

Present: Vice Chair Jack Karcz, Jack Downing, Roger Barham, Andy Kohlhofer, Paul Powers, Tim Lavelle, alternate member Mike Wason, alternate member Leanne Miner, Building Inspector Greg Arvanitis, Senior Planner Jenn Rowden, and Land Use Administrative Assistant Casey Wolfe

Also Present: Bill Gregsak, Anders Ragnarsson, Mike Rislove, Peter Eliopoulos, and Dan Tatem

Mr. Karcz opened at 7:00 pm. He appointed Mr. Wason to vote on behalf of Mr. Hunter.

I. MINUTES

Mr. Lavelle pointed out a typo in the minutes. **Mr. Kohlhofer made a motion to approve the minutes of January 16, 2019 as amended. Mr. Powers seconded the motion. The motion passed 7-0-0.**

II. NEW BUSINESS

Public Hearing for an application from Paul Powers, Jr. to consolidate Map 2 Lots 148-1, 148-1-1, and 148-1-2 (16.44 acres) and then subdivide into four lots for single-family homes. These lots have frontage on Copp Drive.

Mr. Powers recused himself as the property owner and Mr. Lavelle recused himself as the property owner's representative. Mr. Lavelle passed out copies of the proposed subdivision plan. Mr. Lavelle explained that the lots were previously subdivided for multifamily housing by Kasher Corporation. They are now being re-subdivided into four lots by Paul Powers for single family homes. All of the proposed lots have at least 200 feet of frontage. Each lot has the test pits and well radiuses shown on the plans. Senior Planner Jenn Rowden of Rockingham Planning Commission had the following comments on the plans:

1. Lots 2, 3 and 4 appear to comply with all Fremont Zoning lot size and dimensional requirements. However, Lot 1 does not appear to comply with ZO Section 902 that states that "the average width of the lot across its center shall be two-hundred feet," and Lot 1 is less than 200 feet across for over 400 feet from Copp Drive. I recommend the Planning Board determine the application's compliance with this section of the Zoning Ordinance. If the Board agrees that Lot 1 does not comply with ZO 902, then the applicant would need to either seek a variance from the Zoning Board of Appeals or propose a different lot configuration.

2. While private wells can be located within wetland buffer areas under Fremont's zoning, ideally, wells should be located as far from wetlands and the buffer area as possible to minimize disturbance. I recommend the Planning Board request the proposed wells on Lots 4 and 1 be moved as far away from the wetland buffer are as feasible.

3. The southern portion of Lot 4 has areas of stray setback lines (see image) that should be removed.

4. The Aquifer District boundary line is misspelled and should be corrected.

5. It appears that the only state permit required for this application is state subdivision approval. This permit should be a condition of any approval and noted on the plan.

6. Signature for all professional with stamps on the plans should be required as a condition of any approval.

There was a discussion about the average width of lot number one. Ms. Rowden's comment states that the average width of the lot needs to be 200 feet. Mr. Lavelle disagreed with Ms. Rowden's interpretation of Zoning Ordinance 902. Mr. Powers passed out a letter from Attorney Scott LaPointe. Mr. Lavelle felt that the ordinance's average width requirement only applies to lots with less than 200 feet of frontage on the exterior of a curve. Ms. Rowden stated that her comment pertains to how the ordinance has been interpreted in the past. Mr. Lavelle responded to comment number three by pointing out that the stray lines are actually an alternate building envelope on the lot. He stated that he does not mind removing this smaller building envelope. Ms. Rowden felt that as long as the Board does not mind that lot number one is not an average of 200 feet, then the application is complete. Mr. Lavelle stated that he has not yet applied for a State subdivision approval from NHDES. Ms. Miner asked about labeling the wetland buffer more clearly. Mr. Lavelle agreed to do this. There was a consensus among the Board that lot number one met the Zoning Ordinance.

Ms. Wolfe read the comment sheet from the Road Agent, "*Driveway permits will be needed for review of drainage, site distance, and sideline setbacks.*" Mr. Kohlhofer asked if the Fire Department would have an issue with lot one having a long driveway. Mr. Lavelle explained that the Fire Chief would have additional requirements for driveways over 300 feet. **Mr. Kohlhofer made a motion to accept jurisdiction of the application. Ms. Miner seconded the motion. The motion passed 7-0-0. Mr. Kohlhofer made a motion to open up the public hearing. Ms. Miner seconded the motion. The motion passed 7-0-0.** Ms. Rowden stated that it would be good to remove the small building area in the lower left-hand corner of the plans. Ms. Rowden listed her suggested conditions of approval:

1. All necessary local, State, and Federal permits are obtained.
2. A recordable Mylar, three paper sets, and an electronic file of the final plans are produced.
3. All licensed professionals whose names appear on the approved plan shall have original stamps and signatures.
4. The small building area on lot four is removed per comment number three in Senior Planner Jennifer Rowden's review letter.
5. The spelling of the Aquifer Protection District is corrected on the plans.
6. A note about the dimensional setback for structures from wetlands is added.

Mr. Kohlhofer made a motion to approve the subdivision plan with these conditions. Ms. Miner seconded the motion. The motion passed 7-0-0.

III. CONTINUED BUSINESS

Public Hearing for a site plan application for two proposed manufacturing and assembly buildings for Ragnar Original Innovations, Inc. to be located at 662 Main Street (Map 2 Lot 151-2). Application submitted by Fremont Land, LLC.

Mr. Powers remained recused as an abutter to the project. Mr. Lavelle remained recused as a representative of the applicant. Mr. Gregsak stated that he has spoken with the Fire Chief and has since made a resubmittal last Friday. Since then, Ms. Rowden has distributed her comments as follows:

1. As noted in the applicant’s engineer response letter (dated 2/1/2019), a 30,000-gallon cistern will be constructed for Phase 2 of the project per the Fire Chief’s requirement. A location for this cistern is indicated on Sheets 2 and 4 on the plan set, however, no detail has been provided. It is recommended that Planning Board require this detail be added to the plan and that the detail is reviewed by the Town Engineer. This could be a condition of approval. If the design of the cistern were to cause significant change to the approved plan, the Planning Board can require the applicant seek approval by the Board (see comment 12 below).

2. Note 2 under Fire protection notes be amended to add that “All regulated and hazardous substances stored onsite in containers with a capacity of five gallons or more must be stored in product-tight containers on an impervious surface designed and maintained to prevent flow to exposed soils, floor drains, and outside drains.”

3. All outstanding comments from the Town Engineer are addressed.

4. All conditions of approval be noted on the final plan set and on the recordable Mylar sheets.

5. All licensed professionals whose names appear on the approved plan shall have original stamps and signatures.

6. All state and federal permits have been received and permit numbers noted on the plan, including but not limited to EPA NOI Permit, NHDES Subsurface Permit, NHDES Alteration of Terrain Permit, and NHDOT Driveway Permit.

7. A recordable Mylar with Sheets 3 and 4 to be recorded at the Rockingham Registry of Deeds.

8. Escrow has been posted with the Town for site compliance monitoring under SPR 1.19.

9. Surety of the site under SPR 1.21 for site compliance monitoring has been established.

10. A preconstruction meeting with all project submittals is to occur prior to the start of construction. Project submittals shall include but not be limited to the following:

- a. All pre-cast concrete drainage structures
- b. Buoyancy calculations for the outlet structure
- c. Neoprene boot connections for the drainage structures
- d. Trash racks and top grate for detention basin outlet structure
- e. Hardware and epoxy for attaching trash racks to detention basin outlet structure
- f. Catch basin frame and grate castings
- g. Butyl rubber sealant for precast drainage structure sections
- h. Flared end sections
- i. Drainage pipe
- j. Roof drain pipe
- k. Roof drain bends or fittings
- l. Underdrain pipe
- m. Non-woven filter fabric
- n. All select fills and gravels (passing sieve and modified proctor test results)
- o. Precast concrete light pole bases

- p. Outdoor light fixtures
- q. Concrete bollards and PVC covers
- r. Silt sack for catch basins
- s. Silt fencing or silt sox (whichever they intend to install)

11. All conditions of approval are met within one year of the approval date. The Planning Board may grant an extension of its original approval with good cause.

12. Any significant change to the approved site plan required to meet state fire code, building code or state or federal permit must be reviewed by the Planning Board.

Addressing comment number one, Mr. Gregsak stated that he will move the cistern on the plans so it is closer to the paved area. This will make the cistern more accessible. Mr. Ragnarsson stated that it will not necessarily be a 30,000 gallon sized cistern and that the Fire Chief is open to a variety of designs. Mr. Gregsak stated that his client does not want to be tied down to a specific design. It would be best for them to determine the size and the materials later on and only show the location of the cistern on the plans at this point. Ms. Rowden stated that if the Board allows this, then there will be no standard for the design of the cistern. She recommended the Board require a specific size - at minimum. She ultimately recommended that the Board requires the applicant to provide a design. Mr. Tatem stated that he has never seen a plan approved without a design for the cistern. He mentioned that he got an email from the Fire Chief earlier in the day saying that he would like the design included in the plan set. Ms. Rowden stated that if the applicant needs to alter the design of the cistern, they can come back before the Board for a site plan amendment. Mr. Gregsak explained that there are different designs for cisterns and they have no way of knowing what kind the contractor will want to build at this point. He felt it is best for the Fire Chief to work directly with the developer. Mr. Barham felt that the design needs to be accepted by the Planning Board. Mr. Gregsak stated that shop drawing need to be provided regardless. He felt it was appropriate to simply show the location of the cistern on the plans for now. Mr. Tatem stated that the Town has cistern requirements. He suggested that Mr. Gregsak simply show the generic requirements that will satisfy the Fire Chief on the plans. This will prevent the applicant from needing to go back to the Planning Board for an amendment. Mr. Lavelle stated that he can agree to this. There was a discussion about the volume of the cistern. Mr. Lavelle said that he will need to talk to the Fire Chief again about this. He did not remember the Fire Chief having a specific requirement at this time.

Mr. Gregsak went through the rest Ms. Rowden's comments. His client was okay with comment number two. This condition would exclude mobile deliveries. The machines that this facility will assemble are considered mobile. There was a discussion about this. Ms. Miner asked if there would be a designated area for these machines. Mr. Ragnarsson could not guarantee that these machines would be stored on an impervious surface. He emphasized that the machines will rarely come back to the site for repairs. Ms. Miner and Mr. Karcz were concerned about these machines leaking hydraulic fluid while they are waiting to be repaired. Mr. Kohlhofer asked if they are required to have spill kits on site. They are not required to, however, Mr. Ragnarsson stated that he is self-motivated to have spill kits. Mr. Barham suggested having a condition that any machine coming back for repair needs to be stored on an impervious surface. Mr. Rislove stated that this would not be realistic. It's possible that parts will need to be ordered to fix the machine that will not come in for a month. He stated that the machines will be parked at the gravel pit so they are out of the way. Mr. Ragnarsson stressed that these machines do not leak

while sitting waiting for repairs. The pumps have to be on for a leak to be possible. Mr. Lavelle stated that it would be a very unlikely situation for the machines to leak. Mr. Rislove stated that any time they are working on hydraulics it is extremely likely that they will do the work in the building anyway. Mr. Kohlhofer suggested a condition that only requires the machines to be on an impervious surface when they are being worked on. Mr. Rislove stated that there are a lot of things that can be worked on the machine that has nothing to do with oils or hydraulics.

The Board moved on to comment number 10. Ms. Rowden explained that this is a list of project submittals that Mr. Tatem came up with, however, it is reflective of what is in the regulations. She thought it would be easier to have this be a part of the conditions. The Board moved on to comment number 11. Ms. Rowden explained that there is currently no deadline in the regulations for the applicant to meet its conditions. She recommended that the Board have a one-year requirement for the applicant to meet the Board's conditions. If there is just cause, the Board can extend this deadline. Mr. Gregsak asked for the deadline to be two years instead. There was a consensus among the Board members to set a two year deadline. There was some discussion about substantial completion of the construction. Ms. Rowden explained the application would have two years after final approval to reach substantial completion.

Mr. Gregsak went through the Stantec letter dated February 6, 2019 (see attached). For comment number 17, he explained that he needs to hear from NHDOT. He is anticipating on getting the driveway approval. He still has a couple minor things to do for them. He moved on to comment number 31. This is a similar comment to Ms. Rowden's and it has already been addressed. He moved on to comment number 60 (concerning the drainage report). After reading the comment aloud, Mr. Gregsak defended his work. He stated that his AutoCad software says that he is right about the calculation. He explained that Gloria from NHDES asked him to use ten inches per minute in his calculations for the infiltration rate. He said that the system is over-designed at the end of the day and that he does not need comment from Mr. Tatem for an Alteration of Terrain matter. Mr. Tatem stated that in the Altaeros project, Alteration of Terrain missed things that he found. He explained that the Town has regulations for drainage and the Board has asked him to review this project. He stated that the square feet of the basin area needs to be corrected. He commented that the basin has been inundated with silt. Mr. Rislove stressed to Mr. Tatem that he cannot claim that there is silt and that it is a fictitious statement. Mr. Tatem further explained why the forebay shouldn't be included in the calculations. Mr. Gregsak stated that the calculations are good and that he'll get his permit. There was a discussion about whether or not the forebay was included in the calculations. Mr. Karcz stated that Alteration of Terrain doesn't necessarily come back to check the work. Mr. Rislove stated that Gloria saw the pictures of the site work. Mr. Gregsak went through the rest of the Stantec comments and was good with them.

Mr. Kohlhofer made a motion to open the public hearing. Ms. Miner seconded the motion. The motion passed 7-0-0. There were no comments. **Mr. Kohlhofer made a motion to close the public hearing. Ms. Miner seconded the motion. The motion passed 7-0-0.** The Board went through Ms. Rowden's suggested conditions of approval. After some amendments, they came up with:

1. The design criteria for the cistern along with the change in location as requested by the Fire Chief shall be added to the plan. The cistern shall be approved by the Town Engineer.
2. Note 2 under Fire protection notes shall be amended to add that “All regulated and hazardous substances stored onsite in containers with a capacity of five gallons or more must be stored in product-tight containers on an impervious surface designed and maintained to prevent flow to exposed soils, floor drains, and outside drains.”
3. All outstanding comments from the Town Engineer are addressed.
4. All conditions of approval be noted on the final plan set and on the recordable Mylar sheets.
5. All licensed professionals whose names appear on the approved plan shall have original stamps and signatures.
6. All state and federal permits have been received and permit numbers noted on the plan, including but not limited to EPA NOI Permit, NHDES Subsurface Permit, NHDES Alteration of Terrain Permit, and NHDOT Driveway Permit.
7. A recordable Mylar with Sheets 3 and 4 to be recorded at the Rockingham Registry of Deeds.
8. Escrow has been posted with the Town for site compliance monitoring under SPR 1.19.
9. Surety of the site under SPR 1.21 for site compliance monitoring has been established.
10. A preconstruction meeting with all project submittals is to occur prior to the start of construction. Project submittals shall include but not be limited to the following:
 - a. All pre-cast concrete drainage structures
 - b. Buoyancy calculations for the outlet structure
 - c. Neoprene boot connections for the drainage structures
 - d. Trash racks and top grate for detention basin outlet structure
 - e. Hardware and epoxy for attaching trash racks to detention basin outlet structure
 - f. Catch basin frame and grate castings
 - g. Butyl rubber sealant for precast drainage structure sections
 - h. Flared end sections
 - i. Drainage pipe
 - j. Roof drain pipe
 - k. Roof drain bends or fittings
 - l. Underdrain pipe
 - m. Non-woven filter fabric
 - n. All select fills and gravels (passing sieve and modified proctor test results)
 - o. Precast concrete light pole bases
 - p. Outdoor light fixtures
 - q. Cistern shop drawings
 - r. Silt sack for catch basins
 - s. Silt fencing or silt sox (whichever they intend to install)
11. All conditions of approval are met within two years of the approval date. The Planning Board may grant an extension of its original approval with good cause.
12. Any significant change to the approved site plan required to meet state fire code, building code or state or federal permit must be reviewed by the Planning Board.

Mr. Karcz asked about requiring the Town Engineer to submit weekly or monthly reports to the Town during construction. Ms. Rowden mentioned that the reports don't really fit as a condition of approval. The applicant has no way to control something like this. **Mr. Kohlhofer made a motion to approve the site plan with the conditions as listed above. Mr. Barham seconded the motion. The motion passed 7-0-0.**

IV. OTHER BUSINESS

Discussion concerning stabilization of the Altaeros Energies site at 662 Main Street (Map 2 Lot 151-2)

Mr. Powers and Mr. Lavelle remained recused for this discussion. Mr. Karcz summarized by saying that Altaeros Energies does not yet have their Certificate of Occupancy (CO), yet they have been flying their balloon. While most of the items in the Board's December 21st letter have been taken care of, the site still has not been stabilized to the Town Engineer's satisfaction. Mr. Arvanitis stated that once the deficiencies are taken care of, he can issue a temporary CO. Mr. Lavelle stated that the site is bonded and they are under a site plan. If they walked away tomorrow, the Town could finish the stabilization work. He stated that Gloria from Alteration of Terrain saw the site and said that it looked good. He felt that Mr. Tatem exaggerated the stabilization problem in his letter. He invited the Board members to the site to see it for themselves. Mr. Karcz felt that the applicant agreed to do the temporary stabilization the way Mr. Tatem asked and then did not follow through with the agreement. Mr. Rislove stated that he called Mr. Tatem for inspections when appropriate. He said that he told Mr. Tatem when they were working on the foundation and not doing any site work. He felt that Mr. Tatem came out for unnecessary inspections to create billable hours.

There was some discussion about the business operating without a CO. Mr. Eliopoulos of Altaeros Energies stated that he and his team originally had a year timeline to get their balloon flying. Over the summer, they asked if they could start their work by working off of a generator while they waited for the utilities to get hooked up. Bob Meade and Greg Arvanitis gave them permission to do so. Within a few weeks, they were hooked up with the power and did not need the generator anymore. They continued operating after this point, not realizing they didn't actually have a formal CO. Mr. Arvanitis apologized for the misunderstanding they had but stated he needs to make sure all of the deficiencies are addressed before he can issue a Certificate of Occupancy. Mr. Arvanitis was under the impression that he would be notified before the balloon started flying. Mr. Kohlhofer stated that only the stabilization issue is holding the project up. Summarizing what happened, Mr. Eliopoulos stated that when the loam was first applied back in October, there was a rain event and some silt washed into the detention pond. Alteration of Terrain came and requested the check dams to be put in place to prevent this from happening again. They have also hydro-seeded the area per Mr. Tatem's and Alteration of Terrain's request. He felt that the drainage features were now operating the way they are intended to.

Mr. Tatem summarized that some of the site work continued into the spring of 2018. The work stopped in April and then all summer long nothing happened. He stopped at the site when he was in Town and did not charge the applicant anything. In the fall, the drainage was put in without him being notified. Then after October 15th, he told them that they need to change their

stabilization criteria from normal construction stabilization to winter stabilization due to the growing season being over. The site needs to be able to endure the spring rain and thaw. He suggested that the developer use a heavier application of hydro-seed and mulch instead of very expensive erosion fabric. He never heard anything back after this. He went out two weeks later and saw that the site had been hydro-seeded with a thin layer without the winter stabilization criteria being followed. At this point, he suggested that the developer applies hay to prevent erosion and the developer agreed to this alternate plan. When the developer could not find hay, Mr. Tatem helped them find hay on Craigslist. Since then, the developer has decided not to apply the hay. Mr. Tatem explained that the plans state that the drainage features were supposed to be stabilized before flow was directed to them. While there does not appear to be any silt getting into the wetlands, the site is showing signs of erosion. The silt is getting past the fence and is creeping closer to the wetlands. The idea is to prevent erosion from happening when a big rain event comes along in the spring. He also noted that the plans state that a CO is not supposed to be issued until the site is stabilized. Mr. Tatem stated that having a bond in place does not satisfy the requirements. He felt that the site currently does not meet the criteria for winter stabilization. There is no snow on the ground right now and it is still possible to implement the temporary stabilization plan.

Mr. Lavelle asked the Board to come out and see the site for themselves. He stated that there is no silt creeping towards the wetland. Mr. Rislove stated that there may be some silt in the forebay of the detention pond, and if that is the case, then they can clean the silt out with their excavator in the spring. He stressed that the drainage structures are functioning exactly the way they should and that the site is stabilized. There is no serious erosion out there. He stated that the loam and seed was applied at the proper thickness. The pictures that Mr. Tatem sent to the Planning Board are not accurate because they were taken about two weeks after the application. Mr. Tatem passed out the photos. Mr. Wason showed the Board his own photos from when he visited the site. He felt that the site looks great. Mr. Ragnarsson invited the Board members to go out and take a look at the site. Mr. Wason has seen worse hydro-seeding and the site still came out beautiful. Mr. Rislove stated that he can reseed in the spring if the grass does not come through. Mr. Barham asked if the applicant is willing to use an alternative protection in the meantime. Mr. Ragnarsson stated that there is no reason to do anything until the spring because the ground is frozen. Mr. Tatem stated that silt may enter into the wetlands in the spring. Mr. Rislove stated that the threat of silt getting into the wetlands is extremely minimal. Mr. Gregsak explained the drainage system. The water first goes through the stone check dams, a riprap swale, and then the forebay before it goes into the detention pond. He explained that there are plenty of places for the silt to stop and settle. There is also silt fencing around the area. He said if any silt got past the outlet, it is extremely minimal. The distance to the wetland is about 1,000 feet.

Mr. Eliopoulos suggested doubling up on the silt fencing at the outlet structure. He felt that the site is stable. Mr. Karcz asked if the applicant can just put the hay down like the Town Engineer has asked. Mr. Gregsak stated that if they had put the hay down before the storm, it would have just blown away. Mr. Wason agreed that this is not an issue and that the site is stabilized. Mr. Karcz asked what happens when the spring comes. Mr. Eliopoulos stated that his company needs a temporary occupancy permit. Mr. Arvanitis stated that he relies on the opinion of the Town Engineer if the site work is completed. Mr. Kohlhofer stated that the stabilization is the only issue that is left to address. Mr. Tatem stated that it is still worth applying the hay. Mr. Rislove

stated that the site will be fine if it is left alone. If he applies hay now, it will just be a mess in the mud. Mr. Lavelle invited the Board members to go out and take a look at the site for themselves. There was a brief discussion about the SWPPP reports that Mr. Tatem was looking for previously. Ms. Rowden suggested that the Board make a decision about the stabilization. Does the Board want to enforce the intent of the regulations or do they want to enforce to the letter of the law? Mr. Arvanitis agreed to abide by the Planning Board's decision. He can issue a temporary CO. Mr. Barham suggested getting an environmental consultant to review the site. There was some discussion about this but the Board did not pursue this idea. The Board discussed doing a site walk. **Mr. Kohlhofer made a motion that the condition of the stabilization meets the satisfaction of the Board, pending a 30 day review, and Altaeros Energies can get a temporary CO. Mr. Barham seconded the motion. The motion passed 7-0-0.** The Board chatted about scheduling a site walk. **Mr. Kohlhofer made a motion to schedule a site walk for 2:00 pm on Tuesday, February 12th. Ms. Leanne seconded the motion. The motion passed 7-0-0.**

Discussion concerning conduct towards Consulting Engineer Dan Tatem throughout the construction monitoring of Altaeros Energies at 662 Main Street (Map 2 Lot 151-2)

Mr. Karcz stated that he does not feel that Mr. Tatem has been unprofessional during the construction review process. He felt that some of the language that the applicants have been using in their emails has been inappropriate. Mr. Rislove stated that Mr. Tatem has been trying to paint a picture of them trying to get away with stuff. Mr. Kohlhofer stated that instead of emails going back and forth, the applicant should go straight to the Board with any complaints. Mr. Ragnarsson stated that Mr. Tatem lies to the Board and the applicant. He also stated that Mr. Tatem is not an engineer. Mr. Gregsak stated that they originally asked to have a different engineering firm review the construction work, however, the Planning Board said no. As a result, things have not gone well at all. Mr. Rislove commented that he would like a notice before inspections. Mr. Tatem stated that the Board has read all of his documentation and that he was just doing his job. Mr. Rislove asked why he has been paying for Stantec's invoices to be generated. He also pointed out a mistake on a recent invoice. Mr. Tatem looked over the invoice and agreed there was an error. He also explained that it is standard to include administration work as part of the billing. Mr. Rislove stressed that despite how Mr. Tatem makes them look, they have no evil intentions. Mr. Ragnarsson asked if they can have a different engineering firm review the construction. Mr. Karcz stated that they will not do that. Mr. Rislove stated that the inspection estimate for the Altaeros site should have been about \$5,000, not \$11,000. Mr. Ragnarsson stated that by using Stantec, the Board is driving business out of this town. Mr. Karcz felt that the applicants were slowing themselves down by not cooperating with the Town Engineer. The applicant left at 9:50 pm.

Discussion about Dan Tatem's January 11th email regarding the access road between Governor's Forest and Witham Park

Mr. Powers and Mr. Lavelle rejoined the Board as voting members. There was some discussion about the access road between Governor's Forest and Witham Park. Mr. Tatem reported that the road has been stabilized, however, the road still needs to be completed. He recommended that the

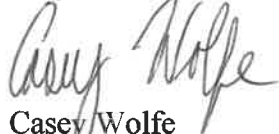
Board send out another letter to Mr. Ferwerda with a deadline to complete the construction. The Board will discuss this at the next meeting.

V. CIRCUIT RIDER BUSINESS

Ms. Rowden mentioned that some misinformation is being spread about the zoning amendment proposals. She recommended that the Board hosts a question and answer sessions to clear the confusion. The Board decided to create a document to assist the voters. Ms. Miner, Mr. Lavelle, and Mr. Powers will meet with Ms. Rowden next week to work on this document.

Mr. Lavelle made a motion to adjourn at 10:02 pm. Ms. Miner seconded the motion. The motion passed 7-0-0.

Respectfully Submitted,



Casey Wolfe
Land Use Administrative Assistant



February 6, 2019
File: 195113340

Mr. Brett Hunter, Chairman
Fremont Planning Board
PO Box 120, 295 Main Street
Fremont, NH 03044

Dear Mr. Hunter:

**Reference: Ragnar Original Innovations Site Plan
Tax Map 2 Lot 151-2
Fremont, NH
4th Site Plan Review**

We have reviewed the following information, prepared and submitted by Gregsak Engineering, Inc. (GEI) for the subject project, received on February 1, 2019:

- Proposed Ragnar Original Innovations Inc., Site Plans, Sheets 1 through 15, prepared by GEI, dated September 3, 2018, and most recently revised on January 18, 2019
- Response letter, prepared by GEI, dated February 1, 2019
- Drainage Report, prepared by GEI, dated September 3, 2018 and revised on January 18, 2019

This submittal was reviewed in response to a request by the Town of Fremont and was reviewed for conformance with the applicable sections of the Town of Fremont Zoning Ordinance and the Site Plan Regulations as well as other relevant local and state regulations and accepted engineering practice. The comments from our December 19, 2018 review letter are in *italics*, new or supplemental comments are in **bold** and comment that were addressed have been removed. We have the following comments:

PROJECT DESCRIPTION:

According to the revised plans prepared by Gregsak Engineering, Inc. (GEI), the Applicant proposes to construct a multi-phase office / manufacturing / warehouse facility. The revised, proposed phases are as follows:

Phase 1: Includes two 3,264 square foot office buildings, attached at either end of a 9,792 square foot warehouse building, associated paved parking and truck loading areas, an on-site well and an on-site septic system. The detention basin, sized for all 3 phases, is proposed to be constructed as part of this phase.

Phase 2: Includes a 26,313.3 square foot "headquarters" building, which appears to be a combination of office, manufacturing and warehouse with an associated parking area and truck loading dock area. A second septic system and water supply well are proposed to be constructed as part of this phase. The on-site drainage infrastructure is proposed to be directed to the detention basin, constructed in Phase 1.

Phase 3: Includes a 18,000 square foot office building addition, attached to the rear of the Phase II building. An additional truck access area is proposed to provide access to the north end of the addition.



**Reference: Ragnar Original Innovations Site Plan
Tax Map 2 Lot 151-2
Fremont, NH
4th Site Plan Review**

General:

3. The application to the Planning Board must include copies of all required State, Federal and Town approvals, as specified in Regulation Section 1.13-F. It should be noted that NHDES AoT, NHDES Sub-surface, NHDOT and EPA NOI permits are all pending at this time. **Prior to final approval, the required permit approval numbers must be added to the Permit Notes.**

17. The plans must provide pavement line striping thickness, material and color to conform to MUTCD and NHDOT standards. **Comment not addressed.**

Site and Grading Plans:

31. It is recommended that the Planning Board discuss whether a water source (i.e. fire cistern) for fire protection is required for the proposed site, as specified in Regulation Section 1.16-D. We defer to the determination of the Fire Chief. We recommend that written correspondence be provided to the Board. We contacted the Chief on the 18th to discuss the project. According to the Chief, he had not been approached by the Applicant in several months. Considering this, we forwarded him the most recent plans for his review and comment. These comments are pending. **Comment not adequately addressed. Per written comments from the Chief, the cistern location is not acceptable and must be relocated. In addition, an actual 30,000-gallon fire cistern design plan and the necessary details must be added to the plan set, reviewed and approved, prior to the final plan approval.**

Drainage Report:

60. The designer must provide confirmation that the proposed sediment forebay provides 3,100 CF of storm water treatment, required by NHDES. Comment not addressed. The revised drainage study was not provided for review. It appears that the storage areas are significantly higher in the drainage calculations than as shown on the design plans. The infiltration basin calculations include a total area of 20,350 sq. ft. at elevation 145; however, this basin scales to be less than 16,000 square feet on the plans, at this elevation. In addition, the forebay must be removed from the infiltration area calculations, further reducing the area to approximately 12,000 square feet. These discrepancies must be corrected. **Comment not addressed. To confirm the basin areas, we digitized the basin into AutoCAD. The areas considered in the drainage calculations are still in excess of the actual area shown on the design plans, and must be corrected. In addition, we contacted NHDES AoT on this date and confirmed that the forebay area must be removed from the calculated infiltration area.**



February 6, 2019
Mr. Brett Hunter, Chairman
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**Reference: Ragnar Original Innovations Site Plan
Tax Map 2 Lot 151-2
Fremont, NH
4th Site Plan Review**

New Comments Due to Plan Revisions #4:

- 86. The revised drainage design includes two new trench drains for two of the truck loading docks. Invert elevations and trench drain details must be added to the plans.**
- 87. The proposed invert elevations for the drainage culverts at Station 11+40, on Plan Sheet 5, must be revised so the down-gradient culvert invert elevation is lower than the up-gradient culvert outlet invert elevation.**
- 88. The infiltration basin outlet structure note on Plan Sheet 5 specifies a 6" orifice with an elevation of 142.0'; however, the drainage calculations specify an elevation of 124.3'; this discrepancy must be corrected.**
- 89. EPA note #9, on Plan Sheet 13, must be revised to include the required weekly SWPPP inspections.**

These comprise our comments. We take no exception to the Board granting a conditional approval, with the condition that the Applicant agrees to address the above-noted comments to the Town's satisfaction.

Please call if you have any questions.

Sincerely,

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Design with community in mind