

Present: Chair Brett Hunter, Vice Chair Jack Karcz, Members Jack Downing, Leon Holmes, Andy Kohlhofer, Roger Barham, Building Inspector Bob Meade, RPC Senior Planner Jenn Rowden, and Land Use AA/Recording Secretary Casey Wolfe

Also present: Renee King, Cindy Grasso, & Ethel Wilson

Mr. Hunter opened the meeting at 7:03 PM.

I. MINUTES

Mr. Karcz made a motion to approve the minutes of November 2, 2016. Mr. Downing seconded that motion. The motion passed 3-0-2.

II. NEW BUSINESS

Citizen's Petition for New Corporate Commercial Zoning

Ms. Grasso presented to the Board the petition that they had organized concerning the Corporate Commercial District. She informed the Board that 502 residents in town signed the petition. There was a slight modification in the language of the petition since the last time they were before the Board. Ms. Rowden explained that the Board needs to schedule a public hearing for this petition and that someone needs to submit the petition to the Town Administrator. At the public hearing, the Board can vote to recommend the petition or to not recommend the petition, but either way the petition has to go on the Warrant Article. Mr. Karcz made a motion to move the citizen's petition to public hearing on December 21, 2016 at the usual Planning Board meeting time and place. Mr. Downing seconded with all in favor (6-0-0).

Ms. Grasso asked the Board if they were going to do anything about getting Bob Kelly back into compliance with his site plan. A letter has been sent out inviting Mr. Kelly to see the Board in December.

III. BUILDING INSPECTOR'S REPORT

Mr. Meade informed the Board that the owner of Jeremy Lennon's property (Richard Mastranzi) will not give Mr. Lennon permission to go through the site plan application process until after he finishes his house and cleans up the yard.

Mr. Barham updated the Board on the situation with Lewis Builders. The Board of Selectmen decided at their last meeting to bond the road at Black Rocks Village up to \$150,000 and to have Lewis Builders put \$6,000 in escrow with the town. Otherwise, they will not get any more home occupancy permits. The road bond will be in place for five years.

Mr. Meade updated the Board about Scott Suprenant. A resident has brought in a picture to Mr. Meade of a truck filing up the 500 gallon fuel tank. Mr. Suprenant also has the tractor trailers at his house again. A cease and desist order would come from the Selectmen, however, the Planning Board can recommend it.

Mr. Meade informed the Board that Tom O'Brien asked if he could put a sign at the end of Spaulding Road. Mr. Meade's answer was that since the DOT has denied that request in the past, the answer is still no.

Mr. Meade told the board that Marty Ferwerda wants to start Sharon Way but still wants to keep half of it a gravel pit. He will come in to see the Planning Board soon.

IV. CIRCUIT RIDER'S REPORT

Ms. Rowden provided the Board with the most recent version of the revised Accessory Dwelling Unit (ADU) ordinance. With the new law that will be in effect, as long as the lot has adequate septic and water facilities, then any single family home can add on an accessory dwelling unit. The state's limitations are too liberal, so the town of Fremont needs to put together a new ADU ordinance. Mr. Meade brought up that he doesn't want ADU's to be permitted over garages. Ms. Rowden explained that the Board can choose to either make ADU's a permitted use, allowed via special exception, or allowed via conditional use permit. She went through the pros and cons of each but indicated that the Board needs to make a decision on this tonight. She then walked the Board through the entire ordinance and explained all of the changes that she made. The Board decided to permit ADU's with a special exception through the ZBA.

Ms. Rowden will discuss the sign ordinance with the Board in December to discuss some minimal changes.

V. NON-PUBLIC SESSION

Mr. Barham made a motion to go into non-public session per RSA 91-A:3(1) for the purpose of discussing a legal matter. The motion was seconded by Mr. Karcz. The motion passed by a unanimous roll call vote.

Mr. Kohlhofer made a motion leave non-public session. Mr. Barham seconded that motion. The motion passed with a unanimous roll call vote.

Mr. Kohlhofer made a motion to seal the minutes. Mr. Karcz made a motion to second that with all in favor (6-0-0).

VI. ADJOURNMENT

Mr. Kohlhofer made a motion to adjourn at 9:00 PM. Mr. Karcz seconded that motion with all in favor.

Respectfully Submitted,

Casey Wolfe
Land Use AA/Recording Secretary