

Board Members Present: Vice Chair Andy Kohlhofer, Ex-Officio Member Roger Barham, Members Tim Lavelle, Jack Karcz and Mike Wason, and Alternate Member/Administrative Assistant Leanne Miner

Also Present: Jennifer Rowden, Rockingham Planning Commission (RPC)

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

I. MINUTES

The February 19, 2020 meeting minutes were distributed review. Minor edits were noted.

Mr. Karcz made a motion to approve meeting minutes from February 19, 2020 as amended. Mr. Kohlhofer seconded the motion. The motion passed 5-0-0.

II. NEW BUSINESS

ZBA Application – 5 Pollinger Road, Accessory Dwelling Unit: This application was provided to the Planning Board for comment. Ms. Miner made a note that the original application was submitted for a Special Exception. This was incorrect and the applicant is resubmitting an application for 3 individual variances. There was discussion about the application and members agreed that they would like to respond individually rather than as a group. The Board as a group recommends the ZBA have a site walk. There was a question on size of the lot. Ms. Miner will follow up with lot size information.

III. CONTINUED BUSINESS

Town Regulation Updates – The Board discussed this and will continue work on changes to Town Regulations via Subcommittee.

IV. ADMINISTRATION

1. **Circuit Rider Business** – Ms. Rowden gave an update on the Town’s Master Plan Survey. There have been 368 responses so far. Results can be viewed online long term. RPC will provide a summary of full results and some analysis with presentation at an upcoming meeting. The survey will remain open to the public until March 15. There was discussion about providing a flyer during Town Meeting/Voting and Mr. Kohlhofer agreed to hand out flyers as folks exit polling (after voting).
2. **Master Plan Updates** – The Master Plan Subcommittee will reconvene at a date and time to be determined. There was a brief discussion about moving forward with master planning, economic development and what role the Planning Board has in economic development. In terms of land use, goods and services may be affected depending on type of use. Examples of economic relationships include retail and police services, elderly housing and emergency response services, larger lots resulting in more roadways to maintain, conservation land and lower services. The Board can look at factors such as lot size, etc. Some reasons that Fremont doesn’t have a lot of commercial business also has to do with proximity to major highways and utilities (e.g., Route 101, sewer, water, natural gas). The Board will look more at how land use regulations can affect economic development s they continue work on the Master Plan. Another item that will be reviewed is the Town’s goal for conservation land.

3. Incoming Correspondence - No incoming correspondence.

4. Project Updates

- a. Map 001/Lot 012 Cell Tower – No updates.
- b. Map 002/Lot 020 South Road – Ms. Miner provided an update on construction and asked the Board for feedback on standard Notice of Decision language and the inclusion on general conditions on the site plan to be recorded. The Board voiced their expectation that all conditions be on the recorded plans. The Construction Kick Off meeting is being scheduled.
- c. Map 002/Lot 151-2 ROI – No updates.
- d. Ms. Rowden also mentioned a potential upcoming project in Kingston on Route 125 for an 800,000 square foot distribution center that is currently in the preliminary design review phase and will be designated as having Regional Impact if or when it moves forward in the review process which will then include Fremont.

5. Administration/Budget/Membership –Jack Karcz and Andy Kohlhofer membership terms end in March 2020.

Mr. Barham made a motion that Mr. Karcz and Kohlhofer continue their membership for a new three-year term from March 2020 to March 2023. Mr. Powers seconded the motion. The motion passed 5-0-0.

Once the appointments are approved by the Selectmen and members are sworn in the Board will vote on Officer positions.

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 7:55 PM. Mr. Kohlhofer seconded the motion. The motion passed 5-0-0.

Respectfully Submitted,



Leanne Miner, Land Use Administrative Assistant

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