

**Board Members Present:** Chair Paul Powers, Vice Chair Andy Kohlhofer, Ex Officio Roger Barham, and Members Jack Karcz, Tim Lavelle, Mike Wason, and Alternate Member/Administrative Assistant Leanne Miner present in the basement meeting room and by video conference using Microsoft Teams.

**Also Present:** Jennifer Rowden, Rockingham Planning Commission (RPC; via Microsoft Teams).

Mr. Powers opened the meeting at 7:02 PM and announced that in accordance with Emergency Order #12 Pursuant to State Executive Orders, the Planning Board is permitted to utilize emergency meeting provisions of RSA 91-A to conduct this meeting through electronic means while preserving, to the extent feasible, the public's right to observe and listen contemporaneously.

Ms. Miner noted that the meeting is not being televised on FCTV, but will be posted after the meeting on Vimeo. The following E-meeting procedures will be followed in accordance with the Governor's Emergency Order:

1. If anyone has problems with accessing the meeting they can call the Town Hall at 603 895-3200, extension 306 or email [landuse@fremont.nh.gov](mailto:landuse@fremont.nh.gov) for assistance during the meeting.
2. If for some reason the public is unable to access the meeting, the meeting will be adjourned.

#### **I. WELCOME and ROLL CALL**

No roll call voting is required as all members were present in basement meeting room.

#### **II. MINUTES**

Meeting minutes for September 16 and October 7, 2020 were distributed.

**Mr. Karcz motioned to accept the meeting minutes for September 16, 2020 as written. Mr. Lavelle seconded the motion. The motion passed 5-0-0**

Correction on October 7 minutes 1<sup>st</sup> Section. Leanne Miner was appointed the voting position of Mike Wason (not Tim Lavelle).

**Mr. Karcz motioned to accept the meeting minutes for October 7, 2020 as amended. Mr. Lavelle seconded the motion. The motion passed 5-0-0**

Mr. Barham joined the meeting at 7:05 pm

#### **III. CONTINUED BUSINESS**

**Public Hearing Map 003, Lot 037-001 (25 Spaulding Road).** Continued Public Hearing for Applicant Pine Bucket LLC submitted a Minor Site Plan Amendment Application seeking to construct 5 units on existing unit footprints 18 through 22 with additional proposed uses and modifications to the site.

The Applicant Dan Ray was present to represent Pine Bucket LLC. This Public Hearing was continued to allow the Town departments time to provide comment on this Amendment Application.

Ms. Miner sent a reminder, and no comments were provided from the departments. Mr. Ray reviewed the information that he presented to the Board at the last Public Hearing. The Planning Board approved the conditional use permit on October 7, 2020 there have been no changes to the plan.

**Mr. Lavelle made a motion to open the meeting up for public comment for the Minor Site Plan Amendment for Map 3, Lot 037-001. Mr. Kohlhofer seconded the motion, and the vote was 6-0-0.**

No public comment.

**Mr. Lavelle made a motion to close the meeting up for public comment for the Minor Site Plan Amendment application for Map 3, Lot 037-001. Mr. Kohlhofer seconded the motion, and the vote was 6-0-0.**

Ms. Miner did not receive any additional comments from Town Departments. She reminded the Board about discussion at the last meeting to include a condition regarding storage of regulated substances, specifically from the Zoning Ordinance, Article 12, Section 1203.8, Item F, 1, d which states:

“Any use that will store, handle, and use regulated substances in quantities exceeding 55 gallons or 660 pounds dry weight at any one time, must provide an adequate spill prevention, control and countermeasures (SPCC) plan, in accordance with the Town’s Zoning Ordinance for approval by the Health Officer, Fire Chief, Code Enforcement Officer or other Town designated agent at the applicant’s expense.”

**Mr. Lavelle motioned to approve the Minor Site Plan Amendment application for Pine Bucket LLC including architectural modifications to Units 14 through 22 and parking modifications to the support back entry via overhead doors for the Minor Site Plan with the condition as stated. Mr. Kohlhofer seconded the motion. The motion passed 6-0-0**

**2021 Zoning Amendments** This conversation was tabled for next week. Ms. Miner will distribute an updated proposal for Section 15 with regard to Impact Fee for the next meeting.

There was some discussion regarding the minimum width for lots. This has been reviewed by the Board in the past. Ms. Miner will look at presenting some language changes for this ordinance.

#### **IV. ADMINISTRATION**

Administration/Budget – There is no update on 2021 Budget

Circuit Rider Business – Ms. Rowden has started reviewing the Open Space application that is on the November meeting and a few projects for the coming months.

Incoming Correspondence – In response to previous complaints Ms. Miner and Building Inspector Larry Miner met October 15 with owners Andy and John Galloway at the gravel pit on Shirkin Road Map 5 Lot 035 at 11:00 am. They observed one excavator and one dozer processing recently exposed ledge rock on the northeastern portion of the property. No appreciative changes were noted since the June 2020 inspection. Galloway is operating under the excavation permit under the limits approved. There are questions as to who is working on the weekends as no work seems to be done at Galloway on the past 2 weekends. There was also incoming correspondence from Grasso dated October 3,

2020 regarding Galloway work. The Board did not review this document in its entirety but did note that most questions were related to recycling operations and compliance which have not yet been fully approved. Ms. Miner will follow up when time allows. Any future correspondence of a similar nature will be distributed to the Board with a note regarding any new and actionable items for the Board, if any.

Project Updates

- Map 005/Lot 035 – Galloway Site Plan Amendment – One additional update to Galloway, Ms. Miner presented the Planning Boards copy of the Dredge and Fill NHDES application for proposed impacts for the 100' prime wetland buffer no direct wetland impacts are proposed. The Planning Board recommended that the Conservation Commission review this application.
- Map 001/Lot 012 Cell Tower – No updates
- Map 002/Lot 020 South Road – No updates

**V. ADJOURNMENT**

**Mr. Karcz made a motion to adjourn the meeting at 7:33 PM. Mr. Kohlhofer seconded the motion. The motion passed 6-0-0**

Respectfully submitted,

  
Kathy Clement