

Present: Vice Chair Jack Karcz, Members Jack Downing, Andy Kohlhofer, Tom O'Brien, and Roger Barham, RPC Senior Planner Jenn Rowden, and Land Use Administrative Assistant Casey Wolfe

Also Present: Todd Rich, Deb Rich, Fire Chief Rick Butler, Steve Bassett, Rene LaBranche and Dan Tatem.

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

I. MINUTES

Mr. Kohlhofer made a motion to approve the October 4, 2017 minutes. Mr. Downing seconded the motion. The motion passed 5-0-0.

Mr. Karcz stated that the minutes for October 18, 2017 will be tabled until the next meeting.

II. NEW BUSINESS

Hearing for Todd & Deb Rich for a minor site plan at Map 3 Lot 15

As an abutter, Mr. O'Brien recused himself from this part of the meeting. Mr. Rich explained that he is looking to change his building from a mix use to a residential use. Mr. Kohlhofer made a motion to accept the application as complete. Mr. Barham seconded the motion. The motion passed 4-0-0. Since this is a minor site plan, Ms. Rowden suggested recording an affidavit at the Rockingham Registry of Deeds that references the original plan number for this site. The conditions for this approval can be included in the affidavit. Mr. Kohlhofer stated that there seems to be plenty of room for parking. Mr. Kohlhofer made a motion to open the public hearing. Mr. Downing seconded the motion. The motion passed 4-0-0. There were no comments from the public. Mr. Kohlhofer made a motion to close the public hearing. Mr. Karcz seconded the motion. The motion passed 4-0-0. Mr. Kohlhofer made a motion to approve the amended site plan with the condition that an affidavit is recorded at the Registry of Deeds. Mr. Downing seconded the motion. The motion passed 4-0-0. Ms. Rowden stated that she will draft the language of the affidavit. Mr. and Mrs. Rich left at 7:08 pm. Mr. O'Brien returned as a voting member.

Public Hearing for Proposed Amendment to Article X of the Fremont Zoning Ordinance

Ms. Rowden explained that the proposed change to the ordinance is the addition of "light manufacturing" to the use table. In the Flexible Use Residential District, light manufacturing would be permitted with a conditional use permit. She also added a definition of light manufacturing to the chapter. She stated that outdoor storage would not be allowed for light manufacturing. There was a discussion about vehicles for a business and outdoor storage. Mr. Karcz stated that they should think about unintended consequences of this ordinance change. Ms. Rowden explained that right now light manufacturing is not an allowed use at all. Mr. Barham stated that he believes this ordinance change serves their purpose. Mr. Kohlhofer made a motion to open the public hearing. Mr. Downing seconded the motion. The motion passed 5-0-0. There

were no comments from the public. Mr. Kohlhofer made a motion to close the public hearing. Mr. Downing seconded the motion. The motion passed 5-0-0. Mr. Kohlhofer made a motion to approve the proposed zoning ordinance change. Mr. Downing seconded the motion. The motion passed 5-0-0.

III. OTHER BUSINESS

Fire Chief Butler wanted clarification from the Board on the access road at Governor's Forest. Mr. Barham stated that it was agreed that Mr. Ferwerda would construct the access road and Mr. Witham would complete the road on his side of the property line. They both agreed to maintain their end of the road. Mr. Butler stated that there was no communication to the people, the Fire Department, who will use the road in emergency situations. There was some discussion about whether a fire truck could make a turn onto the road. The grade of the road will be at eight percent. Mr. Barham stated that maintenance of the road is in the conditions of approval. Mr. Butler left at 7:32 pm. There was some more discussion about the access road. Mr. Barham told the Board that the other Selectmen were not happy that the road does not need to be paved as a condition.

IV. CIRCUIT RIDER BUSINESS

Ms. Rowden passed out the language for proposed changes to the Aquifer Protection District Ordinance. She explained that the proposed changes include a program where particular businesses in the district would be inspected by the Health Officer once every three years. This inspection would be more of a walk-through to guide the business owners to use best management practices.

V. OTHER BUSINESS CONTINUED

Discussion with Steve Basset about accessing his land through Map 2 Lot 151-2

Mr. Bassett expressed to the Board that the surveyor for the Altaeros site plan project did not put his easement to access his land on the plans. Ms. Rowden explained that his course of action would be to file an administrative appeal within 30 days of the decision. Mr. Bassett said that he spoke with an attorney and that this was not the way to go about it. Ms. Rowden stated that to appeal the Board's decision, the process would be to appeal to the Zoning Board. Mr. Bassett also told the Board that they never opened for public comment when they approved the Altaeros project. There was a brief recess at 7:55 pm.

Stantec rebuttal letter

Mr. Kohlhofer made a motion to go into non-public session per RSA 91-A:3(e). Mr. Karcz seconded the motion. The motion passed by a unanimous roll call vote.

Mr. Kohlhofer made a motion to end nonpublic session. Mr. O'Brien seconded the motion. The motion passed by a unanimous roll call vote.

Mr. Kohlhofer made a motion to retain Stantec for the Altaeros project and to have all costs regarding the rebuttal to be borne by the applicant. Mr. Downing seconded the motion. The motion passed 5-0-0.

Mr. Barham made a motion to adjourn the meeting at 8:25 pm. Mr. Downing seconded the motion. The motion passed 5-0-0.

Respectfully Submitted,

Casey Wolfe
Land Use Administrative Assistant