

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

Also Present: Rick Sousa, Pat Corbett, Tim Lavelle, Mike Rislove, Anders Ragnarsson, Hugo Overdeput, Warren Gerety, Matt Calabro, Ben Glass, & Brittany LaRose.

Mr. Karcz opened the meeting at 7:00 pm. Mr. Hunter arrived later on in the evening.

I. CONTINUED BUSINESS

Public Hearing for Major Site Plan Application and the Conditional Use Application for a proposed 145 foot monopole-style personal wireless service facility located at Map 1 Lot 12 on Chester Road

Rick Sousa introduced himself and engineer Pat Corbett. Mr. Sousa passed out small copies of the plans and copies of the waiver request letter to the Planning Board members. The plans went out for third party review Thursday June 15th and Stantec submitted its review letter June 21st. The road has been reconfigured to avoid a wetland area that was recently delineated. As a result of this change, the location of the tower has also changed. They designed the road to limit the wetland disturbance as much as possible. They will need a wetlands permit from the NH Department of Environmental Services but this will not trigger the need for permissions from the Zoning Board of Adjustment. Mr. Corbett mentioned that he was able to keep all slopes on the access road below ten percent so that fire trucks could use the road. The applicant will pay for some off-site improvements by making a monetary contribution to have the cul-de-sac paved and to improve the drainage.

Mr. Sousa explained that the waiver request letter in front of them is a letter that they submitted back in March. Ms. Rowden stated that if these waivers are accepted then the application is complete. She clarified that they are only asking for four waivers now. Mr. Sousa went over the four site plan regulations that they were requesting waivers from: (1) Waiver request from Chapter 1.13 Section L.2 that requires 50-foot cross section street data (2) Waiver request from Chapter 1.13 Section M that requires an architectural rendering of proposed building (3) Waiver request from Chapter 1.13 Section O that requires a landscaping plan and (4) Waiver Request from Chapter 1.13 Section T.6 that requires a traffic analysis. Mr. Kohlhofer made a motion to open the waiver request to public comment. Mr. Barham seconded the motion. The motion passed 5-0-0. There were no comments from the public. Mr. Kohlhofer made a motion to close public comment. Mr. Barham seconded the motion. The motion passed 5-0-0. Mr. Kohlhofer made a motion to accept the waiver requests as presented. Mr. Barham seconded the motion. The motion passed 5-0-0. Ms. Rowden stated that the Planning Board can take jurisdiction of the application.

Mr. Barham stated that in the past, Stantec would meet with the applicant to smooth over outstanding items. Mr. Sousa explained that they have already did this once before the wetlands were delineated but they certainly need to meet with Stantec again. He felt that the comments are

straight forward and should be easy to address. Mr. Barham stated that he is happy to take jurisdiction but the application would then need a continuance. Ms. Rowden reminded the Board that once they take jurisdiction, the sixty-five day clock to make a decision begins. Mr. Barham made a motion to accept jurisdiction of the application. Mr. Kohlhofer seconded the motion. The motion passed 5-0-0. Mr. Barham made a motion to continue the application to July 19th at 7:00 pm at the library. Mr. Kohlhofer seconded the motion. The motion passed 5-0-0.

II. NEW BUSINESS

Preliminary for Altaeros Energies seeking to operate their Research and Development Center to test new technology in the telecommunications industry on route 107 at Map 2 Lot 151.2

Mr. Hunter arrived at the meeting. Ben Glass introduced himself as the founder and CEO of Altaeros Energies. Ms. LaRose passed out hard copies of a PowerPoint presentation. Altaeros Energies is a start-up company based out of MIT. They have commercialized the world's first air-borne wind turbine. With this invention, the company has attracted first-class investors. However, the price of oil went down and the company shifted its focus to the telecommunications sector. With similar technology, they have created what is basically a very tall cell tower. They have previously been going from test site to test site. They are now looking for a permanent Research and Development Center. Mr. Kohlhofer asked if these structures are permanent. Mr. Glass explained that the blimps are brought up and down because it is a test center. Ms. Rowden stated that she thinks that this use still falls under the telecommunication ordinance.

Mr. Glass stated that the testing is in compliance with the Federal Communications Commission and the Federal Aviation Administration. Mr. Kohlhofer felt that since these "structures" are temporary/experimental, the telecommunications ordinance may not apply completely. Mr. Glass explained that the blimp is held down by three tethers. They have a max flight height of 821 feet. They are looking to build a hanger for functionality testing and a smaller structure for housing for the operator. They are also looking to have two test pads for the blimps. The balloon/blimp is thirty meters long. They explained they want a "keep-out" zone and that they do not want houses or utility lines in that area. The hanger will be a fabric structure or perhaps a steel structure. The balloons are filled with helium to make them air-borne.

Mr. Glass emphasized that the land is a perfect site for them. He felt that the use fits the zoning and the intent of the district. He explained that these systems are silent. To address the visual impact, they had a study done to create drawings of what these balloons would look like in a community. Mr. Glass explained that they will do some light metal machining work on the site. The envelope of the balloon is put together in the hanger by a heat and pressure process. Occasionally, there would be a delivery of parts to the site. This is an internal Research and Development facility – not a wide-spread manufacturing facility. Mr. Kohlhofer asked if this would produce jobs in the area. Mr. Glass stated that he would be looking to hire from the local community. He would rather make a hub of innovation in New England rather than in California.

Mr. Rowden said that this is in the Commercial Highway Zone which does allow for factorial uses. It could fall under metal/production. Otherwise, it would need a variance. Mr. Barham stated that he is comfortable with this use. It has a good location and a natural buffer around the parcel. Mr. Karcz asked if they will be strictly testing telecommunication infrastructure. Mr. Glass stated that he would eventually like to see his company do energy production again, however, telecommunications is the main focus for now. Ms. Rowden stated that the visual impact could be a concern for the abutters. The other buildings in the drawing are for a proposed wood chipper manufacturing facility.

Mr. Barham stated that he does not see anything that would set off any alarms in this proposal. Mr. Glass explained that the telecommunication infrastructure is near the “belly” of the balloon. Ms. Rowden stated again that this proposal falls under the telecommunication ordinance. Mr. Glass further explained that the balloon is sent up and down to test the control system and to test telecom performance. Ms. LaRose explained that she reached out to Mike Rislove (property owner) and felt that his land was a perfect match for what they want to do. Mr. Hunter asked what the end-goal is for his company. Mr. Glass explained that so many areas in the world do not have the infrastructure that urban areas in the United States have. This technology could be useful in rural areas of the US or even places like rural India. The existing technology is not profitable for rural areas right now. The coverage spans across a 60 mile radius and could replace 20-30 cell towers. He explained they had to pick a height for design that would be optimal for cost and coverage. Ms. Rowden reminded everyone that all of this discussion is non-binding for both parties. Mr. Kohlhofer restated that he does not see any issues at this point. He asked if a balloon has been lost yet. Mr. Glass stated that he has not lost any balloons yet, however, he has crashed some balloons. The team left at 8:01 pm.

III. CIRCUIT RIDER BUSINESS

Ms. Rowden reminded the Board to take the Rockingham Planning Commission’s Municipal Service Survey.

Ms. Rowden passed out a handout that summarized the goals of updating the Aquifer Protection Ordinance. She explained that one of the goals of the update is to continue the protection of the aquifer while allowing more uses in the district if best management practices are used. Nearly all of the Town’s commercial zones are in the aquifer protection zone. She hopes to work through the revisions of the Ordinance in the summer and have a public hearing in the fall. She explained that part of the changes that she will propose will include an inspection program for businesses in the district that will likely be more impactful. This inspection would be done once every three years to help identify best management practices. DES has an initial list of uses that need to be licensed with the State. This program could help businesses get a reduction in their insurance. Ms. Rowden explained that these inspections are a health and safety issue. She wanted to host a class for business owners in town to understand the proposed ordinance before the public hearing is scheduled.

IV. OTHER BUSINESS

Mr. Barham wanted to discuss Fremont's Elderly Housing Ordinance. He mentioned that the ordinance currently only allows for ten percent of the dwelling units in town to be for elderly housing. Ms. Rowden mentioned that there is room for the town to accommodate another development. The only elderly housing community in town that "counts" toward this cap is Black Rocks Village. The purpose of this ordinance is to allow for slightly denser development. There has been an increase of 55-plus communities in the area. It wouldn't hurt to increase the percentage for elderly housing in town, but Fremont is lacking in sewer and land and is also removed from medical services. So, there are some barriers for Fremont.

Mr. Barham also wanted to talk about the highway survey that RPC performed for Fremont in the fall of 2015. He mentioned that the town was supposed to get a report, but never received this despite making a contribution for the survey. Ms. Rowden estimated that the town paid about \$1,500 for the survey. She explained that the data was sent to T², and they basically abandoned the project. She suggested that the town writes a letter requesting the data or they get their money back. Mr. Barham requested seeing the contract, so that the letter can be based on that. Mr. Kohlhofer suggested sending a copy of this letter to the town's attorney.

Ms. Wolfe stated that the letters went out notifying the gravel pit owners in town that they need to remit 75% of the funds that Stantec estimated for reclamation surety to the town. Ms. Wolfe did not get a good response from these letters. Mr. Barham felt that these business owners suffered from shock, however, gravel pits are no different from roads and need to be bonded. Mr. Karcz wondered if the Planning Board made it clear last year that the Board was going to revisit the bonding issue every year. Ms. Wolfe felt that the Board made this clear last year. Mr. Barham emphasized his full confidence in Santec. Mr. Kohlhofer pointed out that bonding these gravel pits is based on a NH RSA. Ms. Rowden pointed out the Town's requirements for reclamation are stricter than the State's requirements. Ms. Wolfe suggested that these gravel pit owners could agree to a stipulation that they can have a smaller amount of acreage open at a time. This would decrease what they need to bond. Mr. Kohlhofer made a motion to extend the 2016 earth removal permits for all four gravel pits operations in town to August 1st. Mr. Barham seconded the motion. The motion passed 6-0-0. If the gravel pit owners in town want to talk to the Board, they can schedule an appointment at either July meeting.

Ms. Wolfe notified the Board that Stantec will perform another inspection at Seacoast Farms on July 5th at 10:00 am. Mr. Downing and Mr. Kohlhofer both plan to be there. Mr. Kelly will be at the July 5th Planning Board meeting.

After some brief discussion, Mr. Barham made a motion to recommend to the Selectmen that the major site plan application adopts an application fee of \$450 and the minor site plan application adopts a fee of \$250. Mr. Kohlhofer seconded the motion. The motion passed 6-0-0. Mr. Hunter made a motion to charge \$25 for the change of tenant permit. Mr. Kohlhofer seconded the motion. The motion passed 6-0-0.

Ms. Wolfe explained to the Board that she will have comments sheets ready for the Zoning Board from the Planning Board from now on. The Board would like the comment sheet for Mr. Ferwerda's variance requests to simply say, "See June 7th Planning Board minutes." The Board

would like the comment sheet for the Perry Builders special exception application to say, “No issues subject to State permitting.”

V. MINUTES

After an amendment, Mr. Kohlhofer made a motion to approve the minutes of June 7, 2017. Mr. Barham seconded the motion. The motion passed 6-0-0.

Mr. Kohlhofer requested that the “Table of Uses” from the Zoning Ordinance to be an item of discussion on a future work session agenda.

VI. ADJOURNMENT

Mr. Kohlhofer made a motion to adjourn the meeting at 9:14 pm. Mr. Barham seconded the motion. The motion passed 6-0-0.

Respectfully Submitted,

Casey Wolfe
Land Use Administrative Assistant