

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

**Also Present:** Madeleine DiIunno of Rockingham County Planning Commission (RPC); Applicant Steven Bassett of Heritage Farm Trust

## **I. WELCOME**

Mr. Kohlhofer opened the meeting at 7:01PM.

## **II. MINUTES**

**Mr. Karcz made a motion to approve meeting minutes for February 16, 2022 as amended. Mr. - Hunter seconded the motion. The motion passed 5-0.**

## **III. CONTINUED BUSINESS**

**1. Map 3, Lot 62, Map 3, Lot 62-1, and Map 4, Lot 55 - Lot Line Adjustment Woodman Family Trust and Cheryl Woodman** This Lot Line Adjustment will affect three (3) parcels identified as Map 3, Lots 62 and 62-1 and Map 4, Lot 55. Parcels Map 3, Lots 62 and 62-1 are owned by the Woodman Family Revocable Trust and the parcel located on Map 4, Lot 55 is owned by Cheryl Woodman. The proposed plan redistributes land from Lot 62 to the benefit of Lot 62-1 and Map 4, Lot 55.

Mr. Lavelle recused himself as the representative for the Applicant. Mr. Kohlhofer appointed Leanne Miner as a voting member in Mr. Lavelle's absence.

Mr. Lavelle addressed the Board summarizing updates to the Site Plans as discussed during the February 16, 2022 meeting. Updates included modifying notes on the overall site plan regarding non-buildable nature of Lots 62-1 and 55, updates to information blocks, and added signature blocks. He also noted that monuments have been set.

**Mr. Karcz made a motion to open the hearing for public comment. Mr. Hunter seconded the motion. The motion passed 5-0.**

No public comments were made.

**Mr. Karcz made a motion to close the hearing for public comment. Mr. Hunter seconded the motion. The motion passed 5-0.**

Ms. Miner reviewed the details of the approval noting the Lot Line Adjustment affecting three (3) parcels identified as Map 3, Lots 62 and 62-1 and Map 4, Lot 55 as depicted on the Lot Line Change Plan. The adjustment was approved to exchange land from Map 3, Lot 62 to parcels identified as Map 3, Lot 62-1 and Map 4, Lot 55. Parcels Map 3, Lot 62-1 and Map 4, Lot 55 will remain non-buildable under the current terms of the Fremont Zoning Ordinance. The final area for all lots will be as noted on the plans. The following conditions were discussed.

1. Monuments shall be certified prior to approval.
2. Lot Line Change Plan Mylars of Sheets 1 through 3 shall be recorded at the Rockingham County Registry of Deeds.
3. The Mylar and final plans shall be submitted within 365 days of this approval.

4. All fees incurred by the Planning Board, including but not limited to consulting, engineering, and legal fees, have been paid by the applicant.

**Mr. Karcz made a motion to approve the Lot Line Adjustment for Map 3, Lot 62, Map 3, Lot 62-1, and Map 4, Lot 55 with conditions as read. Mr. Hunter seconded the motion. The motion passed 5-0.**

Mr. Lavelle returned to the Board as a voting member. Mr. Kohlhofer appointed Leanne Miner as a voting member in place of Paul Powers. Mr. Karcz recused himself as an abutter for the next hearing.

#### **IV. NEW BUSINESS**

1. **Map 1, Lot 82 – Site Plan Amendment** – Applicant and owner Heritage Farm Trust of Newfields NH. The applicant has submitted an application for the amendment of an existing approved subdivision for an 8-Lot Open Space Preservation Development to remove the fire cistern from the original design.

Mr. Bassett addressed the Board noting changes made to the plans to remove the cistern and instead sprinkle the homes. He noted that in addition to a well for each lot there are two large existing wells on the property with plenty of water.

Ms. Miner noted the legal notice was posted on the Town's website, 2 places at the Town Hall, and the Post Office on February 17, 2022. The notice was mailed to the abutters the same date.

Ms. Miner notes the following Department Comments

Police – No issues

Building Department – If cistern is removed then individual buildings must be sprinkled. Also within each house a reservoir of 200 gallons of water must be installed if a common well is used. It was noted that each lot will have its own well so the reservoir would not be required.

Fire Chief – Commented that it should be stated on the plans that in lieu of installing a cistern all buildings must have and maintain a sprinkler system. Ms. Miner noted that this note does not appear anywhere on the updated plan set, but that it could be added as a condition of approval along with the Town Engineer's final review of the plan set.

Ms. DiIunno reviewed the application and finds it complete.

**Mr. Lavelle made a motion to accept jurisdiction of the Amended Subdivision Application for Map 1, Lot 82 on Scribner Road. Mr. Hunter seconded the motion. The motion passed 5-0.**

**Mr. Lavelle made a motion to open the hearing for public comment. Mr. Hunter seconded the motion. The motion passed 5-0.**

No public comments were made.

**Mr. Barham made a motion to close the hearing for public comment. Mr. Lavelle seconded the motion. The motion passed 5-0.**

Ms. Miner suggested the following conditions:

1. A note be added to sheet A1, Overall Site Plan that in lieu of installing a cistern all buildings must have and maintain a sprinkler system.
2. Changes resulting from removal of cistern shall be subject to approval by the Town Engineer prior to recording.
3. Conditions 1 and 2 be added to the Cover Sheet, Plan Sheet A1, and Mylar Sheet A1.
4. This Notice of Decision shall be recorded at the Rockingham Registry of Deeds.
5. All conditions of approval are met within 365 days of this approval date. The Planning Board may grant an extension of its original approval with good cause.
6. Any significant change to the approved subdivision plans made to meet state fire code, building code or state or federal permit requirements must be reviewed by the Planning Board.
7. All fees incurred by the Planning Board, including but not limited to consulting, engineering and legal fees, have been paid by the applicant

**Mr. Lavelle made a motion to approve amended subdivision for an 8-Lot Open Space Preservation Development at Map 1, Lot 082 with the conditions that a note be added to the plan that each home is sprinklered, that the Town Engineer review the modified plan set prior to approval, and that these 2 conditions be added to the Mylars. Mr. Barham seconded the motion. The motion passed 5-0.**

2. **Eversource tree removal for power line maintenance** – In accordance with NH RSA 231:158, the Fremont Planning Board is holding this Public Hearing relative to a proposal from Eversource for trimming and removal of trees along North Road. North Road has been designated a scenic road by the Town of Fremont.

Mr. Terry Cooper of Asplundh, Work Planner representing Eversource for the Public Hearing introduced himself and his co-planner Jesse Manhunt to the Board. Mr. Cooper described the process of how they selected trees for removal or trimming.

**Mr. Lavelle made a motion to open the hearing for public comment. Mr. Karcz seconded the motion. The motion passed 6-0.**

Matthew Thomas, Town Historian, was present and asked several questions about how the trees were selected including where they were in the vicinity of stonewalls. He was concerned that older trees might be selected due to age and cautioned that the roadway is very scenic and adds to the character of the Town. Mr. Thomas also inquired specifically about the trees in front of the home at 363 North Road. Mr. Cooper responded to Mr. Thomas' concerns noting that trees were not selected based on age, criteria were mainly health and danger to the transmission lines. The tree of concern at 363 North Road is not on the list for removal or trimming.

There was discussion about the notifying process by Asplundh to get abutter permission to remove trees, leave wood on their land (or not), leave chips in the area (or not). When there is imminent danger of a tree impacting the transmission lines, Eversource works directly with the Road Agent and if necessary, the Select Board.

Mr. Barham commented on the importance of maintaining the integrity of utilities in the right of way and his faith in the contractors working for Eversource. He also noted that Leon Holmes, Road Agent, finds their work exceptional.

Mr. Cooper read a statement from Eversource regarding the specifications and standards for tree removal and trimming.

**Mr. Lavelle made a motion to close the hearing for public comment. Mr. Karcz seconded the motion. The motion passed 6-0.**

Ms. Miner noted the following Department Comments

Police – No issues

Building Department – No comment

Road Agent – Much needed maintenance. Thank you Eversource.

Conservation Commission – No comment on plans. Would appreciate about 80 yards of chipping or more for use on new trails planned at the Rail Trail near the Library.

Town Historian – In attendance and noted his comments previously.

**Mr. Barham made a motion to approve the request of Eversource Energy to allow trimming and removal of trees along North Road, a designated scenic road. Mr. Karcz seconded the motion. The motion passed 6-0.**

## **V. ADMINISTRATION, OTHER**

### **1. Circuit Rider Business**

- a. Ms. DiIunno made an announcement of two surveys the RPC is asking people in Town and/or Rockingham County to respond to: 1) Regional Housing Needs Assessment and 2) Fremont Age-Friendly Community Survey. Both are for all ages and important as the Town and region grow in population and age.

### **2. Incoming Correspondence and Project Updates - None.**

### **3. CIP Committee – No updates.**


### **4. Administration – Membership – Mr. Hunter and Mr. Powers have both expressed their interest in continuing another term with the Planning Board. Appointments will be made after voting day.**

### **5. Other Department News – None**

## **VI. ADJOURNMENT**

**Mr. Karcz made a motion to adjourn the meeting at 7:50PM. Mr. Lavelle seconded the motion. The motion passed 6-0.**

Respectfully submitted,

  
Kathy Clement