



Fremont Board of Adjustment
July 26, 2011
Meeting Minutes
Approved August 30, 2011

Members present: Chairman Doug Andrew, Member John (Jack) Downing, and Alt/recording Secretary Meredith Bolduc.

Mr. Andrew opened the meeting at 7:30 pm.

At the August 25, 2009 meeting Mr. Andrew designated Alternate Meredith Bolduc to fill the vacancy on the Fremont Board of Adjustment until such time as the Selectmen have appointed someone to serve as a full Board Member to fill that vacancy. That appointment remains in effect.

MINUTES

Mr. Downing made the motion to accept the minutes of the June 28, 2011 meeting as written. Motion seconded by Mr. Andrew with unanimous favorable vote.

WORK SESSION

The Members discussed possible upcoming activities that would involve ZBA action.

Mrs. Bolduc reported that she attended the June 30, 2011 Rockingham Planning Commission training session in Brentwood. She shared new information relative to the use of alternate Members of the Board.

The Members discussed the effect on properties that lay in the various zoning districts as per Article XVIII (Flexible Use Residential, Commercial Highway and Corporate Commercial), and also in the overlay districts including the Aquifer Protection District as per Article XI, and a Prime Wetland as per Article IX Section G.

The Members reviewed the table of uses under Article XVIII. The discussion focused mainly on uses allowed and not allowed in the Commercial Highway District, but the Members also discussed uses in the Corporate Commercial District.

The Members used the current "Fremont Flood Zone, Aquifer Protection and Zoning Map" that is inclusive of overlays of all districts to review and discuss the areas of each district.

Pending House and Senate bills include:

HB 85. This bill would change the definition of “abutter” under RSA 673:2 to mean, in the case of a condominium, each unit owner, rather than the officers of the owners’ association. The result of this change would be that land use boards, in giving notice of hearings, would be required to notify every owner of an abutting condominium, rather than just the officers.

SB 19. This bill amends the definition of “prime wetlands” that may be designated by a municipality by requiring that any such wetland comprise five acres or more and by adding “very poorly drained soils” to the attributes that may qualify the land for such designation.

SB 20. This bill, relative to shoreland protection exempts terrain alteration activities from requiring certain DES shoreland protection permits.
Takes effect 60 days after adoption.

SB 21. This bill, relative to the definition of “wetlands,” would exclude from the statutory definition of jurisdictional wetlands certain “man-made” wetlands such as man-made ponds less than 10 acres in size and all road-side ditches.

HB 409. This bill is relative to multiple Planning Board members serving together on other land use boards. If passed, any 2 appointed or elected members of the planning board may also serve together on any other municipal board or commission, except that no more than one member of the planning board shall serve on the conservation commission, the local governing body, or a local land use board as defined in RSA 672:7.

CORRESPONDENCE

There was no incoming correspondence.

At 8:30 pm Mr. Downing made the motion to adjourn.
Motion seconded by Mr. Andrew with unanimous favorable vote.

Next meeting: scheduled for August 30, 2011.

Respectfully submitted,

Meredith Bolduc, recording secretary
