

Board Members Present: Vice Chair Andy Kohlhofer, Ex Officio Gene Cordes, Members Jack Karcz and Tim Lavelle.

Also Present: Madeleine DiIunno, Rockingham Planning Commission; Administrative Assistant Leanne Miner; Road Agent Leon Holmes Jr

I. WELCOME

Mr. Kohlhofer opened the meeting at 7:02 PM.

II. MINUTES

Mr. Karcz made a motion to approve the meeting minutes for September 7, 2022. Mr. Lavelle seconded the motion and the motion passed 3-0-1, Mr. Cordes abstained.

Mr. Lavelle recused himself as a consultant to the Applicant.

III. NEW BUSINESS –

- 1. 002-151-2 and 002-151-004 Subdivision Application** Fremont Land LLC is proposing a subdivision that affects four (4) parcels with the intent to subdivide the subject 2 parcels into 4 parcels with a new public right-of-way to include the existing private road and proposed roadway extension. There are 2 phases proposed for the roadway. The end of Phase 1 proposes a temporary easement at the end of the existing roadway for a turn-around for emergency vehicles until Phase 2 of the roadway (Cul-De-Sac) is constructed. Once the roadway is complete, the easement turn-around will be rescinded.

This application will be postponed until October 19, 2022 meeting as the Planning Board does not have a quorum. The comments have been shared with the applicants and they will have 2 weeks to work on any items needed.

IV. CONTINUED BUSINESS - HB 1021 and 1661 Action Items

Zoning Laws regarding the HB 1661 with regard to Work Force Housing and how may be applied in Fremont. If the Board takes no action the changes will take effect on June 1, 2023.

HB 1021 and 1661 Action Items – Developing Findings of Fact – There are no updates from Ms. DiIunno, she will follow up on email she sent regarding the 15% total housing and if it applies to Work Force Housing.

There was discussion continued from the last meeting regarding any amendments the Planning Board may wish to work on this season.

Ms. Miner stated that there were no other updates on zoning but mentioned if the Board wanted to change Elderly Open Space to Age Restricted Open Space, but this may be just editorial and not require a Warrant Article.

Ms. DiIunno mentioned that they may want to add a note in the provisions of the Elderly Open Space the statement that they also apply to Work Force Housing. There were questions on whether Work Force

Housing has any rules that need to be considered when it comes to Work Force Housing, for example pricing, grants and loans to name a few. The Board members will review the current regulations while seeking more guidance from the RPC. Ms. DiIunno will draft a clause for the Board's review.

V. ADMINISTRATION, OTHER

1. Circuit Rider Business

- a. Ms. DiIunno will be starting the Transportation Chapter of the Master Plan and is looking for volunteers to serve on the sub-committee. October 19, 2022 at 5pm (prior to next PB meeting). Ms. Miner, Mr. Cooper, Andy Kohlhofer and Mr. Lavelle (if possible) will be attending. Road Agent Leon Holmes will be attending as well. The public is welcome.

2. Incoming Correspondence and Project Updates

- a. Liberty Lantern Estates – All permits received. Moving forward on surety and development agreement.
- b. Galloway Recycling and Shirkin Road Widening – Pre-construction meeting was September 27 at 3pm. Ms. Miner reported that they do not have a start date. They are planning to start on-site work first to have materials for the road work.

3. Administration –

- a. **Budget 2023** – Capital Improvement Program (CIP) – no updates

4. Other Department News –

- a. **Interpretive Signs** – Ms. Miner pointed out the signs currently displayed in the Basement Meeting Room which the Conservation Commission had designed and made for the Oak Ridge Town Forest. One sign is going at the library the other on one of the trails. She Also stated that they are looking to place conservation markers where the buffers are located and is working on a quote for the markers. Mr. Lavelle commented that Danville and Sandown had similar markers for posting sensitive areas such as wetland buffer limits.

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 7:24 PM. Mr. Lavelle seconded the motion. The motion passed 4-0.

Respectfully submitted,


Kathy Clement