

Present: Chairman Brett Hunter, Vice-Chairman John (Jack) Karcz, Members John (Jack) Downing, Andrew Kohlhofer, Roger Barham, Leon Holmes, Building Official Bob Meade, Senior Planner Jenn Rowden, and Land Use AA/Recording Secretary Casey Wolfe.

Also attending: Nicole McKinney and other members of the public

This meeting was live broadcast on FCTV channel 22.

Mr. Hunter opened the meeting at 7:02 pm.

## **I. MINUTES**

Mr. Hunter made the motion to accept the minutes of April 6<sup>th</sup>, 2016. Mr. Barham seconded that motion with all in favor.

## **II. CONTINUED BUSINESS**

Inspections need to be scheduled so that the four gravel pits in town can get their Earth Removal Permits renewed. If a quorum shows up at the inspection, the meeting needs to be noticed. There was some discussion about what day would work best to schedule this inspection. It was decided that Friday, April 29<sup>th</sup> at 10:00 AM would be a good date and time to try to go out. This date is contingent on Mr. Tatem's availability.

## **III. NEW BUSINESS**

*Nicole McKinney/Preliminary Meeting for parcel 2.135.001; located at 810 Main St.*

Ms. Rowden explained that Ms. McKinney is looking to move the motorcycle shop into another building on the property. Ms. McKinney approached the Board and explained that she is filling out a conditional use application and a minor site plan application to make this work. She had a question about storing motorcycles on the property and the Board responded saying that bringing motorcycles outside during the day does not count as storage. Ms. McKinney then went through some specific questions she had about the minor site plan application. She had questions about the application's requirement for test pits, architectural rendering, and the location of public utilities. The board did ask for power lines and the septic field be shown. There was some discussion about whether Ms. McKinney would need to ask for a waiver or if these things were simply not applicable to her situation. It was decided that these things are simply not applicable, since waivers cannot be requested on a minor site plan. Ms. Rowden and Mr. Karcz agree that the application needs to be reorganized – perhaps separated from the major site plan document.

Ms. McKinney also asked about fitting all of the abutters on to the site plan. Ms. Rowden explained that the property lines can be numbered and a note can be made labeling these numbers with the abutters' names. Ms. McKinney also asked if the existing fire alarms and smoke detectors would be sufficient. Mr. Holmes commented that the fire chief would decide that. Ms. Rowden added that when the application is being processed various departments in town get noticed for comment. There was more discussion about putting notes on the site plan about the distance to the nearest fire hydrant and the fire station. There should also be a note about the location of the floodlight on property and when it is turned on. Mr. Kohlhofer wanted

to know if a walk-through would be necessary and Mr. Barham said that it would be up to the Board on the day of the public hearing.

#### **IV. BUILDING INSPECTOR'S REPORT**

Mr. Meade gave an update about Mr. Suprenant's property. He reported that there are now only two trucks in the back (before there were three), but the fuel tank is still there. It does seem that Mr. Suprenant is working on all of this but still has a ways to go. Mr. Meade also gave an update about Mr. Ferwerder's emergency road on his property that needs to be continually maintained or paved.

There was also some discussion about a complaint that was filed concerning Seacoast Farms. Bob Kelley has exceeded the number of trucks that can go in and out of his property per day. Apparently, he is taking out some tailings and material from the windrows (in wetland setback) that he was asked to remove. Mr. Meade did go out and speak with Mr. Kelly asked for his log book [22 trucks as of 10:30 and another came in as he was leaving] and later sent copies of his original 1999 paperwork. The Board discussed whether Bob Kelley actually has a truck limit and it appears that the latest approved site plan did not spell out a limit. [Update: Mr. Barham found in the minutes from December 19<sup>th</sup>, 2012 that when the latest site plan got approved, it was stated that "all previous conditions and waivers still apply"- 15 trucks Max.] Mr. Meade stated where there was some disagreement as to how these complaints were to be handled when he was not working and rather than look up the BOS and Planning Board minutes from several years ago stated that the gist of it was a call was to go into the police department where it would be logged and if they had time they would go out.

Mr. Meade went on to tell the Board that April has been busy and that he will provide a full April report at the next meeting. Ms. Rowden commented that according to the NH Housing Finance Authority, Fremont's rate of growth is much higher than that of surrounding communities.

#### **V. CIP UPDATE**

Ms. Rowden explained to the Board that a public meeting needs to be scheduled in order to adopt a CIP. She spent some time going through what she had so far for a CIP. Each department in town had submitted projects that needed to be completed and their projected costs. She also had the Board look at a preliminary map of the road conditions around town.

#### **VI. OTHER BUSINESS**

1. Energy Chapter of Master Plan

Ms. Rowden suggested going over the Energy Chapter of the Master Plan at the same time the Board has the Public Hearing for the CIP update

2. Zoning Recodification

Ms. Rowden mentioned that the zoning recodification is still waiting to be adopted. Mr. Kohlhofer wondered if it can be adopted at the next meeting.

3. Sign Ordinance Sub-Committee

There was some discussion about scheduling another Sign Ordinance Sub-Committee meeting. The meeting was scheduled for May 3<sup>rd</sup> at 2:00 pm.

4. Calendar and deadline update

Ms. Rowden reminded the Board that there is no set due date for materials for a continued application. The downside to this is that it is harder for a minor site plan to meet these deadlines.

There was some discussion about how the Planning Board has not received any materials from Mr. Galloway or from Mr. Quintal concerning Galloway's continued application. It was decided that Ms. Wolfe will send out an email to Mr. Quintal notifying him that he has missed the deadline and needs to request a continuance.

5. Other business before the board

Ms. Wolfe asked if Mr. Galloway's site needs to be inspected again this year. Mr. Meade said he will look to see if Mr. Tatem went to Galloway's site last year.

[Update: Galloway's site was inspected last year, so he will not need an inspection done this year.]

## VII. INCOMING CORRESPONDENCE

The Spring 2016 issue of the NHDES Drinking Water & Groundwater Bureau newsletter arrived.

Mr. Hunter entertained a motion to adjourn the meeting at 8:50 PM. Mr. Barham seconded that motion with all in favor.

**Next regular meeting:** May 4<sup>th</sup>, 2016

Respectfully Submitted,

Casey Wolfe  
Recording Secretary

### Action Items:

- Mr. Meade will suggest April 29<sup>th</sup> as a date to do gravel pit inspections to Dan Tatem.
- Ms. Wolfe will make a public notice for the inspection date and for the date of the Sign Ordinance Sub Committee meeting.