

Board Members Present: Vice Chair Andrew Kohlhofer, Ex Officio Roger Barham, and Member Jack Karcz.

Also Present: Madeleine DiIunno, Rockingham Planning Commission (RPC); Land Use Administrative Assistant Leanne Miner; Kevin Hatch of Cornerstone Survey Inc. on behalf of Fred Leclair & Sons; Fred Leclair and Fred Leclair Jr, Applicants

I. WELCOME

Mr. Kohlhofer opened the meeting at 7:05 PM. He appointed Ms. Miner as a voting member in place of Brett Hunter.

II. MINUTES

Meeting minutes were not available for review.

III. CONTINUED BUSINESS –

1. **Map 2, Lot 77-1 and 77-1-4 Subdivision Application** - Applicant, Fred Leclair & Sons, has submitted a Subdivision application proposing to create one new 3-acre lot by subdividing existing parcel Tax Map 2, Lot 77-1. The proposed new parcel, identified as Map 2, Lot 77-1-4, will have 200 feet of frontage on Red Brook Road. The remaining parent parcel will consist of approximately 50 acres and will retain over 2000 feet of frontage. The proposed subdivision is located in the Flexible Use Residential and Aquifer Protection Districts.

Applicant Representative, Kevin Hatch of Cornerstone Survey Inc. distributed the following documents and addressed the Board providing the following updates.

Materials Distributed:

1. Plan Set (3 sheets) dated November 2023 last revised January 3, 2024, and distributed this evening.
2. Town Engineer letter from Keach Nordstrom and Associates, Inc. (KNA) dated January 15, 2024.

Mr. Hatch addressed the Board providing the following highlights in addition to the materials provided.

1. All acreage now matches across all 3 sheets.
2. State subdivision approval has been received.
3. Note 19 includes details on waivers granted.
4. Town Engineer comments have been addressed.
5. Note 17 notes that a driveway permit is required.

Mr. Karcz made a motion to open the hearing for the Subdivision Application for Map 2, Lot 077-001 to public comment. Mr. Barham seconded the motion which passed 4-0.

No public comment.

Mr. Karcz made a motion to close the hearing for the Subdivision Application for Map 2, Lot 077-001 to public comment. Mr. Barham seconded the motion which passed 4-0.

With no further discussion, Ms. Miner moved to approve the application.

Ms. Miner made a motion to approve the Subdivision Application as submitted by Applicant Fred Leclair & sons to create a new 3.05-acre lot by subdividing existing parcel Tax Map 2, Lot 77-1 to create a new parcel, identified as Map 2, Lot 77-1-4 which will have 200 feet of frontage on Red Brook Road in Fremont NH. This approval is granted with the following conditions:

- 1. This Notice of Decision shall be recorded at the Rockingham County Registry of Deeds.**
- 2. Plan Sheets 1 and 2 Mylars shall be recorded at the Rockingham County Registry of Deeds and a digital copy of the Mylars shall be provided for Town Land Use file.**
- 3. Two paper copies of the full and final plan set (1 full size and 1 half size) shall be signed for Town Land Use files.**
- 4. Any significant change to the approved site plan required to meet state fire code, building code, or state permit must be reviewed by the Planning Board prior to implementation.**
- 5. All fees incurred by the Planning Board, including but not limited to consulting, engineering, and legal fees, have been paid by the applicant.**
- 6. All the above conditions of approval are met within 365 days of this approval date. The Planning Board may grant an extension of its original approval with good cause.**

Mr. Barham seconded the motion which passed 4-0.

IV. NEW BUSINESS – No new business.

V. ADMINISTRATION, OTHER

- 1. Circuit Rider Business – None discussed.**
- 2. Incoming Correspondence and Project Updates -**
 - a. Ms. Miner noted that a recent residential complaint has demanded her attention on a matter related to truck traffic and soil import at the Fremont Parks LLC property on Beede Hill Road. Truck traffic was quickly addressed and a site visit is scheduled for later this week. No violations have been noted at this time. An update will be reported when review is complete.
- 3. Other Department News – None discussed.**

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 7:28 PM. Ms. Miner seconded the motion which passed 4-0.

Respectfully submitted,



**Leanne Miner
Land Use Administrative Assistant**