

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

Also Present: Administrative Assistant Leanne Miner; Madeleine DiIunno, Planner Rockingham County Planning Commission

I. WELCOME

Mr. Powers opened the meeting at 7:05PM

II. MINUTES

Mr. Karcz made a motion to approve the meeting minutes for October 18, 2023 as amended. Mr. Kohlhofer seconded the motion and the motion passed 6-0.

III. CONTINUED 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 (CUP) in accordance with Fremont Zoning Ordinance Article 7, Section 705 (Main Street District) and Article 8. A CUP is also required for the Aquifer Protection District.

Applicant Representative, Bill Gregsak, requested a continuance to the next meeting, November 15, 2023, via email.

Mr. Karcz made a motion to continue the public hearing for the Site Plan Review Application for Play Laugh and Grow Childcare Center at Map 2, Lot 151-2-4 to November 15, 2023 at 7PM. Mr. Kohlhofer seconded the motion and the motion passed 6-0.

2. 2024 Zoning Ordinance Updates

- a. Elderly Open Space – Drafted, reviewed by counsel, and available online.
- b. Land Use Definitions: Storage facility and Warehouse – Initial Draft Reviewed. Revision distributed tonight. After some discussion there were no further changes. Ms. Miner will post the draft online and distribute draft warrant language for review at the next meeting.
- c. Solar Ordinance – An updated draft ordinance was discussed at length including nomenclature for different sized solar and in which districts they would be permitted, prohibited, or permitted with a Conditional Use Permit (CUP). There was discussion about glare and how it might be addressed in the Requirements section vs under the CUP process so that Residential Solar would require measures to mitigate glare. Ms. Miner will coordinate with Ms. DiIunno on comments and redistribute an updated draft for the next meeting.
- d. Open Space Preservation Development - buffer requirements. This topic was tabled to the next warrant season as time does not permit before hearings must occur based on the SB-2 calendar year.

IV. NEW BUSINESS –

- 1. Master Plan Housing and Transportation Chapters** – No further comments have been received and draft documents are posted online. **Mr. Karcz made a motion to hold a public hearing on**

November 15, 2023 to adopt amendments to the Housing and Transportation Chapters of the Master Plan. Mr. Kohlhofer seconded the motion which passed 6-0.

V. ADMINISTRATION, OTHER

- 1. Circuit Rider Business** – Ms. DiIunno has returned to her role as Circuit Rider Planner for the Town of Fremont.
- 2. Budget** – Ms. Miner asked for Board approval to purchase more boundary markers for “No Cut, No Disturbance”. The Board suggested ordering 200 markers at a cost of approximately \$600. These markers are paid for by the developers/landowners required to post them.
- 3. Incoming Correspondence and Project Updates -**
 - a. CIP – Ms. Miner needs to follow up with a couple of departments and add available funds to the CIP spreadsheet. She will distribute upon completion of these tasks.
 - b. Construction Report –
 - (1) Liberty Lantern** – Fremont’s Consulting Town Engineer and Field Engineer, Keach Nordstrom Associates, Inc. (KNA) inspected installation of filtrex soxx as required on site and in front of Unit 8. The last remaining items before a Certificate of Occupancy for the next unit may be granted is the wet pond/gravel wetland. Currently the storm drains are covered as the gravel wetland and drainage system is mostly completed. Once the wet pond is completed, the storm drains may be opened. The curbing will be installed with the final wearing course. The performance bond has been posted for remaining work in the amount shown on KNA Improvement Worksheet dated 10-5-23, \$76,739.50.
- 4. Other Department News –**
 - a. Fremont Land LLC has submitted an application for a Special Exception for the installation of accessory solar array at the Ragnar Original Innovations development on Iron Horse Drive.
 - b. After some further discussion on School Impact Fees, Ms. Miner took the action item to find the presentation that was distributed for the public hearing in the 2019-2020 timeframe.

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 8:06PM. Mr. Kohlhofer seconded the motion which passed 6-0.

Respectfully submitted,



**Leanne Miner
Land Use Administrative Assistant**