

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

Also present: Randy Grasso, Cindy Grasso, Renee King, Kevin Baum, Arleigh Greene, Michael Malloy, Barbara Malloy, Elizabeth Pinucci, James Watkins, Laurie Pitkin, and Mark Pitkin.

Mr. Hunter opened the meeting at 7:00 pm.

I. MINUTES

Mr. Karcz made a motion to approve the minutes. Mr. Holmes seconded that motion with all in favor.

II. OLD BUSINESS

Mr. Quintal summarized to the Board that since the last meeting, he went before the ZBA requesting a variance. After discussing with the ZBA about the storm water features within the setback, the ZBA wanted to do a site walk and wanted more information from a hydrogeologist. Stantec will produce a report for the ZBA to review. Mr. Quintal went for a site walk this past Saturday with the ZBA and with some Conservation Commission members. There are some recommended changes as a result of this site walk.

Mr. Quintal mentioned that Mr. Tatem wanted a copy of the latest water quality test results for Seacoast Farms. These tests were completed in July and reported in August. These test results were acceptable to Stantec. The Board talked about continuing the case to January.

Mr. Hunter opened the discussion up for public comment. Ms. King asked if the hydrogeologist was at the site walk. The hydrogeologist was not. Mr. Pitkin wanted to know when will be the appropriate time was to talk about surrounding property values. Ms. Rowden answered that this would be at the ZBA meeting since one of the criteria for granting a variance is that surrounding property values will not be diminished. The ZBA considers evidence presented before them. She mentioned that it is hard to prove that property values will be diminished.

Ms. Rowden also explained that if Mr. Galloway does not get his variance, he will have to build the structures outside of the wetland setback. Mr. Kohlhofer explained that if later on Mr. Galloway wants to expand his site, he will have to go back to the Planning Board for a site plan amendment. Mr. Baum pointed out the best management practice would be for these structures to be outside of the wetland setback.

Ms. Grasso asked what happens when the wetlands continue to naturally change. Ms. Rowden answered that the wetlands will probably change over time, however, there is no recourse to change the storm water structures as long as they are functioning. There was more discussion on this and how it was ultimately the ZBA's decision. The ZBA is only supposed to consider the variance. Ms. Rowden asked Mr. Quintal if the variance is not granted if he would have a

proposal ready in time for the January meeting. Mr. Quintal responded that he would need to talk to his clients.

Mr. Kohlhofer made a motion to continue the hearing to January 4th at the library. Mr. Karcz seconded that motion with all in favor.

III. BUILDING INSPECTOR'S REPORT

Mr. Meade reported that someone submitted a picture to him of Buxton Oil filling up a tank in Scott Suprenant's garage. Mr. Meade has contacted the State Fire Marshal. Mr. Suprenant wants to put the tank on a trailer to fix the problem, however, this property is in the aquifer. Mr. Kohlhofer felt that the Selectmen should issue a cease and desist order. Mr. Barham will bring it to the attention of the other Selectmen and will keep the Planning Board updated.

Mr. Meade also reported to the Planning Board that February 1st will be his last day working for the Town of Fremont. The Planning Board is disappointed to see him go!

Mr. Holmes made a motion to adjourn at 8:12 pm. Mr. Kohlhofer seconded that motion with all in favor.

Respectfully Submitted,

Casey Wolfe
Land Use AA/Recording Secretary