

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

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

I. BOARD REORGINZATION

Mr. Hunter made a motion to reappoint Mr. Karcz as Vice-Chair. Mr. Kohlhofer seconded the motion. The motion passed 6-0-0.

Mr. Kohlhofer made a motion to reappoint Mr. Hunter as Chair. Mr. Karcz seconded the motion. The motion passed 6-0-0.

II. MINUTES

Mr. Kohlhofer made a motion to approve the minutes of March 1st and March 15th and the nonpublic minutes of March 1st. Mr. Karcz seconded the motion. The motion passed 6-0-0.

III. CONTINUED BUSINESS

Prince Lobel has requested a continuance for the Major Site Plan Application and the 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. Requested continuance date is for May 3rd.

Mr. Karcz made a motion to continue the Hearing to May 3rd at 7:00 pm at the Fremont Town Hall. Mr. Downing seconded the motion. The motion passed 6-0-0.

IV. OTHER BUSINESS

Mr. Lavelle, the surveyor hired by Joel Deblois, has requested a 60-day extension to finalize his plans for final approval. These plans pertain to a conditionally approved subdivision at Map 6 Lot 22 on Leavitt Road. Mr. Kohlhofer made a motion to grant this extension. Mr. Karcz seconded the motion. The motion passed 6-0-0. The new deadline for final approval is June 3, 2017. The last Planning Board meeting before this date is May 17.

Town engineer Dan Tatem recently wrote an email with suggestions on how to handle the compliance issues with Seacoast Farms. Ms. Rowden felt that the Board could make a motion to have Mr. Tatem do a site walk and make a separate motion giving a deadline to business owner Bob Kelly to get back into compliance. There was some discussion about whether or not the wetland buffer has been delineated on the property. Mr. Kohlhofer felt that the Planning Board should be firm about the issue. Ms. Rowden clarified that there are two issues at hand: the tailings that are in the setback and the amount of tailings on site. The Board decided on a July 1st deadline for Mr. Kelly and to have Mr. Tatem visit once a month to do a site walk until then. Mr. Kohlhofer made a motion to request the town engineer to go out to the site monthly and provide

monthly reports to the Board concerning the volume of tailings and the tailings in the wetland setback. Mr. Karcz seconded the motion. The motion passed 6-0-0. Mr. Kohlhofer made another motion that the total volume of tailings has to be in compliance as of July 1, 2017. If compliance is not achieved by this date, the Board may choose to move the issue to the Selectmen. Mr. Karcz seconded that motion. The motion passed 6-0-0. Ms. Wolfe will write a letter to Mr. Kelly to notify him about the Board's decision.

Ms. Wolfe informed the Board that all four earth removal permit applications have been submitted. Ms. Wolfe asked if Stantec did a site walk for these four properties every year. Mr. Barham explained that in the past the Board would sometimes waive the inspection requirement. The Board felt that it would be best to have the site walks done annually. Mr. Karcz mentioned that it's best to have all the inspections done on the same day to save each business some money. The Board also discussed having Mr. Tatem reevaluate the bonding for each property like he did last year. Ms. Wolfe will notify Mr. Tatem about the site walks and the bonding reevaluation request. The Board should also attach some conditions to the permit renewal this year to make issues like blasting more black and white in the future. Ms. Wolfe will do some research on what the Merrill's were approved for in terms of blasting.

V. BUILDING INSPECTOR'S REPORT

Mr. Foye summarized that he approved 31 permits in the month of March. There was only one new home during that time. Mr. Foye does expect to see things pick up in the near future. There was some discussion about a house on Main Street that was torn down and will get rebuilt with the same footprint. They discussed how the Shoreland Water Quality Protection Act applies to this situation.

VI. CIRCUIT RIDER BUSINESS

Ms. Rowden explained to the Board that Mark Woodman, who owns a machine shop on Beede Hill Road, is looking to expand his business by constructing two additions on shop. The aquifer protection district does come up behind his shop and he will need to avoid that if he does not want to apply for a variance.

Ms. Rowden also informed the Board that the Rockingham Planning Commission was awarded the Local Source Water Protection Grant so that the Fremont Aquifer Protection Ordinance can be updated. The funds from the grant should be available in early May. Ms. Rowden proposed rewriting the ordinance to make it slightly more lenient, but then reevaluating businesses in the district every three years. She also proposed two different workshops (one for the land use boards and one for businesses) that would provide more education on aquifer protection.

Mr. Kohlhofer made a motion to have the Public Hearing for acceptance of the zoning recodification on April 19. Mr. Karcz seconded the motion. The motion passed 6-0-0.

Ms. Wolfe asked the Board if she could schedule Zoning Board alternate Josh Yokela to come in to explain his zoning ordinance change proposals. The Board agreed to meet with him.

There was a discussion about the citizen's petition that was on the warrant article last month concerning the Corporate Commercial District. The vote was very close but it did not pass. The Planning Board discussed the way the ordinance currently reads.

Mr. Kohlhofer made a motion to adjourn the meeting at 8:14 pm. Mr. Karcz seconded. The motion passed 6-0-0.

Respectfully Submitted,

Casey Wolfe
Land Use Administrative Assistant