

Board Members Present: Chairman Paul Powers, Vice Chairman Andy Kohlhofer, Ex Officio Roger Barham, and Members Jack Karcz, Brett Hunter, and Alternate Member/Administrative Assistant Leanne Miner present in the basement meeting room.

Also Present: Jenn Rowden and Madeleine DiIunno, Rockingham County Planning Commission (RPC); Conservation Commission Members Pat deBeer and Cindy Crane.

I. WELCOME

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

II. MINUTES

Meeting minutes were distributed for March 17, 2021.

Mr. Karcz made a motion to approve meeting minutes for March 17, 2021. Mr. Kohlhofer seconded the motion. The motion passed 5-0.

III. CONTINUED BUSINESS

1. Natural Resources Inventory (NRI) – Comments were requested from the Conservation Committee by April 5. The Committee met April 5, 2021, Ms. Crane, and Ms. deBeer each wrote a response to Mr. Kohlhofer's comments, each were endorsed by the Committee and submitted to the Planning Board. The NRI is an appendix to the Town's Master Plan, it is the Committees responsibility to write the NRI and they have been working on this for about 1 ½ years. The process would be for the Planning Board to adopt and move it to a Public Hearing. The Natural Resource Chapter will be prepared and adopted separately. There was discussion on some language in the NRI regarding climate change that not all members were in agreement with.

Ms. Rowden stated that the application for the grant to write the Natural Resource Chapter was submitted for \$3,500 on March 31, 2021 and the Planning Board would match that amount. They should hear the decision on April 26, 2021, if approved the money will be available around the end of May or early June.

Mr. Hunter motioned to move the NRI acceptance to Public Hearing. Mr. Barham seconded the motion. The motion passed 3-2.

Public Hearing will be April 21, 2021.

Ms. Crane and Ms. deBeer left the meeting at 7:15 pm.

2. Zoning Ordinance Administrative Corrections Sections 903 and 1203.8. Ms. Miner circulated the text and spreadsheet with the proposed changes incorporated. There was discussion that the table and text did not match. In section 903 it should be, a duplex need be 2 acres plus 12,000 sq. ft., in the table the number must be 99,120. The corresponding acreage is then 2.28 acres.

Mr. Kohlhofer made a motion to approve Zoning Ordinance Administrative Corrections to Sections 903 and 1203.8 as distributed March 17, 2021 and as amended April 7, 2021 to show a duplex in Section 903 number of dwelling units 2 will keep the original lot size of 99,120 or 2.28 acres. Mr. Karcz seconded the motion. The motion passed 5-0.

IV. NEW BUSINESS

1. Stormwater Regulations – Ms. Rowden distributed a draft of the Site Plan Regulations with draft proposed updates for review and further discussion by the Board at upcoming meetings. There were some questions and comments.

The Town of Fremont is currently not an MS4 permit community as we have a waiver, but this could change after the next round, based on census results, but the waiver is good until 2022. Protecting water has been a major part of Fremont's Master Plan. These steps are also being taken to be prepared for the Town possibly not qualifying for the waiver in the next round. Ms. Rowden reviewed the draft in general terms showing what changes would be made regarding Stormwater Regulations the Board will review as this is a very dense document. After reviewing the Board will have questions to review with Ms. Rowden.

At a later date, an application for an MS4 permit would require a Stormwater Management Plan.

2. Excavation Permits – Ms. Miner reported that she has received 2 applications, Fremont Land LLC which is Iron Horse also Merrill & Sons off Beede Hill Road. Governors Forest is not renewing permit he is moving forward with development. Ms. Miner mentioned renewing the Board's contract with KNA for 2 years. She will post applications on the website and schedule the inspections.

V. ADMINISTRATION, OTHER

a. Circuit Rider Business

- i. Masterplan – Land Use, Recreation, Natural Resources – Ms. Rowden will present an updated draft on the Land Use in May. Recreation and Natural Resources will be done in the summer pending grant monies.
- ii. CIP Coordination – Presentation at a future date.
- iii. Ms. Rowden mentioned upcoming webinars that NHMA for Planning and Zoning Board members.
- iv. Ms. Miner mentioned a weekend conference May 15, 2021, 9 am to noon, OSI Planning and Zoning Conference.

b. Incoming Correspondence and Project Updates

- i. Governor's Forest – Ms. Miner, Jeff Quirk, contractor Mike Sanborn, and Marty Ferdawa met Monday April 12, 2021. They reviewed the road bond estimate. There is a development agreement with this project, part of that is the Planning Board review the bond amount which was generated by the Town Engineer KNA. She presented the revised bond for the Board to review. Marty is looking to start in June after he gets the AOT Permit. There was discussion about the material that is on site and Ms. Miner will follow up with the Select Board regarding the report.

- ii. Ms. Miner received an update on the age restricted development on South Road, they were starting the last foundation a few weeks ago and hope to have the road done by early summer.
- c. Administration – Budget – Ms. Miner reported that March 19 approximately 20% through the year and 15% has been spent.
- d. After a brief discussion regarding a typo in the Subdivision Regulation and the use of the word should versus shall, Ms. Rowden suggested that the Board review and clarify the process when updating the regs and not change the intent.
- e. Other Department News
 - i. ZBA Scriber Road – Special Exception Granted

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 8:17 PM. Mr. Kohlhofer seconded the motion. The motion passed 5-0-0.

Respectfully submitted,


Kathy Clement