

Board Members Present: Chairman Paul Powers, Vice Chair Andy Kohlhofer, Ex Officio Neal Janvrin (standing in for Roger Barham), Members Timothy Lavelle, and Brett Hunter, and Alternate Member/Administrative Assistant Leanne Miner.

Also Present: Madeleine DiIunno 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

I. WELCOME

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

II. MINUTES

Mr. Kohlhofer made a motion to approve meeting minutes for November 17, 2021. Mr. Lavelle seconded the motion. The motion passed 4-0-1 with Mr. Janvrin abstaining.

Mr. Kohlhofer made a motion to approve meeting minutes for December 1, 2021, as amended. Mr. Lavelle seconded the motion. The motion passed 4-0-1 with Mr. Janvrin abstaining.

Mr. Kohlhofer made a motion to approve site walk meeting minutes for December 4, 2021, as amended. Mr. Lavelle seconded the motion. The motion passed 4-0-1 with Mr. Janvrin abstaining.

III. CONTINUED BUSINESS

1. Map 2, Lot 070 Main St Townhomes Continued from December 1, 2021 - Applicant Haus Emily, LLC has submitted a Site Plan Review Application to construct an Elderly Open Space Development consisting of 13-residential units on a private drive. The project proposes to utilize onsite septic and wells.

Mr. Gier provided response to comments from the Town Engineer dated November 30, 2021, in a letter from Jones and Beach dated December 6, 2021, and received by Town of Fremont December 14, 2021 with hard copies delivered to KNA and RPC on December 15, 2021. An Application for Conditional Use in the Aquifer Protection zone was also submitted dated November 2, received on December 14 by the Town of Fremont and on December 15 by RPC and KNA.

Mr. Gier addressed the Board with an update on the project since the last meeting. He stated that a site walk was completed on December 4, 2021, for approximately 40 minutes, to review the project and landscaping. He commented that the concerns from the Town Engineer were to add a trail connection to the existing trail road, and they revised the stormwater feature from a wet pond to a gravel wetland which would meet the Town's new stormwater regulations. This revision increases the wetland buffer impact to 8,147 square feet which will require input for the ZBA for special exception. He also stated that they submitted a Conditional Use Permit application.

Mr. Gier addressed the comments from the Town Engineer and received comment from Board members as follows:

1. The landscape plan was updated to show trail connections. The perimeter buffer will be updated with details regarding where existing natural vegetation will be maintained or supplemented.

2. Lighting plans will be updated as discussed. The Board did not see the need for an intersection light as the homes will have garage and door lights. The dumpster and mailbox area will be lit and the entrance sign will have limited lighting.
3. The septic within well radii will remain – see Town Engineer updated comments.
4. Snow storage will be along the edge of the roadway.
5. Waste Management will not pick up trash and residents will not be provided with totes. The Applicant is aware of this.
6. Architectural renderings were provided in the updated plan set and an overview provided with no negative comment from the Board.
7. Unit #1 will be the one-bedroom dwelling with the remainder as 2-bedroom.
8. The Applicant will need to obtain approval of private street name via Select Board. Design to include Private Way on the sign.
9. Sheet 4 appears to have notes deleted. Applicant will review.

Mr. Lavelle made a motion to open the hearing for public comment on the Site Plan Review Application for construction for an Elderly Open Space Development. Mr. Kohlhofer seconded the motion. The motion passed 5-0.

There was no public comment.

Mr. Lavelle made a motion to close the hearing for public comment on the Site Plan Review Application. Mr. Kohlhofer seconded the motion. The motion passed 5-0.

Mr. Lavelle made a motion to recommend to the ZBA for the Special Exception for 8,147 square feet of wetland buffer impact. Mr. Kohlhofer seconded the motion. The motion passed 5-0.

Discussed taking Conditional Use Permit prior to continuing Site Plan Review.

Mr. Lavelle made a motion to accept the application for the Conditional Use Permit as complete regarding Map 2 Lot 70 for multi-family in the Aquifer Protection District. Mr. Kohlhofer seconded the motion. The motion passed 5-0.

Mr. Lavelle made a motion to open the hearing for public comment on the Conditional Use Permit Application for the Aquifer Protection District for the Elderly Open Space Development on Map 2 Lot 70. Mr. Kohlhofer seconded the motion. The motion passed 5-0.

There was no public comment.

Mr. Lavelle made a motion to close the hearing for public comment on the Conditional Use Permit Application for the Aquifer Protection District for the Elderly Open Space Development on Map 2 Lot 70. Mr. Kohlhofer seconded the motion. The motion passed 5-0.

Mr. Lavelle made a motion to approve the Conditional Use Permit Application for the Aquifer Protection District for the Elderly Open Space Development on Main Street, Tax Map 2 Lot 70. Mr. Kohlhofer seconded the motion. The motion passed 5-0.

The Board considered the following Conditions of Approval when the Site Plan is ready to be voted upon in upcoming meetings.

Elderly Open Space Development comprised of twelve (12) 2-bedroom units and one (1) 1-bedroom unit with a proposed X foot private roadway on Main Street in Fremont, New Hampshire at Map 2, Lot 70 with the following conditions:

1. The Condominium Site Plan Sheet A1 & C2 Mylar shall be recorded at the Rockingham Registry of Deeds and a digital copy of the Mylar provided for the Town Land Use file.
2. All conditions of approval be noted on approved plans and recordable Mylar.
3. All licensed professionals whose names appear on the approved plans and Mylar shall have original stamps and signatures.
4. All required state permits are received, and permit numbers noted on the approved plans and recorded Mylar.
5. Conditional Use Permit approvals and dates be noted on the approved plans and recorded Mylar.
6. Town Counsel approval of final Condominium Documents.
7. Condominium Covenants and its exhibits shall be recorded at the Rockingham Registry of Deeds.
8. Four paper copies of the final plan set shall be signed, and a digital copy of the same plan set be stamped final and provided for Town Land Use files.
9. A Site Plan Development Agreement is executed according to Site Plan Regulations Section 1.23.
10. Submittal of a performance guarantee, in an amount and form acceptable to the Town, pursuant to the requirements of Sections 1.24 and 1.26 of the Site Plan Review Regulations respectively.
11. All conditions of approval are met within _____ days of this approval date. The Planning Board may grant an extension of its original approval with good cause.
12. Any significant change to the approved site plan required to meet state fire code, building code or state or federal permit must be reviewed by the Planning Board.
13. All fees incurred by the Planning Board, including but not limited to consulting, engineering and legal fees, have been paid by the applicant.
14. ZBA shall grant a Special Exception for 8147 square feet of impacts to the wetland buffer as depicted

Mr. Lavelle made a motion to continue the Public Hearing for Site Plan Application for Map 2, Lot 070 to January 5, 2021 at 7PM. Mr. Kohlhofer seconded the motion. The motion passed 5-0.

- 2. Map 3 Lot 037-003 PPM Townhomes, Spaulding Road Lot Line Adjustment** – Applicant PPM Fremont Holdings, LLC has requested to address the Board with a revised Lot Line Adjustment.

Mr. Gier representing applicant stated that they received approval from the Board but after RPC reviewed, they recommended to revise with no lot lines less than 100' which they have done. The applicant will submit a revised application with will become an amended application.

IV. NEW BUSINESS

- 2. Map 2, Lot 151-002 Ragnar Original Innovation Public Hearing for Minor Site Plan Review Application**

Applicant Ragnar Original Innovation, Inc. has submitted a Minor Site Plan Review Application to expand the commercial use of Ragnar Original Innovation to include vehicle sales for crane trucks in existing Phase 1 of the Office and Manufacturing Facility.

Mr. Lavelle recused himself from the hearing. Mr. Powers appointed Ms. Miner as voting member for Mr. Lavelle.

Nate Eskeland addressed the Board representing Ragnar Original Innovation for their dealership license location to sell trucks as part of phase 1. The State of NH needs approval from the Board for the expansion of use to grant the dealership license.

Ms. DiIunno stated the application is complete.

Mr. Powers made a motion to accept jurisdiction of the Minor Site Plan Application for Map 2, Lot 151-002 Ragnar Original Innovation to expand commercial use to include vehicle sales in existing Phase 1 of the Office and Manufacturing Facility. Mr. Janvrin seconded the motion. The motion passed 5-0.

Department Comments

Police Chief stated no issues.

Building Inspector commented that the building project has never received final inspection. Therefore a certificate of occupancy has never been issued. Final inspection should occur before change in site plan proceeds.

On December 14, 2021, the Occupancy Permit process was complete including final inspection. Mr. Rislove has also submitted a letter dated December 12, 2021, explaining the delay in final paving that was agreed to when the Reclamation Surety for Phase 1 of the reference project was released. The owners/Applicant had intended to complete Phase 2 prior to paving but have yet to get this done. They are planning further subdivision of the property and are planning any associated roadway improvements to the private access for acceptance as a Town Road early in the spring of 2022. The Board agreed to grant the Applicant another year extension to finish the paving as required. Ms. Miner to provide a letter formalizing this statement.

Mr. Kohlhofer made a motion to open the public comment period for the Minor Site Plan Application for Map 2, Lot 151-002. Mr. Hunter seconded the motion. The motion passed 5-0.

Harold Corbett of 651 Main Street addressed the Board. He takes no issue and is very pleased with the progress the Applicant is making at the park. They inquired if the trucks would be parked on Main Street for sale as had been done recently for a personal vehicle. They were assured this would not be the case. The trucks will be parked inside the property (in Phase 1 area).

Mr. Janvrin made a motion to close the public comment period for the Minor Site Plan Application for Map 2, Lot 151-002. Mr. Hunter seconded the motion. The motion passed 5-0.

The Board discussed conditions of approval as follows:

1. Parking for the approximately 8 crane trucks will be accommodated by current parking, manufacturing areas, and stormwater systems and
2. All fluids and assembly manufacturing will be managed under the existing approved Site Plan

Mr. Kohlhofer made a motion to approve the Minor Site Plan Application for Map 2, Lot 151-002 Ragnar Original Innovation to expand commercial to include vehicle sales in existing Phase 1 of the Office and Manufacturing Facility with conditions as read. Mr. Hunter seconded the motion. The motion passed 5-0

1. Gristmill Realty – Copp Drive Extension Phase 2

Kevin Hatch of Cornerstone Survey has submitted a request to start construction of Phase 2 of this project that will include Compliance Monitoring by a Town Engineer (letter from Cornerstone Survey Inc dated December 3, 2021).

Mr. Hatch addressed the Board providing an overview of the history of the project and progress to date. He stated the Applicant's request to assign Town Engineer Keach Nordstrom Associates to the review and oversight of continued development to include road construction and associated drainage and stormwater infrastructure. The Board approved this selection with the expectation that KNA will review relevant materials and conduct any investigations, such as borings, prior to continuing work on Phase 2. KNA will also review and update the existing bonds as necessary and provide a separate estimate for bonding Phase 2. The Applicant has completed the most recent portion of paving with the exception of surveying monuments which is required for roadway dedication to the Town.

There was some discussion about how the roadways are maintained currently and where the Town has access and maintains the roadways. The Board noted their expectation that the remaining roads be paved and dedicated to the Town as stated in the Applicants letter to the Board dated December 3, 2021.

V. ADMINISTRATION, OTHER

1. Circuit Rider Business

- a. Ms. DiIunno updated the Board on Master Plan update progress. She and Ms. Miner will coordinate a date to meet on the Natural Resources Chapter.

2. Incoming Correspondence and Project Updates

- a. Regarding the animal hospital concept/subdivision, the Board was asked for concurrence that Section 1203.8, A, 2 where our Zoning specifies no more than one (1) occupied structure per

lot, the ordinance is meant for residential development and not commercial development. The Board concurred that the limitation to one structure is for residential lots.

3. CIP Committee – Andy/Leanne/Roger – Still need to pick a Monday evening once review/pull together existing documents.
4. Administration – Ms. Miner did not receive a quote for Groundwater BMP program development but will continue to pursue for possible implementation in 2022.
5. Other Department News – None discussed.

VI. ADJOURNMENT

Mr. Kohlhofer made a motion to adjourn the meeting at 8:20 PM. Mr. Lavelle seconded the motion. The motion passed 5-0.

Respectfully submitted,


Kathy Clement