

Board Members Present: Vice Chair Andy Kohlhofer, Ex Officio Roger Barham, Members Jack Karcz, Brett Hunter, Timothy Lavelle, and Alternate Member/Administrative Assistant Leanne Miner.

Also Present: Marc Bernier, Manager for NH Renaissance Faire; Marghi and Bob Bean, Associates for the NH Renaissance Faire

I. WELCOME

Mr. Kohlhofer opened the meeting at 7:00 PM. He appointed Ms. Miner to vote in place of Mr. Powers.

II. MINUTES

Mr. Karcz made a motion to approve meeting minutes for March 16, 2022 as amended. Mr. - Lavelle seconded the motion. The motion passed 6-0.

III. NEW BUSINESS

- 1. Map 6, Lots 034 and 035, Martin Road – Site Plan Review** Three Maples Renaissance Corporation and the New Hampshire Renaissance Faire of Rochester, NH has submitted an application for Site Plan Review for using parcels identified as Map 6, Lots 34 and 35 on Martin Road in Fremont, NH for the annual New Hampshire Renaissance Faire. The lots straddle both the Fremont-Epping town line and the Fremont-Brentwood town line, however all activities are proposed to take place in the Town of Fremont. Map 6, Lot 34 will be used for parking and Map 6, Lot 35 will be used for event activities and associated support areas.

Marc Bernier, Manager of the NH Renaissance Faire provided an overview of the application to the Planning Board. There was a discussion meeting zoning requirements being met prior to taking jurisdiction of the Site Plan Review Application. Although the event took place previously on Lot 34, this is a separate application for the event on a different residential parcel (Lot 35). Also the event is to occur annually and is not temporary as noted in the Rockingham Planning Commission memo. The Board discussed whether the Grass Drags should be relevant since the event also takes place on the same parcel. It was noted that the Grass Drags is an existing non-conforming use on Lot 35. Since the Grass Drags are not defined in any documents or approvals and because this is a different applicant the Board considered the use and parcel separate from historical uses. The event use is not listed in Section 7 or the Land Use Table so it is prohibited. In order to meet the zoning regulations the use of parcel 35 for such an event requires a Variance from the Zoning Board of Appeals. Ms. Miner will follow up with the RPC to clarify jurisdiction in this matter, but in the meantime agreed it would be helpful to review the application and ask questions in a non-binding manner.

Ms. Miner read department comments as follows:

Town Administrator for Select Board – Assessor/Select Board needs to review Current use status given additional events/uses. Select Board not opposed to this use/event with all proper public safety, health and environmental concerns (including parking etc) being addressed.

Conservation Commission – Set up 100-foot wetland buffer at least 24 hours prior to setup for inspection by Conservation Commission member. If original flagging for wetland delineation is still

present, refresh as needed annually. Provide letter with name, affiliation and license number as applicable of wetland scientist that performed original delineation.

Police - No issues. Police staffing should be two (2) officers per day.

Historical Society – No problem with the project. They do the most outstanding job of organizing and clean-up I have ever seen in all my years as an Event Coordinator other than the Fremont 250th Anniversary Committee back in 2014.

Road Agent – No issues. Please keep the road cleaned up of any mud, trash, etc when event is over. They did an excellent job last event in 2018.

Building Inspector – Generators must be inspected before use. Cords must have ground wire in the wire assembly. Ground fault receptacles must be on all extension cords. All cooking consignments must be inspected by Health Officer.

The Applicant noted that there is hard wired power onsite so they do not intend to use generators. They will follow up with the Building Inspector separately.

There were a few questions to clarify the information provided, mostly revisions needed to dates in the application package. The Board invited comments from meeting attendees of which there were none. The Board's consensus was to recommend the ZBA approve such variance and that otherwise the package appeared complete. The next public hearing date for the ZBA is Tuesday, April 26. Given the planned dates for the event in early May and the lack of items on the agenda for the next Board meeting, the Board considered scheduling a special meeting for April 27 to complete the Site Plan Review.

Mr. Lavelle made a motion to change the next Planning Board meeting from April 20 to April 27th, 2022. Mr. Karcz seconded the motion and the motion passed unanimously 6-0.

Mr. Lavelle made a motion to continue the Public Hearing to April 27th at 7PM. Mr. Karcz seconded the motion and the motion passed unanimously 6-0.

Ms. Miner asked the Applicant to submit the application for Variance within the next few days so that legal deadlines may be met in time.

IV. CONTINUED BUSINESS – None

V. ADMINISTRATION, OTHER

1. Circuit Rider Business

- a. Regional Impact Hearings – Brentwood 70+ homes; 55+ development Mill Road. Ms. Miner made note of some comments from the Rockingham Planning Commissions Regional Impact Subcommittee meeting last Friday. The Brentwood Planning Board's hearing is tomorrow evening, April 7th.

2. Incoming Correspondence and Project Updates

- a. Excavation Permit Renewals 2022 – Fremont Land LLC (Iron Horse Industrial Park area) submitted application for renewal. Anticipate receipt of Merrill soon. Set tentative date for May 12 or 19, from 10AM-12PM.
 - b. Liberty Lantern Estates – No updates since last meeting. AoT permit outstanding.
 - c. Scribner Road – Legal Documents with Town Counsel. In line for final review with Town Engineer after which Development Agreement will be established.
 - d. Galloway Recycling and Shirkin Road Widening – Pending Town Engineer Review and Surety Estimate.
 - e. Patterson – NHDES Dredge and Fill Application for Shirkin Road Widening another 2600 feet. Conservation Commission performed site walk Monday. Comments from the Conservation Commission have been provided to NHDES and Applicant and are on file. Permit application has not been accepted as the Town has not signed. The Town requires the applicant to provide a design for the roadway for Select Board approval.
3. Administration – Updated Subdivision Regulations available online and hard copy.
 4. Other Department News

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 7:55 PM. Mr. Lavelle seconded the motion. The motion passed 6-0.

Respectfully submitted,


Kathy Clement