

Board Members Present: Chair Paul Powers, Vice Chair Andy Kohlhofer, Ex Officio Roger Barham, Members Jack Karcz, Timothy Lavelle, and Alternate Member/Administrative Assistant Leanne Miner.

Also Present: Madeleine DiIunno of Rockingham County Planning Commission (RPC)

I. WELCOME

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

II. MINUTES

Mr. Karcz made a motion to approve meeting minutes for March 2, 2022. Mr. Hunter seconded the motion. The motion passed 5-0.

III. NEW BUSINESS

1. 2021-2022 RSA Updates and Handbook – Ms. Miner had circulated a summary of changes for discussion. The updates did not prompt any obvious changes that may be required to Fremont Regulations, but Ms. Miner and Ms. DiIunno will take a closer look to be sure.

IV. CONTINUED BUSINESS - None

V. ADMINISTRATION, OTHER

1. Circuit Rider Business

- a. Ms. DiIunno updated the Board on the Master Plan update progress. Ms. Miner circulated RPC's draft of the Recreation Chapter for Board input, this is quite different than the past chapter. The Recreation Commission is working on a welcome package for newcomers (events, volunteer and recreation opportunities, etc). The Conservation Commission is also considering a pamphlet for newcomers about Land Use. RPC is currently working on the Natural Resources Chapter and the Board will review both through the public hearing process when they are both complete. Ms. Miner will post the Recreation Chapter draft and take any questions and comments.
- b. Regional Impact Hearings – The Board received a letter from Brentwood Planning Board noticing Fremont as abutters for an application before them. The application is for a development on Mill Road. The proposal is for a 75 unit 55-plus condo single family homes development on 72 acres adjacent to Exeter River. Mr. Powers mentioned that anyone interested should go to the meeting and information is available online through the Brentwood NH Land Use Office.

2. Incoming Correspondence and Project Updates

- a. Excavation Permit Renewals 2022 – There were 2 renewals Fremont LLC and Merrill. Ms. Miner stated that Governor's Forest will not be renewing their permit as the excavation and roadway are now complete.
- b. Galloway Site Plan - The Galloway project on Shirkin Road requires final approval prior to construction. Currently the Town Engineer, Keach Nordstrom Associates (KNA), is reviewing the site plan, preparing a cost estimate for land improvements and construction

monitoring. They have all their permits and approvals in place and have submitted final plans for review. Any excavation left to do will be covered under the site plan.

- c. Liberty Lantern Estates – Infrastructure and Monitoring Estimates – The applicant has reviewed and will be providing cash escrow of \$7,400 for compliance monitoring and the \$29,678 is going through the Irrevocable Letter of Credit process. There is also a Development Agreement that will reference these items and Select Board will sign this contract.
- d. Ms. Miner mentioned that Scribner was still in the legal review process. KNA will also need to review final plans and provide updated cost estimates for monitoring.

3. Administration – Membership

a. Membership Vote

Mr. Kohlhofer made a motion to recommend the Select Board appoint Paul Powers as a voting member of the Planning Board for a term of 3 years, 2022 to 2025. Mr. Karcz seconded the motion. The motion passed 5-0.

Mr. Kohlhofer made a motion to recommend the Select Board appoint Brett Hunter as a voting member of the Planning Board for a term of 3 years, 2022 to 2025. Mr. Karcz seconded the motion. The motion passed 5-0.

b. Chair/Vice Chair Vote

Mr. Kohlhofer made a motion to appoint Paul Powers as Vice Chair for the period of April 2022 through March 2023. Mr. Karcz seconded the motion. The motion passed 5-0.

Mr. Powers made a motion to appoint Andrew Kohlhofer as Vice Chair for the period of April 2022 through March 2023. Mr. Karcz seconded the motion. The motion passed 5-0.

c. Format of Regulations

Ms. Miner asked the members what format they wished to receive updated zoning, site plan, and subdivision regulations in and if they wanted the March 2021 Planning Board Handbooks.

4. Other Department News - None

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 7:25 PM. Mr. Kohlhofer seconded the motion. The motion passed 5-0.

Respectfully submitted,


Kathy Clement