



Fremont Board of Adjustment
March 27, 2012
Meeting Minutes
Approved April 24, 2012

Members present: Chairman Doug Andrew, Members John (Jack) Downing and 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 February 28, 2012 meeting as written. Motion seconded by Mr. Andrew with favorable vote except for Mr. Baker who abstained as he was not present at that meeting.

CORPORATE COMMERCIAL DISTRICT / ECONOMIC DEVELOPMENT

The Members again discussed development of the Corporate Commercial District. Mrs. Bolduc reported that the Planning Board continues to work toward a meeting with landowners and developers.

ORDINANCE AMENDMENTS

The Board discussed the three zoning amendments that were approved by the voters on March 13, 2012.

- Article IV-A of the Fremont Zoning Ordinance (In-Law Accessory Apartments).
 1. Delete the second portion of the sentence in section G. “Any new entrances shall be located on the side or rear of the building *and shall be at ground level*”.

Rational: Amending this condition would allow the option of having steps to an entrance such as in the case of older, existing homes with existing entrances.
 2. Delete section H in its entirety. “*All in-law/accessory apartments shall have accessible entrances and shall conform to dwelling unit Type-B construction, as specified in the International Residential Code (IRC).*”

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- Article XI –E; 4 (d) of the Fremont Zoning Ordinance (Aquifer Protection District) by adding “*except for propane and natural gas*”.
- Article XIX, 1.3-C of the Fremont Zoning Ordinance (Signs) - “For Sale Signs” by adding “*and do not exceed six (6) square feet in size*”.

The Board discussed section K of Article IV-A: *In-law/accessory apartment shall not be constructed or established within any accessory use structure (such as a garage). Only the primary residential structure may contain the in-law/accessory apartment.* There was a lengthy conversation relative to whether this could be interpreted to mean detached accessory use structure. The Members also discussed whether an attached garage could be interpreted to be part of the primary residential structure. Mrs. Bolduc agreed to contact the LGC legal team and Town Counsel John Ryan for interpretation of the Boards questions and to research the Planning Board minutes for intent of the ordinance.

RESIGNATION

The Board reluctantly acknowledged Jack Baker’s March 27, 2012 resignation to the ZBA and thanked him for his many years of service. Mr. Baker said he is moving to Maine and will miss being a part of the Fremont ZBA. His resignation will be forwarded to the Board of Selectmen.

It was noted that the ZBA now has two vacancies for full board members and up to four vacancies for alternate members.

CORRESPONDENCE

There was no incoming correspondence.

At 8:50 pm Mr. Downing made the motion to adjourn.

Motion seconded by Mr. Andrew with unanimous favorable vote.

Next meeting: scheduled for April 24, 2012.

Respectfully submitted,

Meredith Bolduc, recording secretary
