with unanimous favorable vote.

**Next regular meeting:** October 7, 2015

Respectfully submitted,

Bob Meade  
Building Inspector / Code Enforcement Officer