



FREMONT PLANNING BOARD
October 15, 2014
Meeting Minutes

Present: Chairman Roger Barham, Vice-Chairman John (Jack) Karcz, Members Jack Downing, Andy Kohlhofer, Selectmen Brett Hunter, Alt. Tom O'Brien, Building Official Bob Meade, RPC Circuit Rider Jenn Rowden, interim Circuit Rider Glenn Coppleman, and Land Use AA/Recording Secretary Meredith Bolduc.

Mr. Barham opened the meeting at 7:10 pm.

At the August 7, 2013 meeting Mr. Barham designated Alt. Coombs to fill a vacancy on the Board until the Board of Selectmen fills the vacancy, as allowed by RSA 673:12, III. This designation remains in effect.

Mr. Coppleman was introduced and welcomed as the interim Circuit Rider taking the place of Mrs. Rowden who will be on maternity leave for a few weeks. Mr. Coppleman explained some of his experience on the Kingston Planning Board as well as other boards and committees.

MINUTES

Mr. Downing made the motion to approve the minutes of the October 1, 2014 meeting as written. Motion seconded by Mr. Karcz with unanimous favorable vote.

JACOB'S COVE

The Board received a copy of an October 3, 2014 invoice #836059 from Stantec in the amount of \$514.41 for Jacob's Cove subdivision construction monitoring and a correspondence from Town Administrator Heidi Carlson to Treasurer Kimberly Dunbar relative to withdrawal of \$514.41 from the Jacob's Cove escrow account to cover the invoice.

Mr. Meade said he visited the Jacob's Cove project and found the binder coat is down, grading and stabilizing is done. There was some conversation relative to the 20' road width which the Planning Board previously agreed to allow.

BEEDE SPAULDING

Map 3 Lot 053

The Board received a copy of an October 3, 2014 invoice #836065 from Stantec in the amount of \$321.79 for Spaulding Road subdivision construction monitoring and a correspondence from Town Administrator Heidi Carlson to Treasurer Kimberly Dunbar relative to withdrawal of \$321.79 from the Beede Spaulding escrow account to cover the invoice.

BUILDING INSPECTOR

Mr. Meade reported:

Thunder Road/Dan Perry: The gravel for the road is down, but it is not paved. Mr. Perry is within the limits of his escrow.

Gutierrez, 125 Sandown Road: He went out and measured distance from the road to the new fence that has recently been erected and found that it is not in the Town right of way.

Beede Spaulding: The emergency fire road is done, but there are huge boulders at the gates. It was agreed that the boulders should be removed.

Grass Drags: No issues to report.

Village Market: The State tested the water of four homes close to the Village Market where there was a recent gas spill for levels of MTB's and the readings were within the State limit.

Library roof: Shingles have been replaced with architectural shingles, a ridge roof has been replaced, 2 mechanical vents have been added, 3 power vents and the ridge vent has been adjusted. Paint touch-up still needs to be done.

Adams, 61 Louise Lane: Investigated a report of a camper trailer in the yard with raw sewage going down the driveway. The homeowner said the water was from washing vehicles and no sewage was found.

Pitkin, 9 Squire Road: The pond is 6 to 8' deep and looks good. Silt fencing is in place and seems to be working well.

ENERGY CHAPTER OF THE MASTER PLAN

At the last meeting the Board was asked to look it over the recommendations section of the Energy Chapter of the Master Plan to find recommendations that do not fit for Fremont and to find those that the Town can feasibly execute. The full chapter did not get e-mailed to the Land Use Office so did not get forwarded to the Members.

Mr. Kohlhofer felt there should not be tax incentives for renewal energy. This prompted a conversation relative to the subject. Mr. Meade said he thinks the codes do a good job in regulating renewable energy. Mr. Kohlhofer said he does not like the idea of telling folks what they need to use. People will do what they want to do to make their property energy efficient. Mrs. Rowden related that in Durham there is no incentive, but as part of their assessment some renewal energy does not get taxed. Mr. Karcz felt there are too many recommendation items in the chapter. Mrs. Rowden said she will go through the recommendations and indicate some of the appropriate recommendations.

The Board decided to table this item until the next meeting.

SEACOAST UNITED SOCCER CLUB

Map 6 Lot 020-001

CWS Chris Albert of Jones & Beach Engineers, Inc. has been notified that the Board is expecting the 2014 SUSC monitoring report per condition "C" of the restoration plan.

C. Jones and Beach are required by NH DES to monitor the results of the Forestry Management Plan annually for the next two years. During these annual surveys they will also monitor the results of the Restoration Plan and report their findings back to the Planning Board.

The report has not yet been received.

ROCKINGHAM PLANNING COMMISSION

The Planning Board received a copy of a September 29, 2014 correspondence from RPC relative to the 2015 dues in the amount of \$4,255.00. According to the letter, the cost is calculated based on the 2013 Office of Energy and Planning population estimate for Fremont of 4,432 and a per capita dues rate of .96 (no increase). The \$66.00 increase over last years' dues of \$4,189.00 is due to the estimated increase in population (68).

The following is a list of services and benefits Fremont gets as a result of the RPC dues.

- Major Services: Circuit rider services (service provided as part of a separate contract with RPC and is not included with the town's dues.)
- Assistance to Planning Board in revisions to Zoning Ordinance, Site Review and Subdivision regulations and applications
- General transportation planning (MPO) assistance
- Safe Routes to School technical assistance;
- Assistance in drafting and updating town Master Plan chapters
- Participation in the Regional Brownfields site assessment program
- 604-B Water Quality Planning Support via the Exeter-Squamscott River Local Advisory Committee.

Mr. Karcz made the motion to recommend the payment of the requested amount of \$4,255.00 to RPC for Fremont's 2015 dues.

Motion seconded by Mr. Downing with unanimous favorable vote.

CIP

There was no update at this time. There was a conversation relative to the purpose and process of the CIP. Mr. Copleman agreed to send a copy of the Kingston CIP plan for the Members to review.

2015 ZONING ORDINANCE AMENDMENTS

Mrs. Bolduc reported that the first Public Hearing for the Zoning Ordinance amendments to Article IX Section H.2, Article XI Section E-6 and the adoption of a new Article III Section 6 is scheduled for 7:30 pm on November 5, 2014 and the second Public Hearing, if necessary, is scheduled for 7:30 pm on November 19, 2014.

FORMER FIRE HOUSE

326 Main St, Map 3 Lot 037-1-1

Mr. Meade said that Tom Nesbit has purchased the former Fire House and is renovating it for use as a gym for him and his friends. Mr. Nesbit may be coming to the Board for Site Plan Review.

FREMONT PEOPLES UNITED METHODIST CHURCH

Map 3 Lot 47 - 408 Main Street

Mr. Meade was asked if there has been any follow-up by the Methodist Church relative to renovations to the Church building to allow for overnight accommodations. Mr. Meade said that last year some members came in with an architect and met with him and the Fire Chief and he has not heard from them since.

SIGNS

There was a conversation relative to the current sign ordinance. It was generally agreed that it is complicated and cumbersome and should be reviewed for possible update. Mr. Kohlhofer agreed to review the sign ordinance and try to craft a simpler ordinance that would still meet Fremont's needs. Mr. O'Brien and Mr. Meade offered to help with this project. It was noted that it is too late to take the necessary time to craft an amendment and to hold the required public hearings for this year, but the Board could work on an amendment during the next year and put it to the voters at the 2016 Town meeting.

RECODIFICATION OF THE ZONING ORDINANCE

Mrs. Rowden asked if the Board wants to apply for the grant, the funding is not available until July 1, 2015. Mr. Barham said he would review the P/Z budget and have an answer at the next meeting. Mr. Coppleman said Kingston did this and it was really worthwhile. He offered to send Kingston's zoning ordinance for the Board to review.

INCOMING CORRESPONDENCE

There was no incoming correspondence.

Mr. Karcz made the motion to adjourn at 8:40 pm.
Motion seconded by Mr. Downing with unanimous favorable vote.

Next regular meeting: November 5, 2014.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

ACTION ITEMS

From October 1

Bolduc:

- Contact Chris Albert about the SUSC monitoring report for the Planning Board.
Completed.

Rowden:

- Send the most updated version of the Energy Chapter MP amendments to Meredith who will forward it to the Members for their review.

From October 15

Bolduc:

- Send the 2015 proposed P/Z budget to Mr. Barham.

Rowden:

- Go through the recommendations of the Energy Chapter MP and indicate some of the appropriate recommendations.

LEGISLATIVE BILLS

Planning Board Meeting Minutes - October 15, 2014

Approved November 5, 2014

Pending: House Bill 114: This bill would allow Planning Boards to use their discretion in requiring a landowner subdividing their property grant a right of way to their neighbor if the neighbor's property is landlocked.

PROJECTS PENDING/COMPLETED WITH RPC

- CIP Annual Process - Funded with the 2010 Targeted Block Grant (TGB); completion date of June 30, 2010. Paid Towns share of **\$1,000** in December 2009. Pending as of this date.
- Provide one (1) final paper copy and one (1) electronic version of the updated MP. Provide one (1) final copy of all elements of the CIP annual update process- Funded with the 2010 Targeted Block Grant (TGB); completion date of June 30, 2010. Paid Towns share of **\$1,000** in December 2009. Pending as of this date.
- Energy Chapter of MP – Funded through the Energy Technical Assistance Program (ETAP) (no Town cost-share). Completion date of April 30, 2012. Pending as of this date.
- Growth Control Chapter of MP – Funded through the 2013 Targeted Block Grant (TGB); Completion date of June 30, 2014.

Updated project timeline table below. **RPC**

Projects Non-CTAP	Status	2010 30 June	2012 April 30	2012 June 30	2014 June 30	2014 August 20
CIP Process Submittal Materials (2010 TBG)	Pending	Contracted Completion Date				
1 final copy of updated MP, CIP elements (2010 TBG)	Pending	Contracted Completion Date				
MP	Pending		Completion date		Contract Completion Date	
Energy Chapter MP	Completed				Contract Completion Date	Approved
Growth Control Chapter						