

Board Members Present: Chairman Paul Powers, Vice Chair Andy Kohlhofer, Ex Officio Roger Barham, Members Jack Karcz and Brett Hunter, and Alternate Member/Administrative Assistant Leanne Miner.

Also Present: Madeleine DiIonno of Rockingham County Planning Commission (RPC); Barry Gier of Jones and Beach for PPM Fremont Holdings and Haus Emily LLC, Tom Nisbet of PPM Fremont Holdings, LLC, Gary Densen of Haus Emily LLC, Anders Ragnarsson and Mike Rislove from Fremont Land LLC, Elaine Freeman of Ragnar Original Innovation, Inc. Audrey and Peter Karamourtopoulus of Fremont Animal Hospital.

I. WELCOME

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

II. MINUTES

Meeting minutes were not available for review.

III. CONTINUED BUSINESS

- 1. Map 3 Lot 037-003 PPM Townhomes, Spaulding Road Continued from November 3, 2021** - Applicant PPM Fremont Holdings, LLC has submitted a Site Plan Review Application to construct four (4) Townhouse units with associated private drive and parking, onsite septic and well.

Mr. Gier addressed the Board on behalf of Applicant PPM Fremont Holdings, LLC summarizing status of project approvals, completion of a site walk on November 7, and resubmittal of drawings addressing comments by the Board and Town Engineer, KNA, including relocating the garage and adding a Landscape Design sheet. The Applicant also reviewed the plans to determine how much room there is for potential expansion before they exceeded the 15% impervious surface for the Aquifer District noting that they had room to expand by 11 parking spaces.

Mr. Karcz commented on the location of the parking entrance stating that it would be better located further south where the slope was less steep. Mr. Gier explained that they wanted the entrance closer to the similar/residential uses rather than closer to the industrial uses. Ms. Miner commented that the entrance is offset from the home across the street so car lights would not shine directly into the abutting home on exit. Mr. Gier noted they intentionally offset the driveway.

There were no further comments from Town Departments. Ms. Miner commented on the north arrow, wetland notes that appeared non-applicable, and inquired about the incomplete visual vegetative buffer. Mr. Gier noted there were existing white pines. Mr. Powers commented similarly noting that the rear vegetative buffer was sufficient. Some other minor design corrections were noted and clarifications made on curbing. Mr. Powers asked to have some sort of barrier between the sidewalks and parking area. Mr. Gier noted he would add bumpers. Mr. Powers again noted the height of buildings needs to be modified not to exceed 35 feet in height.

The Board had no further comment pending review and comment from the Town Engineer.

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

Mr. Chris Wright, 17 Frost Lane addressed the Board with concerns about heavy truck traffic and speeding which affect the road condition of Spaulding Road. He is concerned about safety in the residential neighborhood and asked the Board to consider a Traffic Plan and/or signage.

There was discussion about the relevance of such traffic to the proposed residential use versus the abutting commercial development. Mr. Powers noted that the concern is valid and should be brought to the attention of the Select Board.

The Applicant, Tom Nisbet of PPM Fremont Holdings, LLC commented that he would remind Rate Liner (warehousing user in the development) that they need to use the main entrance as outlined in their approved Site Plan.

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

Mr. Gier asked for clarification from the Board on filling out the vegetative buffer between the project and the abutting residential home. The Applicant offered to fill in the buffer at bit more toward the back of the adjacent home where there were observed gaps in the vegetation.

Mr. Kohlhofer made a motion to continue the public hearing for the Site Plan Review of Map 3 Lot 037-003 PPM Townhomes, Spaulding Road to December 1, 2021. Mr. Karcz seconded the motion. The motion passed 5-0.

2. **Map 2, Lot 070 Main St Townhomes Continued from November 3, 2021** - Applicant Haus Emily, LLC has submitted a Site Plan Review Application to construct an Elderly Open Space Development consisting of 22-residential units on a private drive. The project proposes to utilize onsite septic and wells.

Mr. Gier addressed the Board with a summary of plan changes made since the original application. The Applicant revisited their density calculations and modified the plan for 13 dwelling units with 12 2-bedroom units and 1 1-bedroom unit. The road is a one way loop. The remainder of the site is Open Space totaling 23.74 acres, 7.4 acres of which is upland. There will still be 2 onsite septic and 2 community wells.

Mr. Gier asked for clarification on the Conditional Use Permit requirements per the RPC, one for Multi Family in the Main Street District and one for Multi Family in the Aquifer Protection District.

The Elderly Open Space Section of the Fremont Zoning Ordinance, Section 1301.2A, allows multi family by right as an overlay district throughout the Town. Therefore Mr. Gier contends that a CUP is not required for either the Main Street District or Aquifer Protection District. (Article 12 for Aquifer Protection District, Section 1203.F.1.b).

Ms. DiIonna noted that a CUP may not be needed for Multi-Family since the Elderly Open Space Development is allowed in all districts and is Multi-Family residential, but the Multi Family Development does require a CUP for the Aquifer Protection District. She recommended the Board decide on how they would like to define Multi-Family Development or decide if the Elderly Open Space criteria supersedes the Aquifer Protection District criteria.

Mr. Powers noted that Section 1203.5 (District Boundaries), Item A notes that “the Aquifer Protection District is a zoning overlay district which imposes additional requirements and restrictions to those of current ordinances. In all cases, the more restrictive requirement(s) shall apply”. The Board noted their understanding and concurred that a CUP for the Aquifer Protection District will apply to this project and that the CUP for the Main Street District will not apply to this project.

A note was made to consider clarifying language in the future by adding the exception of the Aquifer Protection District overlay to 1301.2 (General Standards for elderly housing developments).

Mr. Kohlhofer made a motion to continue the public hearing for the Site Plan Review Application for Map 2, Lot 070 to December 1, 2021. Mr. Karcz seconded the motion. The motion passed 5-0.

3. **Warrant Article 11, Section 1101.6** – Ms. Miner updated the Board on comments received on the proposed amendment to Article 11, Section 1101.6. Town Counsel had no comments. The Town Engineer, Steven Keach of Keach Nordstrom Associates, LLC, commented that the contemplated zoning amendment is consistent with NH Workforce Housing Statute, which requires any municipality’s land use ordinances and regulations to create reasonable and realistic opportunities for the construction of workforce housing, including multi-family housing (i.e. 5 units or more with not less than 2 bedrooms per dwelling unit). One-bedroom units do nothing to assist Fremont in satisfying this statutory mandate.

IV. NEW BUSINESS

1. **Map 3 Lot 037-001-** Applicant Pine Bucket, LLC has submitted a Minor Site Plan Review Application to expand the foundation limits of an existing building comprised of units 20 to 22 (“Building B”) by approximately 2300 square feet. The Applicant is also proposing minor architectural design changes to Building B.

Nick Jewett and Dan Ray of Jewett Construction addressed the Board on behalf of Pine Bucket LLC providing a summary of their intent to expand the existing building footprint on

either side of Building B. They stated that they plan to finish the parking area as designed and put on the finish coat. They also stated that the building expansion would not affect traffic in the lot and some parking spaces would be added. The architectural changes will be consistent with the existing Building. They are targeting light industrial uses such as plumbing or electrical service providers. This proposed use is the same as the approved existing use except they are not planning to provide residential use on any second floor as it will be open (one-floor) for racking and storage.

Ms. DiIonno commented that she believed the application to be complete.

Mr. Kohlhofer made a motion to accept the Minor Site Plan application for Map 3, Lot 037-1 located at 25 Spaulding Road. Mr. Karcz seconded the motion. The motion passed 5-0.

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

Mr. Chris Wright, 17 Frost Lane again addressed the Board with similar concerns about heavy truck traffic and speeding which affect the road condition of Spaulding Road. He is concerned about safety in the residential neighborhood and asked the Board to consider a Traffic Plan and/or signage.

There was discussion about adding some signage and/or talking to the Road Agent about traffic matters, however such action would not be a condition of approval for the Minor Site Plan Application. A Traffic Plan would have been appropriate for the large/initial commercial development project, but not for this minor expansion.

Ms. Miner relayed comments received from Town Departments as follows:

Road Agent: The Road Agent reviewed the plan and commented that there would not be any impact on Main Street. Mr. Barham offered to follow up with the Road Agent regarding the condition of Spaulding Road.

Building Inspector: Comments were made with regard to building foundation inspection required and providing symmetry and consistent with the exterior façade of buildings 18 and 19.

Mr. Powers inquired about dumpster locations and whether there were enough. The Applicant responded that they would monitor this depending on who moves in.

The public comment period closed.

Mr. Karcz made a motion to approve the Minor Site Plan Application for Map 3, Lot 037-1 located at 25 Spaulding Road. Mr. Kohlhofer seconded the motion. The motion passed 5-0.

2. Map 2, Lot 151-2 – Iron Horse Industrial Park - Pre-Application Meeting for Crane Truck Sales at Ragnar Original Innovations (part of Phase 1).

Anders Ragnarsson and Elaine Freeman of Ragnar Original Innovation, Inc. addressed the Board explaining that they are seeking a vehicle dealers license to expand their product line to include trucks with crane attachments. RagnarTech will be selling the vehicles with the crane attachments that they will manufacture and attach. They will not be manufacturing the vehicle which will come to them with a partial crane attachment. The vehicles will come to Ragnar Tech as new and will need to be titled to sell, hence the vehicle sales license requirement. They expect ½ dozen trucks per year with 2-3 onsite at a time which will be fitted for sale. No additional fluids are anticipated, and no additional parking is needed.

Ms. Miner provided an overview of the documents received from the State and previous experience for the Town regarding the approvals process for a vehicle license.

The Board discussed the requirements by the state for the dealer's license, the land use for Motor Vehicle Showroom (sales) is permitted in the Main Street District. Ms. DiIonno stated that this is an expansion of an existing commercial use, though minimal, technically requires a Site Plan Review. Given the relatively minor expansion of commercial land use, the Minor Site Plan Review will apply.

Ragnar Original Innovation will submit an application for Minor Site Plan Review which requires a public hearing.

3. Map 2, Lot 151-2 – Iron Horse Industrial Park - Pre-Application Meeting for Animal Hospital concept.

Peter and Audrey Karamourtopoulus addressed the Board looking for feedback on subdividing land within the Iron Horse Industrial Park. The land would be approximately 5 acres. They anticipate 2 structures, the hospital and some a building with multiple leasing space.

There was discussion regarding planned uses such as office space, residential, and hospital uses which are all permitted in the Main Street District. The Applicant will need to specify the use(s) they anticipate for the structure and include any outdoor structures anticipated. The proposed subdivision is in the Aquifer Protection District which has standard criteria that need to be met to obtain a Conditional Use Permit (CUP) in the Aquifer Protection District. Depending on the use(s) proposed a Conditional Use Permit may be required for the Main Street District and/or the Flexible Use Residential District. A CUP is required for Animal Hospitals and Kennels in the Flexible Use Residential District.

There was discussion about access which would be from Main Street or the private drive. The private road would need to be a Town approved road for access. There's also a no-cut zone that should be shown on the plan.

There would need to be a Subdivision Application and Site Plan Review Application. Depending on the uses, the application may require a Conditional Use Permit. Depending on the size of the Building they will need to ensure there is enough acreage so impervious surface does not exceed 15%. Check on the maximum building size allowed in Flexible Use District. Where the standards are more restrictive for a district, those standards may apply.

Ms. DiIunno cautioned to check on any affects the subdivision may have on the Industrial Park. Check to make sure there is enough frontage on Main St/State Highway.

4. Warrant Article Proposal 2 – Article 9, Section 902 Frontage

An amendment to Article 9, Section 902 (Frontage) is being proposed to remove example language in Section 902. The example language is not applicable for a lot on which two (2) family units are considered and the existing language is sufficiently clear. The proposed amendment is as follows:

Every building lot shall have a minimum contiguous lot frontage on Federal, State and Town highways of two hundred (200) feet provided that where lots are located on exterior side of a curving street the minimum road frontage shall be no less than one hundred (100) contiguous feet, provided that the average width of the lot measured across its center shall be two hundred (200) feet. Building lots on which multiple family dwellings are located shall have an additional frontage of twenty (20) feet per family unit when less than five (5) family units and forty (40) feet per family unit when five (5) or more family units are considered. ~~i.e.: (two hundred (200) plus twenty (20) multiplied by the number of family units) or (two hundred (200) plus forty (40) multiplied by the number of family units).~~ No lot line shall be less than one hundred (100) feet and each lot shall have no less than four (4) lot lines.

Mr. Kohlhofer made a motion to move the proposed amendment to Fremont Zoning Article 9, section 902 to a Public Hearing on December 1, 2021. Mr. Karcz seconded the motion. The motion passed 5-0.

V. ADMINISTRATION, OTHER

1. Circuit Rider Business
 - a. Masterplan –Recreation Chapter: Nov 10 5-730PM
 - b. Masterplan –Natural Resources Chapter – Jack Karcz with Mr. Lavelle as a possible second. Cons Comm – Bill Knee and Cindy Crane. Daytimes excluding Wednesdays were proposed for workshops.
2. Incoming Correspondence and Project Updates
 - a. Ms. Miner solicited input and concurrence from the Board to obtain a cost estimate and sign a work authorization/contract with GeoInsight for supporting the setup of a Groundwater Management Program. Ms. Miner explained the basis of selecting GeoInsight from the 4 selected Town Engineer Consultants and explained a scope of work including initial setup of an inspection program and the completion of several initial inspections. All Board members voiced their concurrence and Ms. Miner will provide an update at the next meeting.
3. CIP Committee – Andy/Leanne/Roger – To be scheduled for a Monday evening.

4. Administration – 2021 Spend 10/1/21 \$33,961/\$47,576 71% spend @75% year; 2022 Budget Approved – \$51,218; Budget Committee Rec 6-1
5. Other Department News

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 8:45 PM. Mr. Kohlhofer seconded the motion. The motion passed 5-0.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Leanne", written in dark ink.

Leanne Miner