



---

Present: Chairman Roger Barham, Vice-Chairman John (Jack) Karcz, Jack Downing, Andy Kohlhofer, 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 October 7, 2015 meeting. Motion seconded by Mr. Downing with unanimous favorable.

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

Mr. Meade mentioned that Mr. Woodman was in from Best Machine about adding a 250 square foot addition off the back of the building for a compressor room. This is located on 32 acres in the aquifer near wetlands. Note 4. Under conditions of his approval it states "Any future expansion of the approved business shall require and amendment to this approval." Mr. Meade also brought up that he may want to add a showroom off the rear of this building and that he still has not closed out his permit to put up the building (and new permits could not be issued until the first was complete). After some discussion it was decided that Mr. Woodman needs to complete the work and get a Certificate of Occupancy as soon as possible and that applying for an amendment for both projects at the same time might be more feasible.

Last year Mr. Meade brought up having an ordinance about access paths for fire personnel on roofs with solar panels. It is in the 2012 IFC and 2015 Building Codes but not in the current codes. It had been decided to wait until January 2016 when the 2015 code would be adopted. It now seems like that vote will be delayed and debated. After some discussion about it being the right thing to do for our fire personnel and residents (Mr. Holmes and Mr. Kohlhofer) it was recommended that Mr. Meade come up with the verbiage for an ordinance and perhaps notify residents installing solar panels of the concern. Mr. Holmes asked how many solar projects had taken place in town. Mr. Meade said he would provide a spreadsheet that he updates the Fire Chief with.

Mr. Perry called looking for something in writing about paving the rest of his road before an occupancy permit could be issued. Mr. Meade was not sure where this was, Zoning Ordinance, Site Plan or Driveway Regulations but would look it up. Mr. Karcz said it was discussed and in the minutes last year when Mr. Perry was in.

Mr. Meade mentioned that the Town Administrator had several ask Selectmen about the Suprenant complaint. Mr. Meade stated that he has not had any complaints (written or official) come into his office. The Road Agent had come in a while back with a several concerns that neighbors had brought up including what had been done to the driveway. Mr. Meade contacted Mr. Suprenant who filled out a driveway application. Then Mr. Meade and Mr. Holmes Jr. went out and discussed this with him. They also looked at fill (dirt and asphalt) that had been dumped next to the road and too close to wetlands. Mr. Suprenant stated that he did not know who did it or even whose property it was. Mr. Meade stated that he could determine who owned the property and that is

**Approved 11/04/2015**

who NH DES would address with a complaint filed. Later Mr. Holmes Jr. called and said that Mr. Suprenant thought it would be best if he just removed the material. At first it seemed like this would be done within a couple of weeks, later it appeared like it would be done before inclement weather. Mr. Meade will take a ride out tomorrow and see if this is done (a letter had already gone out about this dated September 13th). Another concern heard was about through trucking, both Mr. Meade and Sergeant Larochelle felt that where he lived on the street even though at the very end that this was not considered through trucking. Mr. Suprenant stated that he tried to go out the other way when possible or feasible but was traveling empty either way. The last item was whether Mr. Suprenant had exceeded his home occupancy. This was brought up at a previous Planning Board meeting and it was decided that this was no different than what Palmer Clean Outs had done for many years and that he might be at the threshold but not over. At the time Ms. Rowden suggested that we clarify that Ordinance. Mr. Suprenant had pointed out that his property does border a Flexible Use road (Chester Road). It was also decided at this time we would look at this further once an official complaint came in – none has. While out there tomorrow, Mr. Meade will check the number of axles on the truck (this could be an issue with Home Occupancy Zoning and require a fence).

Mr. Meade brought up next year's goals and Mr. Barham wanted us to think of objectives (and finish roads, CIP and signs). Mr. Holmes talked about signs and where other towns were with this. Mr. Barham brought up the recodification Ms. Rowden is doing with the Zoning Ordinances.

Mr. Barham brought up Ms. Rowden's hours and a meeting with Ms. Carlson and Mr. Meade regarding havin the planner perhaps attending more meetings, spending half a day (or a few hours) a week here in Fremont and help to train a new employee. Mr. Barham will try to meet with the BOS tomorrow night. Mr. Barham mentioned that the land use position has been posted.

**CAPITAL IMPROVEMENTS PLAN (CIP)**

The first meeting is slated for November 16, 2015 at 7:00 pm in the basement meeting room.

**NHMA**

Mr. Barham brought up the NHMA conference November 19<sup>th</sup> and 20<sup>th</sup>. No one tonight planned to attend, several had gone to the recent trainings and Mr. Karcz and Mr. Meade commented on ones they had been to at these conferences.

**MASTER PLAN**

Energy Chapter, have not heard from Jenn Rowden with the updated chapter, which then needs to be passed on to the Energy Committee.

**GALLOWAY 05-035**

An informal discussion of this proposal took place. It was noted that this is not an amended site plan for the excavation taking place, but a new use and a new site plan is required (Ms. Rowden). Mr. Meade had asked several members at NH DES about this. It was felt that each truckload (or site) would need to be tested to assure that it was indeed non-hazardous concrete (no asbestos). That Env-Sw 2100 is followed and someone would be out to look at Seacoast Farms and the piles shown within the wetlands buffer. Where asphalt was not allowed in this area (it is now the same crushed concrete (and brick)) would piles of unprocessed and processed asphalt be allowed? Mr. Meade brought up when Mr. Merrill brought in the fill from Wal-Mart we called the attorney who stated as long as the same type of material that was being brought in was the same type already there being processed there was not an issue. Clearly this is not the same type of material there. This site is in the aquifer and near prime wetlands. Mr. Holmes said we should look at what Kingston has done in a similar situation. In conclusion we would all like to see this environmentally safe in a sensitive area. Besides speaking

**Approved 11/04/2015**

with NH DES Mr. Meade met with Ms. Rowden yesterday. Mr. Meade also stated that this is the Commercial District and gravel pit owners have not fared well these past six years.

**INCOMING CORRESPONDENCE**

1. Notice for upcoming public hearing for the Site Plan of Galloway/Seacoast Farms.
2. An as-built plan was submitted by Lewis Builders for Hall (Hoyt & Chase) Road. There was some discussion on what is there on each road, generators, sprinklers, pump systems and dependable power.

With no further business to come before the Board, Mr. Karcz made the motion to adjourn at 8:10 pm. Motion seconded by Mr. Downing with unanimous favorable vote.

**Next regular meeting:** November 04, 2015, Mr. Barham will not be able to attend that meeting.

Respectfully submitted,

Bob Meade  
Building Inspector / Code Enforcement Officer

**ACTION ITEMS**

- All - Come up with next years objectives.
- Mr. Barham – speak with BOS about land use hours/Ms. Rowden.
- Mr. Meade – get Mr. Holmes solar list and come up with proposed Solar Access Ordinance.
- Look at Kingston and Mr. Galloway’s operation there.