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

Also present: Rick Sousa

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

## I. CONTINUED BUSINESS

**Public Hearing for a Major Site Plan Application and a Conditional Use Application for a proposed 145 foot monopole-style personal wireless service facility located at Map 1 Lot 12 on Chester Road – Eco-Site, Inc.**

Mr. Sousa updated the Board on the project's progress. The engineers are still working through the comments received by Stantec the day before. The curve in the access road needs to be straightened out and a wetlands delineation needs to be done. Mr. Sousa passed out copies of their response to the Stantec review letter to the Board. Mr. Sousa requested a month continuation to have new plans before the Board. Ms. Rowden explained to the Board that there are still some waivers that need to be approved and that until then the Board cannot accept the application. Ms. Rowden also mentioned for the record that Eco-Site designed the tower with an allowance for future co-location. Mr. Sousa suggested waiting until the next hearing to address the waivers. Mr. Barham mentioned to Mr. Sousa that the Road Agent wants to meet with him about off-site improvements. Mr. Kohlhofer made a motion to continue the hearing to March 15th. Mr. Barham seconded the motion. The motion passed 6-0-0.

## II. CIRCUIT RIDER BUSINESS

Ms. Rowden asked the Board when they would like to go over the zoning recodification. The Board decided to do this at their March 1st meeting.

## III. OTHER BUSINESS

This is Rick Foye's first Fremont Planning Board meeting as the new Building Inspector. The Board members welcomed him to Town.

Ms. Wolfe informed the Board that Bob Kelly is scheduled to come in at the March 1st meeting to discuss site plan compliance. Ms. Wolfe announced the Mr. Leon Holmes Sr. resigned from the Planning Board. The Planning Board members were sad to hear this news. Ms. Wolfe explained to the Board that there may be some errors on the signed site plans for the Cooperidge Subdivision from 2014.

Mr. Barham updated the Board about the Deliberative Session that took place the night before. There were some complaints about the 800 square foot limit for accessory dwelling units. There were also some complaints about limiting home occupations to one tri-axle vehicle. As a side

note, Mr. Barham requested that Mr. O'Brien goes before the Selectmen to be appointed as a full Planning Board member.

There was some discussion about the recent ZBA decision to uphold Hard Rock's appeal. The ZBA agreed with Hard Rock that the use of a concrete reprocessing plant is not an allowed use in the Corporate Commercial District. Mr. Galloway can appeal the ZBA's decision and then it would go to Superior Court. Ms. Rowden suggested the Planning Board spend some time in the future going over the Vision Chapter in the Master Plan. There was some discussion about the Corporate Commercial District.

Mr. Kohlhofer made a motion to adjourn the meeting at 8:00 pm. Mr. Barham seconded that motion with all in favor.

Respectfully Submitted,


Casey Wolfe
Land Use Administrative Assistant