



Fremont Board of Adjustment
February 28, 2012
Meeting Minutes
Approved March 27, 2012

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 January 24, 2012 meeting as written. Motion seconded by Mr. Andrew with favorable vote 3-0.

MASTER PLAN – VISIONING CHAPTER

Mrs. Bolduc reported that the Fremont Planning Board is conducting a Public Input Session for Amendment of the Visioning Chapter of the Fremont Master Plan. The meetings are scheduled for 7:30 pm on Wednesday May 2, 2012, and at 10:00 am on Saturday May 5, 2012 in the main floor meeting room at the Fremont Town Hall.

CORPORATE COMMERCIAL DISTRICT / ECONOMIC DEVELOPMENT

Mrs. Bolduc reported that the Planning Board met with DRA Business Resource Specialist Christine Davis on February 15, 2012 who offered some assistance and direction relative to some tactics that can be taken to attract potential businesses and commercial developers for the Corporate Commercial district. She suggested meeting with the property owners in the Corporate Commercial district and get them together to see what they feel they would like to see for the area. Mr. Downing noted that the Corporate Commercial District is comprised of 29 parcels of property (with a total of 16 owners) that total almost 400 acres. Mrs. Bolduc said she feels that the contact should extend to abutters and neighbors of the area as they would be affected by any commercial business that may be allowed in the district.

The Members discussed the fact that a substantial portion of the area is wetland, either designated as prime wetland or in the flood. This prompted a lengthy conversation relative not only to the large amount of wetland in the Corporate Commercial District, but the road structure and status as well.

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The Members again referred to the table of uses in Zoning Article XVIII (7) to discuss the allowable uses for the Corporate Commercial District.

ENERGY CHAPTER OF THE MASTER PLAN

Mrs. Bolduc reported that RPC Senior Planner Julie LaBranche met with the Planning Board on February 1, 2012 relative to creating an Energy Chapter for the Fremont Master Plan. Ms. LaBranche will meet again with the Board on April 4, 2012 with further information.

TOWN FOREST ORDINANCE

Activities allowed and not allowed in the Town Forest by its ordinance were discussed, particularly “no motorized wheeled vehicles”. This ordinance does not come under the jurisdiction of the ZBA.

Mrs. Bolduc reported on the following bills.

HB 85. Inexpedient to Legislature – was not passed. This bill would have changed 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.

SB 19. Still pending: Because the House and the Senate passed different versions of the bill, it will need to go to a committee of conference to resolve the differences. This bill modifies the definition of “prime wetlands” and modifies the process for designating prime wetlands including requiring landowner notification.

CORRESPONDENCE

There was no incoming correspondence.

At 8:55 pm Mr. Downing made the motion to adjourn.
Motion seconded by Mr. Andrew with unanimous favorable vote.

Next meeting: scheduled for March 27, 2012.

Respectfully submitted,

Meredith Bolduc, recording secretary
