

Present: Vice Chair Jack Karcz, Members Roger Barham, Jack Downing, and Andy Kohlhofer, Alternate Member Tom O'Brien, Building Inspector Bob Meade, RPC Senior Planner Jenn Rowden, and Recording Secretary Casey Wolfe

Also present: Randy Grasso, Cindy Grasso, Renee King, Michael Malloy, Barbara Malloy, Elizabeth Pinucci, Nick Pitkin, Mark Pitkin, Doug Andrew, Warren Gerety, Robert Kennedy, Wayne Campbell, Ann Campbell, Bob Kelly, and Marty Ferwerda.

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

I. MINUTES

Mr. Kohlhofer made a motion to approve the minutes of December 7. Mr. Downing seconded that motion with all in favor.

II. NEW BUSINESS

Public Hearing for a proposed amendment to Article IV-A, Fremont's In-Law/Accessory Apartment Ordinance, so that it complies with Senate Bill 146

Ms. Rowden explained that once Senate Bill 146 is in effect, all zoning districts that allow single family dwelling units must also allow accessory dwelling units (ADU's). Previously, Ms. Rowden made some proposed changes to the current ordinance so that it will comply with Senate Bill 146. Since the last meeting, Town Council made four suggested changes. The Board walked through each one. Mr. Karcz then opened up the discussion to the public. There was a question about ADU's in detached garages and there was a question about the owner occupying one of the units. Mr. Karcz appointed Mr. O'Brien to vote on behalf of Mr. Holmes. Mr. Downing made a motion to accept Town Council's changes numbered 2, 3 & 4 and to move Ms. Rowden's proposed changes to the Warrant Article. Mr. Barham seconded that motion. The motion passed 5-0-0.

Public Hearing for a petitioned amendment to Article XVIII. This petition involves amending the Corporate Commercial District as defined in the Ordinance and amending the allowed uses in that district.

Mr. Karcz opened the discussion to the public. Mr. Gerety reminded the Board that over 500 people signed the petition. When the Town originally voted in the Corporate Commercial District, no one expected anything like this to be allowed in the district. A few of the Planning Board members vocalized that they did not agree with the third item in the petition. Ms. Grasso didn't believe that any desirable businesses are going to move their businesses to Shirkin with the way the road currently is. The class VI road will only attract more businesses like Galloway's – businesses that do not contribute much to town. It was pointed out that Epping's roads are getting destroyed after allowing all sorts of business. The current roads are not set up properly for business. From now on, if the Town wants economic development, it has to be done right. Mr. Barham confirmed that there is an issue with infrastructure in town. Mr. Kohlhofer made a motion to move this petition to the Warrant Article as presented. Mr. Barham seconded the

motion. The motion passed 5-0-0. Mr. Kohlhofer made a motion to not recommend adoption of the petition. Mr. Karcz seconded that motion. The motion passed 4-1-0.

III. OTHER BUSINESS

Bob Kelly (Map 5 Lot 35) to bring his composting business Seacoast Farms back into compliance with his site plan

Mr. Kelly updated the Board on his progress on bringing his business back into compliance with his site plan. The windrows have been removed out of the wetland setbacks and he has removed between 3,200 cubic feet and 4,000 cubic feet of tailings from the northeast corner. There was a discussion about pushing the tailings out of the setback. Mr. Pitkin brought up that doing this work in the Spring would be a disaster. Mr. Meade suggested that Mr. Kelly coordinates with Mr. Galloway's proposed plans and then comes back to the Planning Board in a month. Mr. Kelly will come back at the February 15th meeting.

Marty Ferwerda (Map 3 Lot 2) to discuss bonding Sharon Way at Governor's Forest

Mr. Ferwerda is here to propose bonding Sharon Way before construction of the road. He explained that the excavating will be bonded by the reclamation bond. He explained that everything will be the same on his site plan except phase 3 will be split into phase 3A & phase 3B with only Phase 3A being paved first and phase 3B being left in a gravel state. The Planning Board did not have a problem with this. Mr. Ferwerda left at 8:26 pm.

IV. BUILDING INSPECTOR'S REPORT

Mr. Meade informed the Board that Scott Suprenant is going to remove his fuel tank within two weeks.

V. CIRCUIT RIDER BUSINESS

Ms. Rowden asked the Board to look at the zoning for cell towers before the next meeting. The next Planning Board meeting will have a public hearing for a cell tower.

Mr. Meade asked if it was too late to have a public hearing to change the home occupation ordinance. This public hearing can be on January 4th, as long as it is posted 10 days prior. This hearing will be at 6:45 pm at the library. Mr. Kohlhofer made a motion for the presented change in the home occupation ordinance to be considered at a public hearing on January 4th. Mr. Downing seconded that motion. The motion passed 5-0-0.

Mr. Barham made a motion to approve an expenditure not to exceed \$1,260 for Stantec to make changes to the driveway regulations. Mr. Downing seconded the motion. The motion passed 5-0-0.

Ms. Wolfe told the Board that the first Planning Board meeting in February will be on the 8th instead of the 1st.

Fremont Planning Board Minutes
Approved January 4th, 2017

21 December 2016

Respectfully Submitted,

Casey Wolfe
Recording Secretary