

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

Also in attendance: Evelyn Benson and Joe Nichols

Note: This Planning Board meeting was not filmed.

Mr. Karcz opened the meeting at 7:05 PM.

I. MINUTES

Mr. Downing made a motion to approve the minutes of July 13th, 2016. Mr. Kohlhofer seconded that motion with all in favor.

II. CONTINUED BUSINESS - none

III. NEW BUSINESS

Evelyn Benson from Chantenay Bistro LLC – looking to put in a commercial kitchen in her home; 241 Chester Road [Map 3, Lot 169.1]

Ms. Benson would like to put a commercial kitchen in the basement of her home and use the space for her cookie business. She currently sells her baked goods at farmer's markets and has to rent a space in Chester to do her baking. Mr. Nichols went over the plans to add a second kitchen to Ms. Benson's house. He talked about the existing septic system and that it will need to be updated so that it can handle the load of a four-bedroom house due to the addition of the second kitchen. Ms. Rowden felt that this use does fit a home occupation. Mr. Meade pointed out that the Building Code does not allow for a commercial kitchen in a home. There was also concern that in the future the space would be turned into an accessory apartment. Mr. Barham suggested to document that it's an auxiliary kitchen for a home occupation. Mr. Nichols agreed to do so.

IV. BUILDING INSPECTOR'S REPORT

Mr. Meade gave an update on Scott Suprenant. His tractor trailers are in Brentwood, however, Mr. Meade is concerned that they will be back at his home for the winter. Additionally, there was recently a fuel tank leak that the fire department had to clean up.

V. OTHER BUSINESS

1. Zoning Recodification (sign ordinance, in-law apartments)

Ms. Rowden said that the new law concerning in-law apartments (now called Accessory Dwelling Units) goes into effect June 1st, 2017. Fremont's ordinances need to comply with the new state law. Ms. Rowden passed around a draft of a "cleaned-up" version of the ordinance. Ms. Rowden suggested changing ADU's to a conditional use rather than a special

exception handled by the ZBA. Under the new law, ADU's must be allowed in any single-family home. However, changes to this town ordinance still needs to go to the voters.

There was some discussion about simply making ADU's a permitted use handled by the Building Inspector. Ms. Rowden did not suggest this because a single-family home with an ADU's still needs to have the appearance of a single-family home. Ms. Rowden felt that it would be more appropriate for the Planning Board to make this call. Single family homes with ADU's still need to abide to setbacks and septic requirements. Under the new law, the owner can now live in the accessory apartment and there is no minimum house size. Ms. Rowden suggested setting an 800 foot maximum for ADU's so that they won't dwarf any houses in comparison. Ms. Rowden did not recommend allowing any detached ADU's. Ms. Rowden suggested letting the Board think about whether they want to allow ADU's as a conditional use handled by the Planning Board or as a special exception handled by the Zoning Board.

There was a discussion about the sign ordinance. Fremont's sign ordinance also needs to comply with state law. We can no longer differentiate signs based on content. Now signs have to be regulated based on the use of the property or based on the size of the sign. Ms. Rowden has worked on consolidating the sign ordinance.

2. Agreement for Professional Planning Assistance (circuit-rider services) contract

Mr. Barham confirmed that the Town has budgeted for the price increase of the circuit rider services. Mr. Kohlhofer made a motion that the Planning Board recommends signing the new contract of \$9,796. Mr. Downing seconded that motion with all in favor.

3. Reminder: August 3rd meeting at the **school gymnasium**

There was some discussion about the two-week deadline before the August 3rd meeting for any materials pertaining to Galloway's application. Ms. Rowden reminded the Board that if they fail to meet the deadline, then the Board can either continue the application or flat-out deny the application since it's incomplete. Mr. Kohlhofer made a motion that all materials need to be sent in by Friday, or else the Board will either deny or continue the application. Mr. Karcz seconded that motion with all in favor. It was also decided that the meeting of August 3rd will be at the library if it's continued or at the gym if the meeting is not continued.

4. And any other business which may come before the Board

Mr. Kohlhofer wanted to bring up three changes that he thought should be made to the zoning ordinance. One is that businesses for fire ranges should be allowed. Ms. Rowden said that that would be a straightforward zoning change. Mr. Kohlhofer also thought that there shouldn't be any limits on traffic and trucks. Ms. Rowden said that this was more of a procedural issue during the site plan review process. The applicant would propose removing the line about the number of trucks. Lastly, Mr. Kohlhofer thought we should take a look at the zoning ordinance about structure height. He felt that if the business is in the Corporate Commercial District then its use should be encouraged despite the height of the building.

Mr. Barham wanted to talk about Mr. Galloway accusing the Town of not providing him with invoices from Stantec at the last meeting. Mr. Barham wanted to make it clear that Stantec sends out the invoices not only to the Town, but also to the applicant. Mr. Galloway was certainly aware what he was being charged and why he was being charged. Mr. Galloway should not have been surprised by charges from Stantec. From now on though, the Planning Board should see these invoices too. Mr. Barham is going to write a letter to Mr. Galloway to resolve this issue.

VI. INCOMING CORRESPONDANCE

Regional Impact/Legal Notice from Raymond Planning Board concerning a Public Hearing on July 28th for proposed Martin Ferwerda Subdivision – Raymond Tax Map 24, Lot 4

Ms. Rowden believed that the Raymond Planning Board over-reacted by calling this a Regional Impact.

Abutters Notice from Brentwood Planning Board concerning a Public Hearing on August 4th for proposed monopole tower by application Varsity Wireless, LLC. – Brentwood Tax Map 218.054

Ms. Rowden explained that the 30-foot tower might have a visual impact.

Mr. Kohlhofer made a motion to adjourn the meeting at 9:25 PM. Mr. Downing seconded that motion with all in favor.

Respectfully Submitted,

Casey Wolfe
Recording Secretary

Action Items:

- Mr. Barham will write a letter to Mr. Galloway explaining that he was more than aware of his charges from Stantec.