

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: Roscoe Blaisdell, Bill Currier, and Robert Poggi

Mr. Karcz opened the meeting at 7:00 pm. Mr. Hunter arrived shortly afterward.

## I. CONTINUED BUSINESS

**Prince Lobel has requested a continuance for the Major Site Plan Application for a proposed 145 foot monopole-style personal wireless service facility located at Map 1 Lot 12 on Chester Road – Eco-Site, Inc. Requested continuance date is for June 7th.**

Mr. Karcz made a motion to continue the hearing to June 7<sup>th</sup> at 7:00 pm at the Fremont town hall. Mr. Barham seconded the motion. The motion passed 6-0-0.

## II. NEW BUSINESS

**Public Hearing for a Subdivision Application for Bill Currier at Map 1 Lot 48, 366 Sandown Road. The size of the original lot is 56 acres. The proposed lot is 9.5 acres.**

Mr. Blaisdell introduced himself as the surveyor and wetland scientist for the project. He explained that Mr. Currier previously received a variance from the Zoning Board of Adjustment on February 28, 2017 so that the newly created lot can have under the required 200 feet of frontage. Mr. Blaisdell explained to the Planning Board that the well radius for lot 48 goes beyond the proposed lot line and that he is requesting a waiver from subdivision regulation 6.B.2. Ms. Rowden explained that as long as the waiver request is submitted, the application is complete. There also needs to be a well radius easement and an easement for the shared driveway.

Mr. Hunter went through the department comments and read each one to the rest of the board. The fire department had the following comment: *"I don't have any problem with subdividing this lot the only issue is that the original subdivision required that all the dwellings be sprinkled. I feel that this should be in place still due to the length of driveway."* Mr. Currier disagreed with this and said that his house is not sprinkled. Mr. Kohlhofer could not see requiring the proposed home to be sprinkled.

The road agent had the following comment: *"Driveway must conform to all driveway regulations within town right of way. Eighteen foot minimum width at right of way."* The Selectmen had the following comment that was carried over from the comment sheet for the Zoning Board: *"Concerns about wetlands and carving around this now vs when original subdivision was done. The problem of lack of frontage was created by the owner at first seven lot subdivision. Access via easement can be a long term issue. House numbering will change to "rear" and may affect both existing house and new construction. Review past subdivision for condition and terms."* The

Selectmen also had additional comments: *“No further subdivision whatsoever would be approved for this lot and that the driveways need to be clearly marked at the street (Sandown Road) and at the location where they split. Additionally the driveway width and the construction shall be reviewed and approved by the Road Agent, an easement needs to be made part of the approval, and that only a single family home can be constructed on the new lot.”*

Mr. Kohlhofer made a motion to open the hearing to the public. Mr. Karcz seconded the motion. The motion passed 6-0-0. There were no comments from the public. Mr. Kohlhofer made a motion to approve the requested waiver from subdivision requirement 6.B.2. Mr. O’Brien seconded the motion. The motion passed 6-0-0. Mr. Karcz made a motion to accept the application as complete. Mr. Barham seconded the motion. The motion passed 6-0-0. Mr. Karcz made a motion to close the public hearing. Mr. Kohlhofer seconded the motion. The motion passed 6-0-0.

Mr. Barham made a motion to approve the subdivision, with the conditions that the well radius and driveway easements are approved by the Town and that a Mylar of the plans is submitted to be recorded at the Registry of Deeds. Mr. Karcz seconded the motion. The motion passed 6-0-0.

### **III. MINUTES**

Mr. Karcz made a motion to approve the minutes of April 19, 2017. Mr. Barham seconded the motion. The motion passed 5-0-1.

### **IV. BUILDING INSPECTOR’S REPORT**

Mr. Foye reported that he approved 33 permits in the month of April. He also reported that the non-conforming apartment at 333 Main Street has been eliminated.

### **V. CIRCUIT RIDER BUSINESS**

Ms. Rowden informed the Board that the Governor and Council approved the Local Source Water Protection grant to start working on the aquifer protection ordinance. She would like to have a brief conversation about this at the next meeting.

Ms. Rowden advertised that Fremont has two positions open to be a Rockingham Planning Commission representative.

Ms. Rowden also notified the Board that a project has been submitted to the Raymond Planning Board for a 160 or 170 unit condo complex near the Fremont town line.

### **VI. OTHER BUSINESS**

Ms. Wolfe updated the Board on the pending excavation permits. Mr. Galloway’s operation, Mr. Merrill’s operation, and Mr. Rislove’s operation were inspected on Tuesday. Mr. Ferwerda’s operation will be inspected on Thursday.

Mr. Barham updated the Board on Mr. Ferwerda's upcoming amended site plan application. Two homes in the Witham's Park development are encroaching on Mr. Ferwerda's property. To fix this, he is submitting a site plan application, a lot line adjustment application, and a variance application.

There was a brief discussion about working on proposed zoning ordinance changes this year.

Mr. Karcz made a motion to adjourn the meeting at 7:49 pm. Mr. Downing seconded the motion. The motion passed 6-0-0.

Respectfully Submitted,

Casey Wolfe  
Land Use Administrative Assistant