

Board Members Present: Chair Paul Powers, Vice Chair Andy Kohlhofer, Ex Officio Roger Barham, Members Tim Lavelle and Jack Karcz.

Also Present: Madeleine DiIunno, Rockingham Planning Commission; Administrative Assistant Leanne Miner, Bill Gregsak of Gregsak & Sons, Applicants Mike Rislove and Anders Ragnarson of Fremont Land LLC.

I. WELCOME

Mr. Powers opened the meeting at 7:00 PM.

II. MINUTES

Mr. Karcz made a motion to approve the meeting minutes as amended for October 5, 2022. Mr. Lavelle seconded the motion. The motion passed 4-0.

Mr. Barham arrived at 7:02 PM.

III. NEW BUSINESS – Map 02-151.002 and 02-151.004 Subdivision Application, Fremont Land LLC is proposing a subdivision effecting 4 parcels. They would like to subdivide the 2 parcels into 4 parcels with a new public right of way to complete the existing private road and proposed roadway extension, there are 2 phases for the proposed for the driveway. The end of phase I proposed a temporary easement at the end of the existing roadway for a turnaround for emergency vehicles until phase II of the roadway is complete, once the roadway is complete the easement roadway will be rescinded.

Mr. Lavelle recused as he is the surveyor on the project.

Bill Gregsak representing Fremont Land LLC stated that as the last meeting was continued, they had time to review Town Engineer Steve Keach's comments (Keach Nordstrom Associates, KNA) which resulted in changes to the plans which were delivered to Keach yesterday. The major change to the plan is that they will not show a road phase II to the plan, only a potential for a phase II. Another change is they are not subdividing Map 02 Lot 151.004 at this time, Map 02 Lot 151.002 will be subdivided into 3 lots with the 2 new lots being sold, and they would like the town to accept the existing roadway (Phase 1). They will be asking for a waiver for the length of road with the turnaround which is needed to become a town road. The road is 1,500 feet and will need 2 turnarounds. Ms. Miner mentioned storm water run off and Mr. Gregsak stated that he will be submitted a roadway package to KNA which will include previously approved roadway plans, construction reports, and a report stating that the existing roadway was constructed to the specifications of the town. The finish course of pavement has been done with some shoulder work still to be completed. The road agent Leon Holmes stated that he had seen the road work and it was well done. He stated that the signs still need to be placed for speed. He recommended a sign stating no outlet and possibility a commercial zone sign. Mr. Powers asked for these items to be added to the plan. Mr. Barham had a concern with exiting the road there is not enough radius for tractor trailers to turn without entering the opposing lane.

Ms. Miner requested the hydrologic investigation that was done previously, Mr. Gregsak will send it.

The application is incomplete still missing waivers, Town Engineer review, road plans, stormwater plan. Ms. Miner asked Mr. Gregsak to include responses to criteria for his waiver request. The proposed name of the roadway is Iron Horse Drive.

This will be continued at the next meeting on November 2, 2022, 7:00 pm.

IV. CONTINUED BUSINESS – HB 1021 and 1661 Action Items

1. Ms. DiIunno is following up on some items regarding the Elderly Open Space for zoning updates. She also made a suggestion to define car sales and repairs in the Zoning Ordinance. Ms. Miner also suggested addressing the definition for Animal Feedlot which indicates 5 or more animals. She suggested the Town consider general definitions for agriculture as defined by the state.

V. ADMINISTRATION, OTHER

1. Circuit Rider Business

- a. Ms. DiIunno reported that they held the first meeting for the Transportation Chapter of the Master Plan in attendance were Mr. Kohlhofer, Ms. Miner and Road Agent Leon Holmes. The next meeting will be November 16, 2022 at 5:00 pm.

2. Incoming Correspondence and Project Updates

- a. Liberty Lantern Estates – October 20, 2022 will be the kickoff meeting with Liberty Lantern Estates at 3:00 pm. Attending will be Jeff Quirk, Ms. Miner, Gary Denson, Building Inspector Larry Miner and their construction manager.
- b. Galloway Recycling and Shirkin Road Widening – no updates

3. Administration –

- a. **Budget 2023** – Capital Improvement Program (CIP) - Ms. Miner received all the sheets and information for the CIP and is putting together a spread sheet.

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 7:43 PM. Mr. Kohlhofer seconded the motion. The motion passed 5-0.

Respectfully submitted,


Kathy Clement