

**Board Members Present:** Chair Paul Powers, Vice Chair Andy Kohlhofer, Ex Officio Roger Barham, Members Jack Karcz

**Also Present:** Madeleine DiIunno, Rockingham Planning Commission; Administrative Assistant Leanne Miner; Jason Settineri, Representative for Casset Holdings; Ashley Irwin, Resident of Fremont

## **I. WELCOME**

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

## **II. MINUTES**

**Mr. Karcz made a motion to approve the meeting minutes for February 15, 2023. Mr. Kohlhofer seconded the motion and the motion passed 4-0.**

## **III. NEW BUSINESS –**

- 1. 002-151-2 Preliminary Concept Subdivision Plan** – Mr. Settineri, Representative for Casset Holdings, located at 73 Newton Rd Plaistow NH addressed the Board. He is seeking non-binding feedback from the Board before he moves forward with his feasibility analysis to purchase an approximate 5 acre section along Iron Horse Drive. Casset Holdings' intent is to construct (2) 5,000 SF single story buildings potentially in two phases. He provided a schematic showing the location of the buildings, parking, septic and onsite well. The office/storage space would be built first for their business with storage used for materials such as flooring, carpet, tile, and paint. The second warehouse would be leased to a tenant for uses such as light assembly or incubator space for carpenter, plumber, or similar. Employees for the first warehouse is anticipated to be 9-10. Hours of operation 7AM to 5PM with 3-4 trucks per week.

The Board discussed truck turn safety and entry/exit configuration. They suggested Mr. Settineri talk to the owner and fire chief about the cistern required prior to building of Phase 2 at ROI so they are prepared for fire protection requirement. For any regulated material storage, the applicant will require a SPCC. They should look over stormwater requirements and pay particular attention to Article 12 for any Watershed Protection Area requirements (e.g., impervious surface etc. A CUP will be required for the Aquifer Protection District. A hydrogeologic study is also required. Any waiver requests to Site Plan requirements must be submitted with the application. Mr. Settineri thanked the Board and RPC for their time and left at 7:43PM.

## **IV. CONTINUED BUSINESS –**

### **1. Master Plan Updates –**

- i.** Ms. DiIunno informed the Board that is planning to provide a draft of the Transportation Chapter of the Master Plan to the Master Plan Committee with follow on distribution to the Board this month.
- ii.** Ms. DiIunno is planning to provide an update/presentation on the recent Housing Needs Survey and discuss draft goals for the Housing Master Plan Chapter with the entire Board on or about the first April meeting, April 5.

**V. ADMINISTRATION, OTHER**

- 1. Circuit Rider Business** – Addressed under Continued Business above.
- 2. Budget 2023** – No updates.
- 3. Incoming Correspondence and Project Updates**
  - a. Violette Estates Map 1, Lot 82** – Perry Builders is close to recording legal documents and plans so they can obtain building permits.
  - b. New Application for Subdivision Iron Horse Park Map 2, Lot 151-2** – Ms. Miner distributed a new plan set dated December 19, 2022 for subdivision application received 2/9/23. The public hearing is scheduled for 3/15/23. A review letter from KNA was received today and distributed.
  - c. 179 Sandown Road** – Ms. Miner addressed Mr. Stanton’s inquiry from the last meeting noting that town files indicate there was follow up to his written complaint in June 2022 within the week following. Further inquiries on the matter should be addressed to the Code Enforcement Officer or the Office of the Select Board.
- 4. Other Department News** – None
- 5. Resident Ashley Irwin** was invited to meet the Board. She is interested in becoming a member. The Board encouraged her to attend a couple of meetings and consider an Alternate Member position as she comes up to speed on town regulations and projects. She expressed her interest in doing the same.

**VI. ADJOURNMENT**

**Mr. Karcz made a motion to adjourn the meeting at 7:52 PM. Mr. Kohlhofer seconded the motion. The motion passed 4-0.**

Respectfully submitted,



**Leanne Miner**  
**Land Use Administrative Assistant**