

Board Members Present: Chair Paul Powers, Vice Chair Andy Kohlhofer, Ex Officio Roger Barham, Members Jack Karcz; Tim Lavelle; Ashely Irwin; Brett Hunter; Alternate Member and Administrative Assistant Leanne Miner

Also Present: Madeleine DiIunno, Rockingham Planning Commission (RPC); Kevin Hatch, Cornerstone Survey on behalf of Ernest Brown Applicant (also present)

I. WELCOME

Mr. Powers opened the meeting at 7:05 PM.

II. MINUTES

Mr. Karcz made a motion to approve the meeting minutes for April 5, 2023. Mr. Kohlhofer seconded the motion and the motion passed 7-0.

III. NEW BUSINESS –

- 1. Preliminary Design Review, Elderly Open Space Development, Map 2, Lot 131 Off Susans Way** - Applicant, Curley Q, LLC, is proposing to build 64, 2-bedroom units to be built as 16, 4-unit buildings on a 58.45-acre parcel. On-site septic systems and a community water supply are proposed for this clustered subdivision which will allow 70% of the property to remain wooded open space.

Andy Kohlhofer recused himself as an abutter.

In receipt from the Applicant are:

- A letter of intent dated March 17, 2022.
- An Application for Preliminary Design Review of a Major Site Plan, with attachments, received at your office March 21, 2023.
- A Conceptual Site Plan (one drawing) dated March 2022; last revised August 20, 2022.

The Board and the Applicant are in receipt of comments from:

- RPC, Madeleine DiIunno, in a memo dated May 1, 2023.
- Town Engineer, Steven Keach of KNA, in a letter dated May 1, 2023.
- Town Historian, Matthew Thomas, provided a letter with appendices for development and road naming suggestions based on the history in the area.
- Fire Chief, Richard Butler, commented that he approves of the proposed entrance plans (showing a divided boulevard) provide that the width of the entrance meets Town design standards.
- Police Chief, John Twiss, stated no objection.
- Select Board members and the Town Administrator, Heidi Carlson, provided comments regarding expectations for numbering of lots, lot sequencing, and future coordination with the Assessing Office. Roadways, construction documentation, street naming,

roadway bonding, building permits, and Select Board involvement in the approvals process overall. The Select Board also commented in favor of the cul-de-sac concept giving the age-restrictions of the development and noted reasons for their favoring this concept over the normal expectation that there is a thruway connection to other town roadways. They also stated their general understanding that the application process through the NH DES for development well/water system and septic systems (and technical review by the Town's Engineer thereof), noting their belief that these application processes would be sufficient to protect the Town of Fremont's Aquifer and water supply.

- Building Inspector, Laurence Miner, noted that sprinkler systems for each unit must have a minimum 200-gallon storage capacity at each unit, otherwise the common water system must be equipped with a back up generator.
- Abutter Steven Galante, 37 Susans Way, submitted an email stating reasons for opposition to the development in general and access through Susans Way.
- Abutter Greg Wolnick, 81 Copp Drive, submitted an email statement noting that he is generally in favor of the proposed development provided no impact to traffic through the Copp Drive/Gristmill subdivision, that there were certain limitations on tree cutting, and he inquired about hydrogeologic studies and noted concern about any impact from septic and his drinking water well.
- Conservation Commission submitted a list of Environmental Concerns including potential impacts to groundwater quantity, quality, wetlands, and wildlife.

Mr. Hatch provided an overview of the project including responses to some of the comments provided and professional review letters from the RPC and Town Engineer, Keach Nordstrom and Associates, LLC.

The parcel proposed for development is now 58.82 acres since the recent lot merger was approved giving the parcel frontage on Susan's Way. They are proposing 64 units, 16 4-unit buildings. They are still working on architectural designs and are hoping to get feedback tonight to support grading design efforts which depend upon access and density planning.

Mr. Hatch provided an overview of the permits that will be required as part of the approvals process including:

- Community Water Supply – New Hampshire Department of Environmental Services (NHDES)
- Subdivision Approval – NHDES
- Alteration of Terrain for stormwater management (NHDES)
- Another permits from Army Corps of Engineers, NH Fish and Game, and the US Environmental Protection Agency (USEPA)

Mr. Hatch responded to several questions from the Board including:

- Plans for vegetative buffers between Susans Way where they may add more vegetation or trees as needed. The application will include a Landscaping Plan.
- Buildings will consist of 2-story units with a garage. Building heights will remain less than the 35' height limit in town zoning.
- Several Board members commented on the preliminary density calculations which were presented as a weighted approach to density limitations in the Aquifer Protection District, stating the approach was reasonable and in-line with town zoning. Mr. Hatch pointed out alternate scenarios that were contemplated to obtain similar density whereby they would prepare a lot line adjustment and giving the abutter the small portion of the parcel located within the Aquifer District. The Applicant will have a lot of hydrogeologic data including soils data that will be provided with the application for review by the Board and Town Engineer.
- Traffic and the need for a traffic study was discussed at length. Mr. Barham noted that when the development on Susans Way was before the Board in the past, the Right Of Way that leads to the proposed development was contemplated and approved as part of that subdivision approval.

Mr. Lavelle made a motion to open the hearing for public comment. Mr. Karcz seconded the motion which passed 6-0.

Comments and questions from the public present were heard by the Board and Applicant Representative including:

- Raymond Wujcik, 38 Susans Way asked for an explanation of an Elderly Open Space Development. Several zoning requirements were highlighted, and people were referred to Article 13 of the Town Zoning Ordinance. Mr. Wujcik expressed concern over traffic.
- There was discussion about the previous concept presented to the Board that included a thruway to Copp Drive. The Board is contemplating a cul-de-sac concept versus the conceptual thruway.
- Denise Driscoll, 15 Susans Way had concerns about the aquifer in general. There were a number of comments related to studies that will evaluate the aquifer and how zoning is protective of the aquifer.
- Andy Kohlhofer, 848 Main Street, spoke of the history of the parcel noting the former owner had contemplated elderly housing with open space here. He commented on wildlife habitat and noted that water supply is a concern. He would like to see a corridor for wildlife. There was discussion about surrounding conserved lands and the maintaining of a corridor along the east side of the proposed development. Mr. Hatch also noted that they will be obtaining a New Hampshire Heritage Bureau for a report on any threatened or endangered species in the area.
- Frank Sutherland, 21 Susans Way – Inquired if access through Quality Flame (abutting property) was contemplated. Mr. Hatch noted that it was considered, but there were

(roadway) sightline and wetland issues that eliminated access there as an option to explore.

- Karen Pierce, 26 Susans Way – Inquired about distance, vegetation, and view buffers contemplated between the proposed buildings and homes abutting on Susan Way. Mr. Hatch pointed out existing buffers and noted that a Landscape Plan will be submitted with the formal application. She also inquired about the duration of construction traffic to which Mr. Hatch responded that duration would depend on the economy in general, but that they are not planning any phasing of the development.
- Raymond Wujcik, 38 Susans Way mentioned drainage issues with a culvert that is associated with subject parcel. Mr. Lavelle noted that drainage matters would be addressed in the stormwater design. Mr. Hatch stated that he would look into the current drainage matter.
- Mr. Powers asked if the power would be located underground, and the response was affirmative.

Mr. Lavelle made a motion to close the hearing for public comment. Mr. Karcz seconded the motion which passed 6-0.

Mr. Hatch asked for and received the Board's consensus for a cul-de-sac development in lieu of a thruway to Copp Drive.

The public in attendance for the Map 2, Lot 131 preliminary design review left at 8:20PM and Mr. Kohlhofer rejoined the Board.

Mr. Lavelle recused himself from the Board for the next discussion regarding future development on Iron Horse Drive.

- 2. Preliminary Site Plan Review - (Future) 2-151-2-7 Iron Horse Drive - 15,000 sq ft or smaller warehouse for storage and light manufacturing. The intended use outside the building would be parking for heavy construction equipment such as excavators and trucks.**

Mike Haroutinian of Kelsey Mills Construction in Northwood, NH addressed the Board providing an overview of his plans to build a warehouse for indoor storage associated with his construction company and outside storage of his heavy equipment. He's also contemplating future lease and storage for a light manufacturing tenant. He provided a concept site plan developed by Gregsak Engineering dated April 28, 2023.

Discussion with the Board included:

- Building the structure in 2 phases.

- Possible redefining of the parking area to allow sufficient turning radius to enter the garage and/or to allow for emergency vehicle turnaround.
- Service work is generally done offsite.
- Portable 'pods' are being considered for some outdoor storage.
- A Site Plan application should include any intended future uses. If uses are added at a later time, a Site Plan Amendment is required.
- Recommendations included discussions with the Fire Chief and Building Inspector with regard to fire protection requirements.
- A hydrogeologic study is required in the application process. Consider the amount of information required relevant to what water and/or storage uses are planned.

Mr. and Mrs. Haroutunian and Mr. Rislove left at 835PM. Mr. Lavelle rejoined the Board for the remainder of the meeting.

NEW BUSINESS CONTINUED Excavation Permit Review – Permits were distributed via email and posted online at the Planning Board's web page. Site Visits are scheduled for May 11 from 10AM to 12PM. Attending will be Town Engineer Steven Keach of KNA, Maddie DiIunno of RPC, Leanne Miner, Jack Karcz, and Andy Kohlhofer. All Board members were invited to attend.

IV. CONTINUED BUSINESS –

1. **Canoe Launch** – Mr. Kohlhofer noted that he is working on evaluating town-owned parcels for potential canoe launch locations.

V. ADMINISTRATION, OTHER

1. **Circuit Rider Business** – Ms. DiIunno continues to make progress on Transportation and Housing Master Plan chapter updates.
2. **Budget 2023** – \$7957 spent; close to another \$7000 incurred for master plan. 28% spend. 33% through 2023
3. **Incoming Correspondence and Project Updates** - Received Subdivision Application for Iron Horse Park;
4. **Other Department News** – Expansion of Glen Oakes via fee simple purchase of parcel Map 4, Lot 77 off Copp Drive is final \$40,000 was awarded in grant monies. (~22%)

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 8:50 PM. Mr. Kohlhofer seconded the motion which passed 7-0.

Respectfully submitted,



Leanne Miner

Land Use Administrative Assistant