

Board Members Present: Chair Paul Powers, Vice Chair Andy Kohlhofer, Ex Officio Roger Barham, Members Jack Karcz; Guest Ashely Irwin

Also Present: Madeleine DiIunno, Rockingham Planning Commission; Administrative Assistant and Alternate Member Leanne Miner. Kevin Hatch Cornerstone Survey Inc. on behalf of Ernest Brown of Curley Q LLC.

I. WELCOME

Mr. Powers opened the meeting at 7:04 PM.

II. MINUTES

Mr. Karcz made a motion to approve the meeting minutes for March 15, 2023. Mr. Kohlhofer seconded the motion and the motion passed 4-0.

III. NEW BUSINESS –

- 1. 002-131 and 002-137-3 Lot Merger Request** – The Board received and reviewed a Voluntary Lot Merger form for property owned by Curley Q LLC and located at Map 2 Lot 131 and Map 2, Lot 137-3 off Susan's Way as per NH RSA 674:39-a Voluntary Merger. No public hearing or notice is required.

Mr. Kohlhofer recused himself as an abutter. Ms. Miner was appointed as a voting member of the Board.

As per the document, which is signed by owner Ernest R Brown, Manager of Curley Q LLC, the applicants request that the Town of Fremont, New Hampshire hereby merge Map 2 Lot 131 and Map 2, Lot 137-3 for the purpose of being assessed and treated for regulatory purposes as a single tract or parcel of land.

Mr. Hatch provided an overview for the basis of the Lot Merger Request by the Applicant.

Ms. DiIunno of RPC reviewed the application and determined that the resulting lot merger meets Fremont Zoning Ordinance in terms of lot dimensions.

The Board discussed the resulting dimensions of merged lots. Following discussion, there was unanimous consensus of the Board that this lot merger would not create a violation of the current Fremont Zoning Ordinance or Subdivision Regulations. Mr. Powers signed the form for recording which will subsequently be signed by the Select Board Chair. The form will be signed by the Select Board the next evening and then recorded at the Rockingham Registry of Deeds at the applicant's expense.

Mr. Kohlhofer rejoined the Board as a voting member.

IV. CONTINUED BUSINESS –

1. **Master Plan Updates** – Ms. DiIunno gave a presentation on Regional Housing Needs Assessment Overview. There was discussion on the topic and ideas on how to update our zoning to address housing needs in general. The presentation will be distributed to Board members and posted online. Ms. Miner will select a few slides for distribution to town departments and Budget Committee members.
2. The Housing Chapter is next. The Board will work as a group on this Chapter. No subcommittees will be formed.

V. ADMINISTRATION, OTHER

1. **Circuit Rider Business** – Addressed under Continued Business above.
2. **Budget 2023** – Rough projection appears to be well within budget.
3. **Incoming Correspondence and Project Updates** None
4. **Other Department News** – Mr. Kohlhofer made mention that he received correspondence from the Lamprey River Watershed Advisory Committee regarding grant opportunities and resources for establishing a canoe launch in Fremont and clearing the river of debris that impedes recreation navigation. This is usually a local effort done by volunteers. Carl Spang of the LRWA suggested a plan including general layout, size, photos, and text overview be provided to him for discussion about next steps with various granting agencies. Some members offered to assist Mr. Kohlhofer. Ms. Miner will follow up with the RPC on a previously requested map showing town-owned lands.
5. **Membership – Ashley Irwin.** After attending a couple of meetings, the Board concurred that Ms. Irwin should be appointed as a full voting member. **Mr. Barham made a motion to have the Select Board appoint Ashley Irwin as a voting member of the Board for a term of 1 year (through March 2024). Mr. Kohlhofer seconded the motion and the motion passed 4-0.**

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 8:27 PM. Mr. Kohlhofer seconded the motion which passed 5-0.

Respectfully submitted,



Leanne Miner
Land Use Administrative Assistant