

Approved May 18th, 2016

Present: 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: Gary Merrill, Jon Merrill, and Daniel Weldon.

This meeting was live broadcast on FCTV channel 22.

Mr. Karcz opened the meeting at 7:16 pm.

I. MINUTES

Mr. Downing made a motion to approve the minutes of April 20th, 2016. Mr. Kohlhofer seconded that motion with all in favor.

II. CONTINUED BUSINESS

At 7:18 Mr. Karcz opened the meeting to the public. Mr. Barham made a motion to continue the Galloway application to June 7:15 PM at the Fremont Town Library. Mr. Downing seconded that motion with all in favor. Materials for this public hearing will be due two weeks before June 1st which is May 18th.

III. CONTINUED BUSINESS

Informational Jon Merrill on parcel 4.15; located at 107 Beede Hill Rd.

Mr. Jon Merrill explained that he bought the pit in 1992 and that he is not allowed to blast rock on the property. Mr. Karcz thought that someone would have to talk to an attorney to see if they could do the blasting. Mr. Jon Merrill further explained that he wants to take the area to the same level as the gravel – not to the water table. He wants to have hay fields out there. Because the previous owner of the gravel pit had some serious lawsuits, Mr. Barham thought we should look at some previous minutes. Mr. Jon Merrill added that the closest abutter is quite a ways away – the noise should not be a big problem. Mr. Meade suggested postponing this to another meeting and look at what we did for the screener. Mr. Jon Merrill and Mr. Gary Merrill left at 7:23.

Dan Weldon – Chester subdivision abutting Fremont's lot 1.18.1

Mr. Karcz invited Mr. Weldon to address the Board. Mr. Weldon explained that he is the landowner of the parcel that is being subdivided in Chester. He went through the whole public hearing process with Chester and the Registry of Deeds sent the site plan back because it had no signature from Fremont's Planning Board. Ms. Rowden suggested that if the Board agrees to sign it tonight, to have the contingency that we get proof from the Town of Chester that all of the abutters in Fremont were invited to the public hearing process. Mr. Kohlhofer made a motion to accept the plan with the condition that the Town of Chester provides proof the Fremont abutters we notified. Mr. Downing seconded that motion with all in favor. Mr. Karcz and Ms. Wolfe signed the site plan. Mr. Weldon left at 7:39 PM.

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For this month, there has been two new homes, an addition, one garage, a deck, two pools, two renovations, and sixty-two trade permits. Again, much busier than last year.

Mr. Meade summarized the excavation site visits to Olson's, Merrill's and Ferwerda's property. Mr. Tatem, the town engineer, is working on calculating the surety amount for the Olson property. The group also visited Seacoast farms. There is an issue with the tailings, windrows, berms, and the number of trucks. Mr. Barham brought up that, according to previous minutes, a motion was made that, "all previous conditions apply" concerning Mr. Kelley's site plan. Mr. Meade brought up that it is a commercial area and that we may not have the grounds to limit a business's trucking. Both Mr. Karcz and Mr. Barham believed that it might be best to talk to a lawyer about this. According to Ms. Rowden, the actual district definition can be amended – it seems to be a broader issue than just 15 trucks. For now, Mr. Meade would like to have Bob Kelley to come in to see the Planning Board. Mr. Meade agreed to contact Mr. Kelly again and ask questions of Town Council. There was some discussion about the berms and tailings on the property. Mr. Kohlhofer brought up requiring Mr. Kelley to bond the tailings.

Mr. Meade also brought up for following:

Black Rocks Village on Hall Road – Mr. Barham stated that the Town is going to hold onto the bonding for the driveways for two years. Mr. Downing stated that we need someone to check to make sure the road was built to town standards before we talk about adopting the road. Mr. Meade seemed unclear whether Mr. Tatem will be inspecting the final coat on these roads and felt he should.

What type of culverts should our driveway regulations specify? The Road Agent would like to see certain plastic ones added to the steel and concrete ones that we allow. The current regulations are not consistent. Everyone felt that we should get the Road Agent involved and have the Driveway, Site Plan and Subdivision Regulations be the same. Mr. Mead would also like to see wetlands setbacks added to driveway regulations.

The Road Agent also wanted to address snow removal and traffic direction for Mr. Suprenant at 459 Whittier Drive.

Mr. Frost, on Beede Hill Rd, received a letter from Code Enforcement and will get a letter of deficiency from NHDES within 30 days because he never corrected his situation after creating an unauthorized pond and rerouting a stream on his property.

Mr. Meade brought up rewriting home occupancy standards and address how many 3-axle trucks can be on the site. Ms. Rowden stated this is much more lenient than it is in other towns.

Mr. Meade asked for clarification on duplexes vs. multi-family homes. In particular, what did "More than two" mean? The board felt more than two residential uses (not commercial).

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V. CIP UPDATE

Ms. Rowden told the Board that they can plan a public hearing to adopt the CIP. Mr. Barham made a motion to hold a hearing to adopt the CIP on May 18th. Mr. Kohlhofer seconded that motion with all in favor.

VI. OTHER BUSINESS

1. Shirkin Rd report

Mr. Barham reported to the Board that over the weekend there was some shooting at the Galloway gravel pit. He informed the Board that the plan is to come up with a solution that will include Town input and cooperation with the residents. Apparently, we can put gates up on the class VI road, but we cannot lock them. There is evidence of all kinds of vandalizing, drugs, alcohols, and fire. We need to be able to prosecute the people who are trespassing. Again, the Selectmen will work with the landowners to come up with a solution.

2. Energy Chapter of Master Plan

Ms. Rowden informed the Board that at this point the Board has completed its work with the energy chapter of the master plan. Mr. Barham made a motion to have a hearing to adopt the energy chapter of the plan May 18th. Mr. Holmes seconded that motion with all in favor.

3. Zoning Recodification

Mr. Barham made a motion to have a public hearing to adopt the zoning recodification on June 15th. Mr. Kohlhofer seconded that motion with all in favor.

VII. INCOMING CORRESPONDANCE - none

Mr. Kohlhofer made a motion to adjourn the meeting at 8:40 PM. Mr. Downing seconded that motion with all in favor.

Next regular meeting: May 18th, 2016

Action Items;

Mr. Meade to contact town council and Mr. Kelly.

Respectfully Submitted,

Casey Wolfe
Recording Secretary