

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

Also Present: Mary O'Brien, Harold Corbett, Mike Rislove, Bill Gregsak, Roscoe Blaisdell, and Scott Barthelemy

Mr. Andrew opened the meeting at 7:01 pm.

I. Minutes

Mr. Yokela made a motion to accept the minutes of July 24, 2018. Mr. Downing seconded this motion. The motion passed 3-0-2.

II. New Business

Case #018-007/Variance

Applicant Fremont Land, LLC seeks two variances from the terms of Article XI Section 1101.3 of the Fremont Zoning Ordinance: (1) to permit the construction of a 40-foot manufacturing/assembly building and (2) to permit the construction of a 55-foot manufacturing/assembly building where the height limit is normally 35 feet at 662 Main Street (Map 2 Lot 151-2).

Mr. Andrew read the case into the record. Mr. Gregsak introduced himself as the engineer representing the applicant for this project. He passed out drawings of the proposed development. The drawings included the existing structures for Altaeros Energies. The proposed buildings are for a business called Ragnar Original Innovations. Each of the proposed buildings will be used for light manufacturing and the assembly of machines. These machines are designed to recycle wood materials. The parts for these machines are made off-site and would simply be assembled at this location. Mr. Gregsak explained that this site is in a commercial zone, however, the Town of Fremont has a blanket height limit of 35 feet. These two buildings will be constructed in phases. The smaller building will be constructed in phase one and phase two while the larger building will be constructed in phase three and phase four. Mr. Gregsak summarized that they have requested two variances; one variance for the proposed 40-foot building and one variance for the proposed 55-foot variance. Both proposed buildings will only be one story. Mr. Gregsak read through the five criteria for a variance.

This site is in the aquifer protection district. The applicant will need to request a conditional use permit from the Planning Board. The existing building for Altaeros Energies is 75 feet. The buildings need to be tall to allow for cranes inside the structures. There will be about 20 employees in the smaller building and 40 employees in the larger building. Mr. Andrew asked if there were any questions from the public. Mr. Corbett asked if the site will receive the recycled waste that goes through these machines. The facility will only be used to assemble these machines. Ms. O'Brien asked what the applicant meant by "light manufacturing." Mr. Gregsak explained that all of the parts will be made off-site. At this location, there will be welding to assemble the parts. Mr. Corbett asked if this will be a three-shift operation. Mr. Rislove did not

see that happening and felt that this business would only operate during the day. Ms. Wolfe stated that the only department comment sheet that came back was from the Police Chief and he wrote, “*No objections.*” Ms. Wolfe also announced that this proposed business will be before the Planning Board next week on October 3rd for a site plan review. There was some discussion about doing a site walk. The Board did not feel that this was necessary. **Mr. Janvrin made a motion to approve both variance requests. Mr. Downing seconded the motion. The motion passed 5-0-0.** Ms. Wolfe will contact the applicant about getting the Notice of Decision recorded at the registry of deeds. The applicant left at 7:17 pm.

Case #018-008/Waiver

Applicants Scott and Brenda Barthelemy seek a waiver from NH RSA 674:41 to allow the erection of a building on a lot without any road frontage at 154 Martin Road (Map 6 Lot 21 in Fremont and Map 36 Lot 3 in Epping).

Mr. Andrew read the case into the record. Mr. Blaisdell introduced himself as the land surveyor for the project. He explained that he and his client were before the Zoning Board in September of 2017 to seek a variance to create a lot without any road frontage. They recently created the lot through the Planning Board, however, his client found out that he needs a waiver from NH RSA 674:41 to get a building permit on a lot without any road frontage. His client’s attorney, Scott LaPointe, wrote up the letter of intent for this submittal. Mr. Blaisdell read through this letter including the justification for receiving this waiver. Mr. Blaisdell mentioned that the Board of Selectmen wrote a letter to the Zoning Board about this waiver request. Mr. Janvrin stated that he as a Selectmen abstained from any discussion about this waiver request during the Board of Selectmen meeting.

Ms. Wolfe read the department comments into the record. The Police Chief wrote, “*No objections.*” The Fire Chief wrote, “*No issues.*” The Conservation Commission wrote, “*Upon review of mapping and comment sheet provided, the Conservation Commission is confused as to why the applicant would seek a variance for the building without addressing the shared driveway. The driveway is located well within the 100-foot wetland buffer and will require additional municipal reviews and approvals. The Conservation Commission recommends the town resolve matters associated with the driveway prior to building.*” The Board did not address this concern because it was not relevant to the waiver request. Ms. Wolfe read the letter from the Board of Selectmen. Mr. Andrew asked if there were any comments from the public. There were none. **Mr. Howland made a motion to approve the waiver from RSA 674:41 with the conditions outlined in the Board of Selectmen’s letter. Mr. Janvrin seconded the motion. The motion passed 5-0-0.** The applicant left at 7:34 pm.

III. Other Business

Ms. Wolfe announced that Bulky Day will be on October 20th from 8:00 am to 12:00 pm.

Ms. Wolfe passed out a packet to each of the ZBA members with the language for the proposed amendments to the Zoning Ordinance. Ms. Wolfe informed them of where the Planning Board is in the process for each of the proposed amendments. Mr. Janvrin stated that “occupied

structures” should be further defined in the Zoning Ordinance. There was some discussion about this.

Mr. Janvrin made a motion to adjourn at 7:41 pm. Mr. Howland seconded the motion. The motion passed 5-0-0.

Respectfully Submitted,

Casey Wolfe
Land Use Administrative Assistant