

Board Members Present: Chairman Paul Powers, Vice Chairman Andy Kohlhofer, Ex Officio Roger Barham, and Members Tim Lavelle, Jack Karcz, and Alternate Member/Administrative Assistant Leanne Miner present in the basement meeting room.

Also Present: Jennifer Rowden, Rockingham Planning Commission (RPC; via Microsoft Teams).

I. WELCOME

Mr. Powers opened the meeting at 7:03 PM.

II. MINUTES

Meeting minutes were distributed for January 6, 2021.

Mr. Lavelle made a motion to approve meeting minutes for January 6, 2021 as written. Mr. Kohlhofer seconded the motion. The motion passed 5-0-0.

III. NEW BUSINESS

Mr. Kohlhofer made mention of the difficulty that Galloway is having getting state approvals to build and operate the business even though the Town approved his Site Plan a couple of years ago. There was some discussion on potentially changing the zoning on Shirkin Road and that that the Land Use Chapter subcommittee was evaluating other parts of Town that could be more feasible for commercial industrial development.

IV. CONTINUED BUSINESS - None

V. ADMINISTRATION

Administration/Budget – None

- Land Use Masterplan Chapter Subcommittee – Ms. Rowden and Ms. Madeleine Dillonno of RPC met with Mr. Kohlhofer and Ms. Miner on January 21st to kick off the update to this chapter. There was a review and discussion of land use data and updating of previous chapter goals. The next Planning Board meeting agenda for February 17 is limited so the Board agreed to continue discussion of the Land Use Chapter at that meeting.
- Stormwater Regulations Subcommittee – Ms. Rowden will send a Zoom meeting invitation for a March 1 meeting at 4pm.
- Capital Improvement Plan (CIP) Presentation - This topic is tabled for discussion until April.

Incoming Correspondence and Project Updates – The following projects were discussed briefly.

- Kingston Regional Impact Meeting – Ms. Miner distributed a link for a news article on this topic.
- 001-082 Scribner Road – The ZBA Public Hearing was continued pending review by the Rockingham County Soil District.
- 001-012 Cell Tower Site – A As-Built was provided to the Town Engineer, Stantec, for review in December and a comment letter from Stantec followed with a number of outstanding items. Ms. Miner is waiting to hear from the Applicant on this as the escrow account for Town Engineer review has been expended.
- 003-037-003 – Spaulding Road – Variance Request for 2 structures on one lot – this variance requests was denied by the ZBA.

- Zoning Ordinance Sections 903 and 1203.8 Mr. Powers brought to the Board's attention some incorrect numerical representations of text regarding lot sizing in Fremont Zoning Ordinance Sections 903, Item B Section 1203.8, Item A. Discussion followed with the agreement that the numbers in the table may be corrected administratively. Ms. Miner will follow up with Town Counsel to confirm.

VI. ADJOURNMENT

Mr. Kohlhofer made a motion to adjourn the meeting at 7:46 PM. Mr. Karcs seconded the motion. The motion passed 6-0-0.

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "Dy", is written in black ink.

Leanne Miner