



Fremont Board of Adjustment  
January 24, 2012  
Meeting Minutes  
Approved February 28, 2012

Members present: Chairman Doug Andrew, Members John (Jack) Downing, Jack Baker, 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 December 27, 2011 meeting as written. Motion seconded by Mr. Baker with favorable vote 4-0.

#### ECONOMIC DEVELOPMENT

Mrs. Bolduc reported that the Planning Board meeting with DRA Business Resource Specialist Christine Davis that was scheduled for February 1 has been rescheduled for February 15, 2012 and the ZBA Members are welcome to attend. This is to discuss economic development for the Town relative to the Corporate Commercial and Commercial Highway districts and see if Ms. Davis can offer some assistance and direction relative to some tactics that can be taken to attract potential businesses and commercial developers.

#### CORPORATE COMMERCIAL AND COMMERCIAL HIGHWAY DISTRICTS

The report relative to the economic development topic prompted a lengthy discussion relative to uses that are permitted, permitted with a "conditional use permit", and uses that are prohibited the 29 privately owned properties that make up the almost 400 acres of the Corporate Commercial district. The Members again reviewed and discussed Zoning Article XVIII (7) which is the table of uses for all zoning districts. There was further discussion relative to the listing that apartment houses are allowed with a conditional use permit, but multi-family housing is prohibited.

There was a conversation relative to the Commercial Highway district and the Members used the table in Zoning Article XVIII (7) to review allowed uses in this district also. It was noted that single-family, duplex and multi-family housing are all prohibited in this district.

## ENERGY CHAPTER OF THE MASTER PLAN

Mrs. Bolduc reported that RPC Senior Planner Julie LaBranche met with the Planning Board on January 4, 2012 relative to creating an Energy Chapter for the Fremont Master Plan. This project runs through the end of April and would be completed with funds already received from the Energy Technical Assistance Program (ETAP) so there would not be cost to the Town. Another work session is scheduled for 7:30 pm on February 1, 2012 and the ZBA Members are welcome to attend.

Mrs. Bolduc reported that she knows of no new House and Senate bills that have been presented for 2012 that would affect zoning, but that SB 19 and HB 85 below have not been finalized from 2011.

**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.

**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.

## CORRESPONDENCE

There was no incoming correspondence.

At 8:50 pm Mr. Downing made the motion to adjourn.  
Motion seconded by Mr. Baker with unanimous favorable vote.

Next meeting: scheduled for February 28, 2012.

Respectfully submitted,

Meredith Bolduc, recording secretary

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