

Board Members Present: Vice Chair Andrew Kohlhofer, Ex Officio Roger Barham, Members Jack Karcz, Brett Hunter, Ashley Irwin

Also Present: Glenn Coppelman, Consultant Planner for Rockingham Planning Commission; Administrative Assistant Leanne Miner; Applicants Mike Rislove and Anders Ragnarson of Fremont Land LLC; Emily Phillips, Town of Fremont Resident (40 Louise Lane) and NH State Representative.

I. WELCOME

Mr. Kohlhofer opened the meeting at 7:03PM.

II. MINUTES

Mr. Karcz made a motion to approve the meeting minutes for September 20, 2023, as amended. Mr. Hunter seconded the motion and the motion passed X-0

III. NEW BUSINESS –

- 1. Map 2, Lot 151-2-4 - Site Plan Review - Play Laugh n Grow Childcare and Preschool** proposes to construct a 7,456 square foot facility on Iron Horse Drive. The facility will provide childcare and preschool services and will house 150 occupants including staff. The Applicant has also submitted an application for a Conditional Use Permit in accordance with Fremont Zoning Ordinance Article 7, Section 705 (Main Street District) and Article 8.

The Planning Board is in receipt of the following:

- A cover letter addressed to the Planning Board prepared by the applicant's consulting engineer on August 19, 2023.
- An Application for Major Site Plan Review, with attachments, executed by the applicant on August 09, 2023.
- An Application for a Conditional Use Permit dated August 18, 2023.
- A site plan (9-drawings) dated August 01, 2023, subsequently revised 10/1/23 and received at the meeting 10/4/23.
- A Drainage Report, with attachments, dated June 28, 2023
- A Plan Review Memorandum from Glenn Coppelman, Consultant Circuit Rider Planner dated September 30, 2023.

William Gregsak of Gregsak Engineering provided an update on behalf of the Applicant.:

- New Plans have been revised in response to the Town Engineer letter 9/27/23.
- The proposed facility and layout is very similar to a facility owned and operated by the Applicant in Raymond NH.
- The well radius has been increased to 125 feet and notes and signs have been added to the site plans referring to end of day traffic management.
- An Alteration of Terrain (AoT) permit has been submitted to the NH Department of Environmental Services (NHDES).
- A Landscape and Lighting Plan has been added.
- Wetland flagging was completed this year and is included in the current plan set.

The Board discussed the project and provided the following comments:

A Conditional Use Permit will need to be submitted for the Main Street and Aquifer Protection District.

The Board asked if the well and septic is appropriately sized for the use and number of people proposed to use the facility. Mr. Gregsak responded in the affirmative noting that the state will need to approve the septic.

Mr. Coppelman pointed out that Article 12, Section 1203.8 states that a Hydrogeologic Study is required for cumulative subdivisions over 3 parcels.

Ms. Miner received the following Department Comments:

The Fire Chief provided the following comment: All matters related to life safety are addressed through state licensure and building processes. There are no life safety requirements for vehicular access other than what is shown on the plans.

The Conservation Commission reviewed the application and discussed the hydrogeologic study requirements. The consensus of the Commission was that the proposed use has minimal impact on the aquifer as far as water usage with the exception of heavy landscaping. They recommended that the facility implement a zero-lighting plan in the rear of the facility which faces the wetlands to protect sensitive ecosystems affected by night lighting (insects, bats, birds, and on up the ecological system). They also recommended use of native plants to limit landscaping stress on groundwater resources. The Board recognized that the application was incomplete without the CUP applications.

Mr. Karcz made a motion to open the hearing for public comment. Mr. Hunter seconded the motion and the motion passed 5-0.

Emily Phillips, 40 Louise Lane Resident and NH State Representative addressed the Board stating that she was on a committee as a State Representative that had to do with children, and she wanted the Board to know that a daycare facility like the one proposed is needed in the state and Fremont.

Mr. Karcz made a motion to close the hearing for public comment. Mr. Hunter seconded the motion and the motion passed 5-0.

The Board and applicant discussed a meeting date of October 18 allowing 2 weeks for the Applicant to address comments and submit CUPs.

Mr. Karcz made a motion to continue the hearing to October 18 at 7PM. Mr. Hunter seconded the motion and the motion passed 5-0.

2. Pre-Application Meeting Map 2, Lot 151-2 Ragnar Original Innovations – Owners Fremont Land LLC are proposing to install a solar array to support their commercial operations.

A preliminary site plan showing the proposed location and area for the solar array to supplement power for the Ragnar Original Innovations facility. The array is located 50 feet from the wetland and lies mostly within the wetland buffer. Given the location within the wetland buffer, Site Plan Review Regulations require a Major Site Plan Review Application, however the project will need to meet all Fremont Zoning requirements before an application will be accepted. In order to meet zoning, the application will need to get a Special Exception from the Zoning Board of Adjustment (Article 12, Section 1201.8). The owners and representative (Bill Gregsak) were advised that all comments were non-binding. The owners and representative left the meeting at 7:55PM.

IV. CONTINUED BUSINESS –

1. **Regulation Updates** - Ms. Miner distributed materials for updates to Fremont Zoning Updates for the 2023/2024 season.
 - a. Article 13 – Amendments to Elderly Open Space Preservation Development – Ms. Miner distributed an update to this proposed amendment that included minimal edits from Town Counsel who reviewed the proposal and warrant language favorably.
 - b. Articles 4 and 7 Definitions and Districts for Use for Storage facility and Warehouse – Not discussed.
 - c. New Article - Solar Ordinance – Ms. Miner distributed Solar Ordinance Regulations for Charlestown NH. The Board commented in favor of providing a use table, including decommissioning timelines of 6 month with extensions possible, use of several definitions, and clarifying language about land coverage (impervious surface). Mr. Kohlhofer asked if solar array size would be reviewed the same as building size in terms of regulations (10,000 and 20,000 square feet triggers). Ms. Miner will craft a draft ordinance for Board review based on the Charlestown example.
 - d. Revisit Buffer requirements for the Open Space Preservation development – Not discussed.

V. ADMINISTRATION, OTHER

1. **Circuit Rider Business** –
2. **Incoming Correspondence and Project Updates** -
 - a. CIP – Most departments have responded. The CIP will be updated and distributed soon.
 - b. Construction Report – Liberty Lantern – The developer is looking for Certificates of Occupancy. The Board reviewed the latest construction report. Outstanding construction items include curbing and the drainage pond. Mitigating measures proposed to include gravel berms. The site is very porous and there has been hardly any ponding even with high rainfall this season.
 - c. Black Rocks Village – Ms. Miner received notice from the NHDES that a Pump Test Discharge Permit was approved for this development.
3. **Other Department News** –
 - a. Source Water Protection Plan is scheduled for Monday, October 23 at 6:30PM at the Town Hall Basement Meeting Room.
 - b. A ZBA Application was received for 59 Sleeper Circle for a shed in a side setback.
 - c. Conservation Commission – The Town has been offered a donation of a parcel on Beede Hill Map 3, Lot 59. The Commission is considering the donation favorably and the Commission is submitting a grant to cover easement expenses and stewardship endowments. Formal public hearings will be held before the Town formalizes acceptance or expenditure of conservation funds.

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 8:35 PM. Mr. Hunter seconded the motion which passed 5-0.

Respectfully submitted,



Leanne Miner
Land Use Administrative Assistant