



FREMONT PLANNING BOARD
Wednesday, October 7, 2015
Meeting Minutes

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

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 September 16, 2015 meeting. Motion seconded by Mr. Downing with unanimous favorable.

CAPITAL IMPROVEMENTS PLAN (CIP)

Planning Board Members Roger Barham and Tom O'Brien are designated to the CIP Subcommittee. The Department Head kickoff meeting was held on Monday 09/28/2015 and project worksheets are due to RPC by 10/15/2015. The CIP Committee meetings will be held at 7:00 pm at the Town Hall on Mondays November 2 and 16; and December 7, 2015.

CIP Committee Members include: Planning Board Members Roger Barham and Tom O'Brien; Budget Committee Members Mary Anderson and Joe Miccile; School Board Representative Andy Kohlhofer and Selectman Representative Neal Janvrin.

Ms. Rowden went over the process and the meeting. The initial meeting included the Police Department, Library, Selectmen's Office & Highway Department. Anything over \$10,000 with a useful life at least 5 years – Identify equipment, land purchase or cost looking for Departments to come up with estimates and priorities (six year projection). Worksheets need to be submitted by October 15th. Input from Departments will be organized by Jenn. Mr. Holmes brought up the land use change tax fund and the Conservation budget, he also asked about roads.

The next meeting is November 2nd and will look at worksheets submitted from the Selectmen (overall town CIP needs), Parks & Recreation, Conservation Commission, Energy Committee and the Library. November 16th will be Police and Fire Rescue. Mr. Holmes brought up the need to roof the Safety Complex. December 7th will be for the Highway Department and Fremont School District needs. Mr. Kohlhofer stated that there is quite a bit of work as far as the school, a large budget.

Approved 10/21/2015

There may be a need for a fourth CIP Planning Committee meeting, and then there would likely be Public Hearing and input from the community.

BUILDING INSPECTOR'S REPORT

For September we had one new home (Thunder Road), one Garage (Martin Road), eleven renovations, a deck, a porch and thirty-eight trade permits. Mr. Meade brought up the home going on Thunder Road is beyond the pavement and he had spoken with Mr. Perry about paving before and occupancy permit could be issued. Mr. Meade also gave an update of the basement renovation.

RPC

Mr. Barham read a letter stating dues would be going up for 2016 and believed this had been budgeted.

ROADS

There was some discussion about roads. Ms. Rowden was hopeful that we would hear something around January regarding the report. Field work is underway now for the road study. She also mentioned that they were looking at dimensions, conditions, drainage, swales and culverts. Mr. Holmes asked about bridges especially Martin Road and Scribner Road at Turner's Dam. Ms. Rowden was not sure condition of bridges was being looked at but location and length may be.

ZONING

Mr. Barham stated that the ZBA application for a Variance relative to the Hamilton three lot subdivision had been approved.

With lack of topics, the Board recessed from 7:20 until 7:30 pm.

THREE LOT SUBDIVISION PUBLIC HEARING

Hamilton 909 Main Street

Chairman Barham reopened the Public Hearing for a three lot subdivision of Parcel (02-098) at 7:30 pm. Realtors Bill Bartlett & Lynn Bartlett-Merrill and Land Surveyor Roscoe Blaisdell were present.

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

Mr. Barham read; This hearing was opened on September 16, 2015 and was recessed to this evening pending the applicant seeking approval from the Zoning Board of Adjustment for a Variance to the terms of Article IV Section 2 to allow the a three lot subdivision where one of the resultant lots (02-098.002) has two lot lines that are less than the 100 feet required pursuant to Article IV Section 2 in the Town of Fremont Zoning Ordinance. This was approved by the ZBA with the following conditions:

1. This decision shall be recorded with reference to the current deed and shall be included in any subsequent deeds to this parcel or subdivision of this parcel.
2. This approval is subject to all other Local, State or Federal permits and approvals that may be required and does not relieve the applicant from the obligation to obtain such other permits.
3. RSA 676:17 shall apply.

Members reviewed the plans to ensure that previously noted comments had been added/corrected:

1. Building Inspector: the 100 foot well radius that Fremont requires should be clearly spelled out. The drawing no longer shows proposed homes, septic or wells.
2. 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 Herrimann 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.

3. ZBA Variance is noted on the plan as note #12. Ms. Rowden suggested that the note "See variance request" in two places should read "See note #12." Everyone agreed that would be better, it was not changed and Mr. Blaisdell thought that the note spoke for itself.

Mr. Barham asked for Public comment, there was none.

Mr. Karcz made a motion to take jurisdiction of the plan, Kohlhofer seconded and it was unanimously accepted.

Fees were discussed and Mr. Blaisdell stated that he would be in tomorrow around eleven with checks:

Three separate checks payable to ROCKINGHAM COUNTY REG OF DEEDS:

1. Recording fee \$26.00 (Max Mylar size is 22 x 34)
2. Fee for copies of the plans \$11.30
3. LCHIP fee \$25.00

And one check payable to TOWN OF FREMONT for the administrative fee of \$40.00.

Mr. Karcz made a motion to approve the plan for the three lot subdivision for Hamilton of parcel 02-098. and Mr. Downing seconded it. The vote was unanimous. The Mylar was signed and will be recorded by the Town.

INCOMING CORRESPONDENCE

1. REDC Steering Committee letter 09/25/2015
2. RPC letter of 09/29/2015 outlining dues of \$4,395 for 2016. This has been included in the Town's budget for Advertising and Regional Association.

There was discussion about the NHMA lectures, Mr. Meade printed the e-mail from last week and it was felt that everyone needed to get back to Ms. Carlson by October 14th as to whether they were going or not. Mr. Meade is to e-mail the flyer around and Mr. Downing is definitely going.

With no further business to come before the Board, Mr. Karcz made the motion to adjourn at 8:00 pm. Motion seconded by Mr. Hunter with unanimous favorable vote.

Next regular meeting: October 21, 2015

Respectfully submitted,

Bob Meade
Building Inspector / Code Enforcement Officer

ACTION ITEMS

E-mail NHMA flyer
RSVP attendance
Record Mylar