

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

Also Present:

By video conference: Jennifer Rowden, Rockingham Planning Commission (RPC), Kim Ferrara (public), Boe Woulfe (public), Dana Arsenault (public)

In Person: Laurence Miner, Fremont Building Inspector; Barry Gier - applicant representative for the public hearing on Haus Emily LLC- Conditional Use Permit Application, Matthew Thomas-Historian, Steve Bassett (property owner), Edward Murnane (public).

Mr. Powers opened the meeting at 7:03 PM and announced that in accordance with Emergency Order #12 Pursuant to Section 18 of Executive Order 2020-04, Paragraph 8, the Planning Board is permitted to utilize emergency meeting provisions of RSA 91-A to conduct this meeting through electronic means while preserving, to the extent feasible, the public's right to observe and listen contemporaneously.

I. ROLL CALL

Mr. Powers conducted a roll call of meeting attendees. The following Planning Board Members responded as being present:

1. Jack Karcz (Member)
2. Paul Powers (Chair)
3. Leanne Miner (Alternate Member)
4. Roger Barham (Ex Officio)

Also present were Jenn Rowden of RPC and Larry Miner, Town of Fremont Building Inspector.

Ms. Miner noted that the meeting is being televised on FCTV Channel 22 and will be posted after the meeting on Vimeo. The following E-meeting procedures will be followed in accordance with the Governor's Emergency Order:

1. If anyone has problems with accessing the meeting they can call the Town Hall at 603 895-3200, extension 306 or email landuse@fremont.nh.gov for assistance during the meeting.
2. If for some reason the public is unable to access the meeting, the meeting will be adjourned.

II. MINUTES

Mr. Jack Karcz made a motion to approve meeting minutes from May 20, 2020. Mr. Roger Barham seconded the motion. The motion passed 4-0-0.

Mr. Jack Karcz made a motion to approve meeting minutes from June 3, 2020. Mr. Roger Barham seconded the motion. The motion passed 4-0-0.

III. NEW BUSINESS

Public Hearings

001-082 Haus Emily LLC – Public Hearing for Conditional Use Permit Application

Jack Karcz has recused himself due to being an abutter on this project. Barry Gier opened for the applicant of the Conditional Use Permit. They are seeking a Conditional Use Permit to establish a

Yield Plan for future Open Space preservation Development. The proposed Yield Plan depicts a subdivision of 7 standard lots on a 1,434 linear feet roadway. The proposed development has frontage on Scribner Road. The plan is showing 7 lots instead of the 8 shown in the original application. The plan was revised and submitted to the Planning Board at 9am on June 17, 2020. Mr. Gier noted that they received comments from Town Departments which resulted in the recent revision. This permit only allows the development company to move on to the next step, once approved are required to return to the Planning Board for further review and approval of design.

The Fire Department comments were addressed in this updated version. The Fire Department was sent a copy of the updated version, however, they were unable to send any updated comments. Barham asked if the developer had any idea on the length of road. Mr. Gier - It looks like it will be longer than 800 feet, however, we have not had a chance to determine it. The idea of the open space is to preserve the open space and make the road as short as possible.

Mr. Powers noted that most the comments that have come in are addressed by the new plan. Ms. Rowden asked if lot 4 met the 200 feet lot width provision noting that on the Southern border it becomes very narrow and doesn't look like it would meet the 200 feet. She noted that the Board's insight might be helpful. Mr. Powers commented that the board had voted to use an average lot width on a previous application. Ms. Rowden noted that the applicant had addressed all her comments in this latest version and everything provided seems standard. She noted that the Planning Board is allowed to grant up to a 1500 feet waiver for the road, if the 800 feet is exceeded. Ms. Miner inquired as to whether the yield plan uses the existing wetland crossing and Mr. Gier noted they would need to widen it, but impact would be minimal. Ms. Miner summarized comments provided by Matthew Thomas, town Historian as follows: He wishes this wasn't happening on the most scenic roads in Fremont and is concerned about how close the proposed road appears to be to the existing stonewall. The concern being plowing in the winter which could impact the wall in close proximity. He would like to see the builder consider building authentic looking colonial style home to keep the rural countryside feel. He also suggested Bassett Lane as a name suggestion for the new road. Ms. Miner noted additional comments from Town Departments as follows: No issues from the police. Fire Department had zoning comments such as Fire Protection (water supply), which were addressed in the new submission submitted on June 17, 2020.

Mr. Powers noted that the Board cannot take action due to the lack of voting members. Ms. Rowden reminded the Board that prior to opening the hearing for public comment the Board needs vote to accept jurisdiction. Ms. Rowden stated that she believes the application is complete for the conditional use. Mr. Powers stated that this Public Hearing will be continued to the next meeting on July 1, 2020 and this serves as notice to all abutters. No paper copies will be mailed out. Ms. Miner noted that a new (electronic) meeting link and information will be available on the website. Ms. Rowden stated that once this project moves forward to the next step (Design Review) that abutters would be notified by mail again.

Boe Woulfe, a member of the public, questioned what the pink boxes were that were on the submitted plan. Gier stated the pink boxes on the yield plan are the 4,000 areas approved or expected for the

septic systems. Ms. Miner asked if all houses met the required setbacks and Ms. Rowden confirmed they did.

Motion made by Roger Barham to continue this item to the next meeting on July 1, 2020, second Leanne Miner. Motion passed 4-0-0

Short break was taken to allow the change in applicants.

003-119 Nicholas Kakouris – Public Hearing for Minor Site Plan Review

Mr. Kakouris arrived at 7:35pm for his public session. Power opened the meeting again for Kakouris' minor site plan review. Mr. Kakouris presented the Board with the updated copies of the site plan. Mr. Powers noted that this hearing is for Fremont Pizzeria to add outdoor seating to their restaurant. He noted that the Fire department had questions to which Kakouris responded that he had not had time to respond too. The Police and Town Historian had no comments. The Building Inspector's comments included required permits and handicap accessibility. Mr. Powers also noted dark sky provision and lighting. Mr. Kakouris stated that he would obtain all the permits and requirements such as handicap accessibility would be met. If he decided to have propane warmers, safety requirements would also be met.

Mr. Barham asked if this application was due to Covid 19? Kakouris stated No, this would be permanent addition to the restaurant. Mr. Powers noted that the previous plans did not meet setback requirements (the updated one does). Mr. Barham wants to make this approval doesn't restrict this application to the new Covid 19 requirements in the future. Ms. Rowden stated that what the Board is reviewing is the space, not seating (for normal times or for Covid). Seating would be based on building capacity and parking and there is ample parking available for this expansion. There was discussion about dust and how it will be controlled in the area. Mr. Kakouris stated that he may be paving the area in the future. For now he will be limiting his drivers from going through that area. The fence around should be enough and he would like to water that area every few hours to keep the dust down. Ms. Rowden informed Mr. Kakouris that if he wants to pave that area in the future he may need to return to the Board to amend the site plan.

Mr. Kakouris responded to additional questions stating that their hours are 11am-9pm Sunday thru Thursday and 11am-10pm on Friday and Saturday and will not change. There will be soft music playing in the outside area and there will be no new signage. Concrete barriers will be placed toward Main Street where the people will be seated.

Mr. Powers asked if there was a formal application. Ms. Miner and Rowden stated they have received a minor site plan application, but they have not taken jurisdiction.

Jack Karcz made a motion to take jurisdiction, seconded Roger Barham. Motion passed 4-0-0

Motion made by Leanne Miner to open the application to the public for comments and questions, seconded Jack Karcz. Motion passed 4-0-0

Mr. Miner asked about the apparent firepit shown in the drawing. Mr. Kakouris noted that the firepit was something put in by the designer, but wouldn't necessarily be installed. Mr. Miner inquired about the type of concrete barrier. Mr. Kakouris stated they would not be New Jersey barrier, they would be nice looking concrete barriers.

Motion Jack Karcz made a motion to close the public session, seconded Leanne Miner. Motion passed 4-0-0.

Ms. Rowden instructed the Board that they could include conditions of approval including meeting dark sky provisions and that all building permits that are required.

Motion by Jack Karcz to approve this Minor Site Plan with the conditions of the dark sky provision and all required building permits are obtained, seconded by Roger Barham. Motion passed 4-0-0

IV. CONTINUED BUSINESS

Master Plan Updates – Ms. Rowden stated she emailed the update to the Vision Chapter on Monday to the full board. This chapter includes the Vision Survey and goals. There was discussion about more definition of rural character with emphasis on agriculture. There was also discussion on a separate section for Action Items and Recommendation. Ms. Rowden has created a form for each chapter that would help develop a stand-alone Implantation Plan at a later date.

Ms. Rowden stated that other than minor changes the Vision Chapter is ready for public hearing. Mr. Powers stated that this seemed to be the consensus of the Planning Board. Leanne Miner asked if there was a cost-effective way to add another part to the public hearing. Ms. Rowden stated they could add the Growth Management to the same Public Hearing. The Growth plan will be sent out in the next couple of days.

V. ADMINISTRATION

Incoming Correspondence – Ms. Miner noted the following correspondence:

Leanne Miner received the agreement between the Planning Board and Rockingham County Planning Commission. It is for a full year at a cost of \$5,530 or \$70.00/hour with the first payment due upon signing. Same provision as usual. Ms. Miner made motion to enter into a Professional Agreement between the Planning Board and the Rockingham County Planning Commission (RCP) to start on July 1, 2020 and ending on June 30, 2021, seconded by Jack Karcz. Motion passed 4-0-0

Project Updates

- Map 001/Lot 012 Cell Tower – On the last leg of permitting. No updated construction schedule.

- Map 002/Lot 020 South Road – Construction is ongoing. Construction reports were distributed to the Board regarding utilities and roadwork.
- Map 002/Lot 151-2 ROI – Construction on the roadway was conducted recently. Construction reports were distributed to the Board regarding roadwork.
- Map 003/037-2 (Unit 12) – Minor Site Plan Review and Conditional Use Permit Applications for a Change in Use from existing Light Manufacturing to Warehousing and Transportation was submitted today.
- Map 005/Lot 035 Galloway Site Plan – No updates.
- School Impact Fee Update – No updates.

Administration/Budget – No updates.

Excavation Permits – Site visits scheduled for June 18. Permits expire June 30.

VI. ADJOURNMENT

Mr. Jack Karcz made a motion to adjourn the meeting at 8:12 PM. Mr. Roger Barham seconded the motion. The motion passed 4-0-0.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Leanne", written in dark ink.

Leanne Miner, Land Use Administrative Assistant