

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

Also Present: Cythia Feely, Edward Feely, George Cowan, Julie Cooper, Sydney Cooper, Frank McCarthy, Sean McCarthy, and Mike Wason

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

I. MINUTES

Mr. Kohlhofer made a motion to approve the minutes of April 18, 2018. Mr. Downing seconded the motion. The motion passed 6-0-0.

II. CONTINUED BUSINESS

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

Mr. Lavelle and Mr. Powers recused themselves as voting members of the Planning Board.

Mr. Lavelle passed out the updated subdivision plans to the Planning Board members. He introduced himself as the surveyor representing Kasher Corporation. Mr. Lavelle reminded the Board members that the plans have recently been revised to four proposed lots rather than five lots. The wells on the updated plans have been moved so that they are at least 25 feet away from wetlands. Mr. Kohlhofer made a motion to open the discussion up to the public. Mr. Downing seconded the motion. The motion passed 4-0-0. An unnamed abutter stated that he liked that the proposed wells are further away from the wetlands. Ms. Rowden explained that the further the wells are from the wetland, the less chance there is of a disturbance during installation. There was some more discussion about the wells. Ms. Rowden stated that anything more than a duplex would need a site plan approval from the Planning Board. Mr. Kohlhofer made a motion to close the public hearing. Mr. Downing seconded the motion. The motion passed 4-0-0. Ms. Rowden suggested that the Board places the following items as conditions for approval: a recordable Mylar, certification of monumentation, and attaining all local, State, and Federal permits. Mr. Kohlhofer made a motion to approve the plan with Ms. Rowden's suggested conditions. Mr. Downing seconded the motion. The motion passed 4-0-0.

Mr. Lavelle and Mr. Powers rejoined the Planning Board as voting members of the Planning Board.

III. OTHER BUSINESS

Julie Cooper, seeking to store dump trucks at 225 Main Street (Map 3 Lot 150)

Ms. Cooper explained that she is seeking a minor site plan to store several dump trucks at the site that used to be the Rowe's Gas Station. She explained that the trucks would leave in the morning and come back in the afternoon. She would also like to use one of the existing structures as an office to store paper work and the existing garage to store recreational vehicles and some equipment. Ms. Rowden stated that it does seem to qualify for a minor site plan. The property does abut the Exeter River. Because the lot is in the aquifer protection district, repairing the vehicles would not be allowed. There was some discussion about the septic system. Ms. Rowden suggested talking to the Building Inspector to ask if she would need a bathroom in the structure proposed to be an office. She also recommended that Ms. Cooper check with the State to see if she would need to renew the driveway permit to do any paving. Ms. Rowden stated that she would recommend to the Planning Board to require proof of adequate septic as a condition of approval for this application. Ms. Cooper stated that the existing septic system is behind the garage. She also stated that she would like to clean up the property and make it look nicer. Ms. Rowden stated that the Board can change its mind about this application qualifying for a minor site plan once the applicant submits her formal application. Based on the information presented to them, there was a consensus that this application qualifies for a minor site plan.

Mike Wason, interested in becoming a Planning Board member

Mike Wason has observed a few Planning Board meetings since his original interview with the Board. Mr. Barham made a motion to recommend that the Board of Selectmen appoint Mr. Wason as an alternate Planning Board member. Mr. Lavelle seconded the motion. The motion passed 6-0-0.

IV. CIRCUIT RIDER BUSINESS

On Friday May 4th the zoning districts and definitions subcommittee will meet at the library at 2:00 pm. Ms. Wolfe has this meeting posted.

Ms. Rowden announced that in the next month or so she will begin work on the Aquifer Protection Ordinance update. She and the Board have done some work on this update in 2017, however, the Board got caught up in some other projects. She also announced that now is the right time of year to discuss potential zoning ordinance changes for next year. Mr. Barham asked what the Board can do to change the zoning for multifamily housing. Ms. Rowden stated that the Board can change the acreage requirements, they can create a new district specifically for multifamily housing, or they can require a conditional use permit for multifamily housing. Mr. Powers stated that he has looked at the zoning ordinances of other towns in Rockingham County that have similar population sizes to Fremont, and they seem to have more zoning districts than Fremont does. Mr. Barham felt that it is too late to create new districts because the Town is already pretty close to being built-out. Ms. Rowden mentioned that the Town could adopt design standards for multifamily housing. This can help alleviate visual impacts to the neighborhood's character. There was a discussion about requiring more screening for multifamily housing. There was also a brief discussion about affordable housing.

Mr. Powers asked if Fremont has any streets designated as a scenic road. Ms. Rowden stated that a road designated as scenic will have more of a process for utility companies to trim trees.

Additionally, there are more restrictions on moving rock walls on a scenic street. Mr. Kohlhofer stated that North Road is a designated scenic road. There was some discussion about the difficulty for residents to get permission to cut down dangerous dead trees on scenic roads.

Ms. Wolfe announced the site walks for the four gravel operations in town are on Tuesday May 8th. Any Planning Board members who want to attend, should meet at the town hall around 9:50 am.

Ms. Wolfe asked the Board if they would like an application submission deadline calendar setup for their second meeting of the month (rather than just for their first meeting of the month). Mr. Lavelle stated the way they have it now is pretty typical with the first monthly meeting for public hearings and the second monthly meeting for workshops. Ms. Rowden explained that the State now requires that Planning Board applications are submitted 21 days before the hearing date.

Mr. Kohlhofer made a motion to adjourn at 7:51 pm. Mr. Lavelle seconded the motion. The motion passed 6-0-0.

Respectfully Submitted,

Casey Wolfe
Land Use Administrative Assistant