

Present: Chair Doug Andrew, Vice Chair Dennis Howland, Members Jack Downing, Neal Janvrin, Todd O'Malley, Alternate Member Josh Yokela, and Land Use Administrative Assistant Casey Wolfe

Also Present: Tim Lavelle, Eric Falcon, Denise Tomasi, Bill Gregsak, Matt Calabro, Brittany LaRose, Ben Glass, Darlene White, Mike Rislove, Anders Ragnarsson, Mary O'Brien, Thomas Stocker, Ralph Dutton, Brad Hunt, Roscoe Blaisdell, Josh Whitcomb, and Heather Whitcomb.

Mr. Andrew opened the meeting at 7:00 pm.

I. MINUTES

Mr. Howland made a motion to approve the site walk minutes of July 22, 2017 and July 31, 2017. Mr. Downing seconded the motion. The motion passed 5-0-0.

Mr. Andrew stated that the Board will table the minutes of July 25, 2017 to be approved at the next meeting.

II. CONTINUED BUSINESS

Case # 017-003/Special Exception

Daniel Perry Builders seeks a special exception to the terms of Article 12 Section 1201.8 to fill 962 square feet of a wetland to construct a 20 foot wide driveway. The drive will be access for a single family dwelling unit on Thunder Road, Map 2 Lot 1-16

Ms. Wolfe explained that the Rockingham County Conservation District submitted reports (attached) to the Zoning Board earlier in the day that are relevant to this application. Mr. Lavelle explained the applicant is seeking a special exception so that they can construct a residential driveway through a wetland area. Mr. Lavelle responded to a comment in the report that the well is too close to the wetland by stating he will look more closely into the matter. He stated that the Building Inspector would look at this before any building permits are issued anyway. Mr. Lavelle explained that a shared driveway is not ideal. Mr. Janvrin stated that the original subdivision plan for this neighborhood was already approved. There was some discussion about the driveway being paved or gravel. Mr. Andrew felt that where the driveway was proposed would be the lowest impact to the wetlands. Mr. Andrew asked if there were any more comments from the audience. There were none. Mr. Janvrin made a motion to approve the special exception with the condition that the criteria in the report are met. Mr. Downing seconded the motion. The motion passed 5-0-0.

Case #017-007/Variance

Joshua and Heather Whitcomb seek a variance to the terms of Article 12 Section 1201.5 of the Fremont Zoning Ordinance to permit construction of a garage 57.24 feet from a wetland when a 100-foot setback is normally required at 46 Scribner Road, Map 2 Lot 14-2

Mr. Blaisdell stated that the Board participated in a site walk for this case on July 31st. He mentioned that the wetland area is not actually very wet. Mr. Andrew stated that he did feel that it was the best spot for the garage. Mr. Blaisdell read through the five criteria for a variance. The variance will not be contrary to the public interest because the wetlands will not be harmed. The spirit of the ordinance is observed because sometimes there is not enough room to build a project so the rules cannot be followed. Substantial justice is done because the owners would be able to build a garage. The values of surrounding properties will not be diminished because this will be a nice new building well off the road. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because the wetlands are in a location that would otherwise make most of the lot unusable and the wetlands will not be harmed. Mr. Andrew asked if there were any questions from the audience. There were none. Mr. Janvrin made a motion to approve the variance request. Mr. Downing seconded the motion. The motion passed 5-0-0. Mr. Blaisdell and Mr. Whitcomb left at 7:16 pm.

Case #017-008/Variance

Altaeros Energies seeks a variance to the terms of Article XI Section 1101.3 of the Fremont Zoning Ordinance to permit construction of a 70-foot tall hanger, when 35 feet is normally the height limit for structures, at 662 Main Street, Map 2 Lot 151-2

Mr. Andrew read the case into the record. Ms. Wolfe stated that the meeting notices were mailed to the abutters and were posted in two places around town on August 10th and the notice was published in the Union Leader on August 13th. Mr. Lavelle and Mr. Gregsak introduced themselves as the surveyor and engineer on the project. Mr. Lavelle explained that the site is a 160-acre lot off of Main Street. The applicant would like to build a hanger/machine shop on this site. The hanger would house a blimp that would be flown up to 850 feet in the air. This blimp would have telecommunications equipment fixed into it. The site would be a research and development facility where the technology will be tested. The applicant is here tonight because the proposed hanger is 70 feet in height. Mr. Lavelle met with the Fire Chief about this variance. The Fremont Zoning Ordinance states that any structure cannot be more than 35 feet in height. Mr. Lavelle pointed out that there will not be any people up high in this structure. Most of the issues with this site will be site plan related. The Fire Chief had a list of questions for the applicant that would need to be answered. Mr. Lavelle stated that the hanger will not be heated, there will be electricity in the hanger, helium will not be stored in large quantities, and the flooring will either be pavement or concrete. Mr. O'Malley asked how the balloon would get from the hanger to the launch pad. Mr. Lavelle explained that it would be rolled on pavement. Mr. Andrew asked where the site was located. Mr. Lavelle answered that the entrance to the site is across the street from the Poplin Café. Mr. Janvrin stated that it seems like the top of the hanger would not be visible from Main Street. Mr. Howland asked if the site will be simply used for engineering or if it will also be used for manufacturing. Mr. Lavelle explained that the product will not be manufactured at this site and that the site would only be used for engineering and testing.

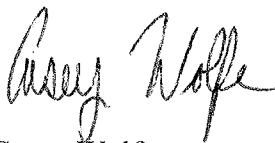
Ms. Wolfe read the comment that was submitted by the Fire Chief, *"I am not opposed to the variance for a structure over 35 feet as it will not be an area used or occupied by people. I have a lot of questions that will need to be addressed as the project goes to the planning board."*

There was a question about the doors to the hanger and Mr. Lavelle explained that one end of the hanger will be a large door. Mr. Brad Hunt of 12 Kenniston Lane asked if this project will decrease the property value of his home. Mr. Gregsak stated that the hanger is about 850 feet from the nearest property line. Mr. Hunt stated that he has some concerns about the value of his home. Mr. Tom Stocker of 6 Kenniston Lane stated that he has concerns about seeing the balloon from his home. Mr. Erik Falcon of 624 Main Street stated that he is representing his home owner's association. He has questions about the light and the noise that the proposed use might produce. Mr. Gregsak stated that he would not be able to see the structure from his home. The hanger would be about 600 feet away. Mr. Falcon asked what the hanger will be made out of. Mr. Gregsak stated that it will be made out of fabric. Mr. Stocker asked if there would be restrictions on the use of hiking and fishing on the lot. Ms. Mary O'Brien of 688 Main Street asked if Altaeros is the same company that owns the gravel pit. Mr. Gregsak explained that they are not the same business and that both operations would exist at the same time. Mr. Lavelle showed on the map where the existing gravel pit area is relative to where the Altaeros operation will exist.

Mr. Andrew asked the other Board members if a site visit is necessary. Mr. Howland and Mr. Janvrin didn't believe so. Mr. Lavelle read the criteria for a variance out loud (see attached). Ms. O'Brien asked if the project will affect her TV service. Mr. Lavelle said that it will not. Mr. Howland asked if this will be the permanent home for Altaeros. Mr. Lavelle stated that it would be a permanent testing and research center for the company. Mr. Janvrin asked how many people the site would employ. Mr. Gregsak stated that it would employ ten people. Mr. Janvrin made a motion to approve the variance. Mr. Downing seconded the motion. The motion passed 5-0-0.

Mr. Howland made a motion to adjourn the meeting at 7:52 pm. Mr. O'Malley seconded. The motion passed 5-0-0.

Respectfully Submitted,



Casey Wolfe
Land Use Administrative Assistant



ROCKINGHAM COUNTY CONSERVATION DISTRICT

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31 July 2017

Casey Wolfe
Land Use Administrative Assistant
Town of Fremont
PO Box 120
Fremont, NH 03044-0120

RE: Perry Builders
Thunder Road
Tax ID 2/1-16
RCCD # FR2-1-16-E17

Dear Ms. Wolfe;

This report is in reference to the vacant lot on Thunder Road in Fremont, NH. The applicant is seeking a Special Exception from the Wetland and Watershed Protection District article IX, section H. A Special Exception is sought for wetland fill associated with the installation of a driveway for access to the building area.

A site visit was conducted on 26 July 2017. RCCD was provided a copy of the undated Wetland Crossing plan and the typical detail sheet for erosion control measures prepared by Lavelle Associates.

The wetland delineation flags accurately depict the wetland-upland boundary. The proposed driveway is located to minimize wetland impacts.

Issues the Board should have the applicant address:

- 1) A wastewater disposal system location was not provided;
- 2) The proposed well does not comply with wetland setbacks; and
- 3) A Channel Installation Detail is provided but there is no indication where that is to be installed.

Engineering issues will be addressed by RCCD in a separate letter.

Sincerely,

Michael Cuomo
NH Certified Soil Scientist #6
NH Certified Wetland Scientist #4
NH Designer #788

Leonard A. Lord
District Manager

In early August, I received approval to begin the review of this project. The following are my comments and recommendations:

CONSTRUCTION DRAWINGS

I reviewed the construction drawings provided and offer the following recommendations:

1. Sheet 1 – Recommend showing on the plans where the Erosion Control Blankets will be placed in the channel and on the channel slopes.
2. Sheet 1 – Recommend showing on the plans where the Leach Field for the septic system will be located to be sure it is not within the setback from the wetland area and meets the separation distance from the well.
3. Sheet 1 – The detail for the culvert crossing shows pavement on the road, but the plan view on sheet 1 shows a gravel road. Which is correct?
4. Sheet 2 – Rip Rap Outlet Protection Detail – recommend increasing the length of the outlet apron to 15' instead of 10' as shown. The apron calculation formula as shown in the "Green Book" results in a length of 22' but since the culvert is in a wetland area, reducing the length to 15' would be adequate since the channel slope is so flat in this area.

STORMWATER EVALUATION REPORT

Since this is a single building lot, there is not a requirement to keep the post-development runoff equal or less than the pre-development discharge.

The proposed locations for silt fence look adequate to protect the wetland and stream on the property.

If there are any questions concerning this report please contact the District Office at (603) 679-2790.

Submitted by,

Gerald J. Lang
Gerald J. Lang, P.E.



GREGSAK ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERS

ALTAEROS ENERGIES
662 MAIN STREET
MAP 2, LOT 151-2
FREMONT, NH 03044

ZBA APPLICATION

A Variance is requested from Article 11, Section 1101, Paragraph 1101.3 – Occupied buildings and structures shall not exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height.

The proposal is for the construction of a hangar with a height of 70 feet that will house a helium balloon that will carry telecommunication equipment. The balloon and equipment are being designed and tested to replace multiple cell towers with a single site and will bridge the urban/rural divide in telecom coverage. The proposed hangar will consist of one story and will allow maintenance to be performed on the balloon and its equipment.

1. The granting of this variance will not be contrary to the public interest because the existing parcel is zoned as Commercial Highway. The proposed use is allowed in this zone.
2. The spirit of the ordinance is observed because the proposed use of the building is allowed in the Commercial Highway Zone.
3. Granting the variance would do substantial justice because the proposed use of the hangar is allowed in the Commercial Highway Zone.
4. The value of the surrounding properties would not be diminished the proposed use of the building is allowed in the Highway Commercial Zone. The proposed building will not be visible to any residential homes.
5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
 - a. Special conditions of the property that distinguish it from other properties in the area. The parcel consists of 112.14 acres. A portion of the parcel is presently being used a gravel/quarry operation and a portion of the parcel is a reclaimed gravel pit.
 - i. No fair and substantial relationship exists between the general public purposes of the ordinance provisions and the specific application of that provision to the property. The proposed use is currently allowed in the Commercial Highway Zone. The proposed building will not have a second story and will only be used to house and maintain the helium balloon.
 - ii. The proposed use is reasonable because it is currently allowed in the Commercial Highway Zone.