

Present: Chair Brett Hunter, Vice Chair Jack Karcz, Members Jack Downing, Andy Kohlhofer, Tim Lavelle, and Roger Barham, RPC Senior Planner Jenn Rowden, and Land Use Administrative Assistant Casey Wolfe

Also Present: Josh Yokela and Robert Babcock

Mr. Hunter opened the meeting at 7:00 pm.

I. MINUTES

Mr. Hunter stated that approving the minutes of December 6, 2017 will be tabled to the next meeting.

II. NEW BUSINESS

The Board looked at the language for a Citizen's Petition that has been submitted to amend Article XI Section 1102 of the Fremont Zoning Ordinance. Ms. Rowden summarized that these proposed changes would allow an accessory dwelling unit (ADU) to be created with building permits rather than a Special Exception from the Zoning Board. It would also allow an ADU to be detached from the primary dwelling unit in some instances and it would change the maximum allowed size of an ADU. Ms. Rowden stated that an ADU still must have a shared septic system with the primary structure, so a detached ADU would still be difficult to do. She also stated that if an existing barn or garage is converted to an ADU it would be consistent with the rural character of the town, however, in other cases a detached ADU would look like two single family dwelling units on the same lot. There was some more discussion on the proposed language. Mr. Barham made a motion to move the Citizen's Petition Zoning Ordinance amendment proposal to Public Hearing on January 3, 2018. Mr. Karcz seconded the motion. The motion passed 6-0-0.

The Board also looked at the language for a Citizen's Petition that has been submitted to amend Article XVI of the Fremont Zoning Ordinance. This ordinance change would replace the existing Sign Ordinance with completely new language. Ms. Rowden commented that the new language would increase the size of signs allowed. Mr. Kohlhofer stated that he did not have a problem with allowing bigger signs. Mr. Karcz took note that there is no limit on the number of signs allowed. There was some more discussion about the proposed language. Some members expressed that they like the simplicity of the language. Mr. Barham made a motion to move the Citizen's Petition to amend the Sign Ordinance to Public Hearing on January 3, 2018. Mr. Karcz seconded the motion. The motion passed 6-0-0.

Robert Babcock has applied to be the RPC representative for the Town of Fremont. Mr. Babcock introduced himself to the Board and explained that he has lived in Fremont for about a year and a half. He raised his kids in Newton, NH. He thinks that Fremont is a nice place to live and has been drawn to volunteer for this position. Ms. Rowden summarized that the purpose of RPC representatives is to review projects of regional impact and to learn about projects happening in other parts of the region. After some more discussion, Mr. Kohlhofer made a motion to recommend that the Board of Selectmen appoint Mr. Babcock to be the RPC representative for the Town of Fremont. Mr. Hunter seconded the motion. The motion passed 6-0-0.

III. CIRCUIT RIDER BUSINESS

After some discussion, Mr. Kohlhofer made a motion to sign the contract for zoning technical assistance and to allocate the funds for the contract from the planning and zoning budget. Mr. Hunter seconded the motion. The motion passed 6-0-0.

A gas pipeline has been proposed by Liberty Utilities to go from Manchester to Stratham along route 101. Additionally, a storage facility has been proposed off exit six in Epping. While the pipeline will not be in Fremont, the storage facility will be in close proximity and will be a 140 acre site that will be able to hold 10% of the natural gas storage capacity in New England. The pipeline itself is proposed to be 30 inches wide. Mr. Barham further explained that the storage facility will be a liquefied natural gas facility. There was some discussion about this utility serving the commercial zone in Epping on route 125.

IV. OTHER BUSINESS

There was a discussion about a letter from Stantec dated December 13, 2017. The letter states that the Town is not holding any surety for Spaulding Road and that the developer must provide the surety before the Town accepts the road.

Mr. Hunter made a motion to adjourn the meeting at 7:41 pm. Mr. Kohlhofer seconded the motion. The motion passed 6-0-0. Mr. Hunter called to reopen the meeting at 7:44 pm.

Mr. Yokela explained that he did not get enough signatures on his petition to amend the Home Occupation Ordinance. He explained that he proposed to change some definitions and added the allowance for one additional non-resident employee. He explained that he wanted to make it easier for people to run a business out of their home. Mr. Barham stated that he felt the current Home Occupation Ordinance was crafted so that neighbors were not impacted. Mr. Yokela did not believe that his proposed changes were dramatic enough to impact neighbors. He further explained that he wanted to add clarity to the Ordinance by amending the definitions. He also wanted to change the number of commercial vehicles allowed. He asked the Board to accept any or all of his proposed amendments. Mr. Lavelle felt that two employees was reasonable. Ms. Rowden stated that the Board needs to consider when a commercial business is too much of an impact. Mr. Barham suggested looking at this next year. There was a consensus to address the Home Occupation Ordinance for the following year.

Mr. Hunter made a motion to adjourn the meeting at 8:01 pm. Mr. Lavelle seconded the motion. The motion passed 6-0-0.

Respectfully Submitted,

Casey Wolfe
Land Use Administrative Assistant