

**Board Members Present:** Chair Paul Powers, Vice Chair Andy Kohlhofer, Roger Barham, Jack Karcz, Tim Lavelle, Mike Wason

**Also present:** Jennifer Rowden, Rockingham Planning Commission (RPC); Bruce Mayberry, BCM Planning. Members of the School Board and Ellis School were invited, but this was not a joint meeting.

Mr. Powers opened the meeting at 7:04 PM.

## **I. MINUTES**

The December 18, 2019 meeting minutes were not available for review.

**Mr. Karcz made a motion to table meeting minutes from December 18, 2019. Mr. Lavelle seconded the motion. The motion passed 6-0-0.**

## **II. CONTINUED BUSINESS**

**Map 2, Lot 020 - South Road Age-Restricted Development, Map 2 Lot 20, Applicant DECM Builders - Continuation of Public Hearing for Site Plan Review**

The Applicant has requested a continuance while they continue to revise the site plans and review with the Town Engineer, Keach-Nordstrom Associates (KNA). Ms. Rowden provided an update on submittals and reviews. Since the last meeting the following activities have taken place:

1. Fremont Fire Chief provided formal approval of the Applicants waiver request on the hammer head driveway and sprinkler system replacing the originally proposed cistern
2. Town Counsel has reviewed condo docs. The deeds are pending submittal for review
3. The Road Agent approved the driveway permit
4. A new road name (Currier Lane) has been proposed and is in review by the Selectmen for Emergency Response purposes.

**Mr. Karcz made a motion to continue the review of the Site Plan application to the next meeting on January 22, 2020. Mr. Lavelle seconded the motion. The motion passed 5-0-0.**

## **III. NEW BUSINESS**

**Review of School Impact Fee Information, Methodology, and the Procedures in Fremont Zoning Ordinance Section 1514 – Review and Change in Method of Assessment. Presentation by Bruce Mayberry of BCM Planning, LLC.**

Mr. Mayberry distributed a 4-page handout for discussion purposes.

Mr. Kohlhofer noted the impetus for this meeting was that school impact fees are currently being held at a low interest rate and are not being spent due to declining student enrollment. The Board is required to go through a process of reviewing the methodology in accordance with the Zoning Ordinance. The Town would need to vote on any final change to the Zoning Ordinance.

Mr. Mayberry gave a presentation to the Board regarding the history and current status of School Impact Fees in the State of New Hampshire. Mr. Mayberry presented a number of statistics and described the concept of “recoupment” through impact fees, and the impact fee article of the Fremont Zoning Ordinance. Mr. Mayberry’s opinions were as follows:

1. The School Impact Fees are still valid and should continue to be assessed.
2. Since recoupment of costs is allowed and capacity remains available, the most appropriate use of the impact fee revenue may be for current capital improvements (in absence of bonded debt).
3. The Board should consider updating the School Impact Fee Schedule.

Mr. Barham offered to review the process for expending the current impact fees. The Board discussed the benefits of keeping the School Impact Fee and updating the methodology versus use of tax dollars.

Mr. Mayberry asked the Board if they were interested in other potential Impact Fee Categories (e.g., Fire, Recreation, upgrading roads from Class 6 to Town roads). Other fees would require development and review of the Town’s Capital Improvement Plans (CIPs) and depended on how much information is included in the Town’s Master Plan. There was discussion about roadway impact fees. Mr. Mayberry noted that highway improvement and road construction impact fees are complicated and not commonly done.

The Board came to the consensus that they should contract with BCM Planning, LLC to update the School Impact Fees Schedule if the 2020 Budget passes in March 2020.

#### **IV. ADMINISTRATION**

1. **Circuit Rider Business** – Ms. Rowden advised the Board of the status of a proposed Fremont Master Plan Survey:
  - a. This is an extensive online survey for residents.
  - b. The survey will go live prior to Deliberative Session and will be online for approximately 3 weeks (until after Town Voting).
  - c. The intention is to get 300 completed surveys from residents.
  - d. The survey will be extensively publicized including a postcard mailing.
2. **Incoming Correspondence** - No incoming correspondence
3. **Project Updates – No updates**
4. **Administration/Budget** - No updates.

#### **V. ADJOURNMENT**

**Mr. Lavelle made a motion to adjourn the meeting at 8:08 PM. Mr. Karcz seconded the motion. The motion passed 6-0-0.**

Respectfully Submitted,



Leanne Miner, Land Use Administrative Assistant

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