

Present: Chair Brett Hunter, Vice Chair Jack Karcz, Members Jack Downing, Andy Kohlhofer, Tim Lavelle, and Roger Barham, RPC Senior Planner Jenn Rowden, and Land Use Administrative Assistant Casey Wolfe

Also Present: Jack MacDonald, Candace Smith, Daniel Smith, Brian Daigle, Sheri Palazzo, John Foye, Judith Foye, Beth Marie Swanson, Dennis Acton, Mike Rislove, Jeffery Doane, Mike Riopelle, Sean McCarthy, Francis MacCarthy, Felicia Augevich, Chris Augevich, Mary O'Brien, Paul Powers, and Amy Powers.

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

I. MINUTES

Mr. Downing made a motion to approve the minutes of January 3, 2018. Mr. Karcz seconded the motion. The motion passed 6-0-0. Mr. Karcz made a motion to approve the minutes of January 17, 2018. Mr. Downing seconded the motion. The motion passed 6-0-0.

II. NEW BUSINESS

Public Hearing for a subdivision review submitted by Kasher Corporation who seeks to subdivide Map 2 Lot 148-1 (16.44 acres) into three lots of multifamily housing on Copp Drive.

Mr. Lavelle recused himself from the Board as a voting member to present the application as the surveyor for the project. He summarized the acreage and the road frontage for the three proposed lots. Mr. Lavelle explained that he would need to come back before the Board for a site plan review for multifamily housing on each of the lots. He stated that the lots would be serviced by on-site wells and septic systems.

Ms. Rowden explained that she received updated versions of these plans this past Friday and has only had a chance to look them over briefly. She stated that in the original version she had issues with the proposed lot widths. She also explained that typically the audience has a chance to testify about the project once the Board decides that the application is complete, however, the Board can choose to allow testimony beforehand. She stated that she did not feel that the application was complete at this point in time. Mr. Lavelle stated that the lots are suitable for four-plexes and that there is plenty of frontage for that use. Ms. Rowden clarified to the audience that this current application is simply a subdivision. Each of these proposed lots would need to go through a site plan process for multifamily housing that has more than two units per lot. She also stated that Fremont does have a school impact fee that is sometimes triggered. She stated that the Board can continue this case to the next meeting and did not feel that this application was quite complete.

There was some confusion from the audience. An unnamed woman in the audience asked how the Board would know when the application is complete when they don't know what exactly is going on these lots. Ms. Rowden clarified that this is simply a subdivision application and a site plan application will have to be filed later-on for multifamily housing. An unnamed man in the

audience asked how these lots could be developed when he was told that his lot is unbuildable due to wetlands. Ms. Rowden explained that a wetland scientist will have to go out and delineate the wetlands and that there cannot be development within the wetland buffer. There was a question from the audience about why Mr. Lavelle recused himself from the Board. He explained that he is a subcontractor for Kasher Corporation and that he cannot vote on this application as a Planning Board member. Ms. Rowden stated that the Board has the option of taking jurisdiction of the application or continuing the Hearing to the next scheduled meeting. Mr. Lavelle stated that he believes the application is complete. Mr. Karcz made a motion to continue the Hearing to March 7th. Mr. Downing seconded the motion. The motion passed 5-0-0.

Public Hearing for a subdivision review submitted by Kasher Corporation who seeks to consolidate the parcels at Map 2 Lots 144, 145, 146-2 & 147 (33.45 acres) and then subdivide the land into six lots for multifamily housing on Copp Drive.

Mr. Lavelle stated that since some suggestions from Ms. Rowden, the plans have been revised to include only five lots. He stated that some of these existing parcels are currently land locked but are under continuous ownership. The plan is to make the existing lots one big lot and then to re-subdivide into five new lots so that each new one has road frontage and proper acreage. Like the proposed lots across the street, these lots will also have on-site wells and septic systems. These lots are sized appropriately for three-plexes and four-plexes. He stated that Ms. Rowden has not had ample time to review this set of plans to make sure they meet zoning. He had to go back out to do test pits after the lines were redrawn to be sure that they were not done too close to the lot lines.

Ms. Rowden pointed out that the zoning ordinance requires the average width of new lots to be 200 feet. Mr. Lavelle felt that the language of the ordinance was not clear and wanted to know what the Board thought of that. Ms. Rowden stated that if the Board interprets the ordinance the way she interprets it, the applicant would need a variance from the Zoning Board. She also stated that some of the proposed lot lines are not the required 100 feet in length. Ms. Rowden stated that she does not think this application is complete because she has not had a chance to do a full review. Mr. Karcz made a motion to continue this Hearing to March 7th. Mr. Downing seconded the motion. The motion passed 5-0-0. The applicant left at 7:23 pm.

Public Hearing for an amended site plan review submitted by Altaeros Energies at 622 Main Street (Map 2 Lot 151-2)

Mr. Lavelle explained that they are here to revise the site plan for Altaeros Energies mainly for phasing purposes. He explained that everything is not going to be built at once. Before the machine shop and offices are constructed there will simply be a construction trailer on site. He summarized the amendments to the plans. He stated that sheet three shows the office trailer and sheet four shows the control center. The amount of pavement on site has also been reduced. Responding to a comment written in the Stantec review letter by Dan Tatem dated February 2, 2018, Mr. Lavelle stated that the surety is not normally written in the plan. Mr. Lavelle went through each comment in Mr. Tatem's letter item by item. There was some discussion about the drainage. Mr. Lavelle said that DES stated that the culvert was not necessary. Ms. Palazzo stated that money is already tight for their company and that they would like to not put in this culvert

right now. She said that if there is a problem, they can put a culvert in on a later date. Ms. Rowden stated that a new culvert would not trigger the need for a new site plan. Ms. Palazzo also stated that they are hoping to have two years to complete phase one.

Mr. Lavelle moved on to the waiver requests. They have asked for waivers from Sections 1.13 M (requirement to show shape, size, height, and location of existing structures on the site and within 200 feet of the site) and 1.13 T-6 (requirement to provide a traffic impact analysis) of the site plan regulations. After some discussion, Mr. Karcz made a motion to grant the two waivers. Mr. Kohlhofer seconded the motion. The motion passed 5-0-0. There was some discussion about a \$1000 application fee and whether this fee was required for a site plan amendment application. After some discussion, it was decided that a waiver from this fee was unnecessary. Mr. Barham made a motion that the waiver request was unnecessary. Mr. Hunter seconded the motion. The motion passed 5-0-0. Mr. Kohlhofer made a motion to accept jurisdiction of the application. Mr. Karcz seconded the motion. The motion passed 5-0-0. Mr. Karcz made a motion to open the discussion to the public. Mr. Kohlhofer seconded the motion. The motion passed 5-0-0.

Ms. Palazzo answered some questions about the project. She explained that they are constructing a testing and development facility for their telecommunications technology. She explained that the aerostat would be tethered to the ground with three cords. Inside the aerostat would be helium and strapped to the aerostat would be telecommunication equipment. There were some questions about property taxes and it was explained that it would depend on how much the property is assessed for. Mr. Kohlhofer made a motion to close the public hearing. Mr. Karcz seconded the motion. The motion passed 5-0-0. Ms. Rowden stated her recommended conditions of approval for this site plan amendment: 1) all conditions of the previously approved site plan be listed on the amended site plan 2) EPA Notice of Intent number added to the cover sheet 3) a note documenting the waivers that were granted this evening 4) add a note to the plans that phase one is limited to a two year time period after the date of final approval at which time all temporary structures associated with phase one shall be removed and 5) a recordable Mylar. Mr. Barham made a motion to approve the amended site plan with the conditions Ms. Rowden has listed. Mr. Kohlhofer seconded the motion. The motion passed 5-0-0.

III. OTHER BUSINESS

Mr. Lavelle returned to the Board as a voting member.

Mr. Powers introduced himself to the Board. He has lived in Town for twelve years. He is semi-familiar with the Planning Board process. He has built two homes in Fremont. Mr. Lavelle commented that he has known Mr. Powers for a long time. Mr. Lavelle made a motion to recommend that the Board of Selectmen appoint Mr. Powers as a full Planning Board member. Mr. Kohlhofer seconded the motion. The motion passed 6-0-0.

IV. CIRCUIT RIDER BUSINESS

At a previous meeting, Ms. Rowden had passed out the use tables in the Zoning Ordinances of Newton, North Hampton, and Londonderry. Ms. Rowden commented that the Londonderry use table is a very similar style to Fremont's. She explained to the Board that this year she would like

to better define the residential zone in Fremont. She had a map that colored the parcels on the “red roads” in town rather than just having these parcels as white on the zoning map. There was some discussion about drawing the zoning map and about development in Fremont.

Ms. Rowden informed the Board that Liberty Utilities has been meeting with Boards of Selectmen in various towns about the pipeline that is going to be installed along the route 101 corridor. The RPC will have a meeting on the second Wednesday in April with this project as a discussion item on the agenda. She clarified that the transmission line will follow the corridor and the storage facility will be a separate application.

Ms. Rowden informed the Board that the New Hampshire Renaissance Faire has submitted a site plan application and will be on the agenda for March 7th. She explained to the Board that it has recently been discovered that a lot of the faire activity is actually proposed to be in Brentwood. If the applicant does not shift the activity, they will have to go before the Brentwood Planning Board.

Mr. Kohlhofer made a motion to adjourn the meeting at 9:05 pm. Mr. Karcz seconded the motion. The motion passed 6-0-0.

Respectfully Submitted,

Casey Wolfe
Land Use Administrative Assistant