

**Board Members Present:** Vice Chair Andy Kohlhofer, Ex Officio Roger Barham, Members Brett Hunter, Jack Karcz and Ashely Irwin

**Also Present:** Madeleine DiIunno, Rockingham Planning Commission; Administrative Assistant Leanne Miner

## **I. WELCOME**

Mr. Kohlhofer opened the meeting at 7:06 PM.

## **II. MINUTES**

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

## **III. NEW BUSINESS –**

**1. 002-151-2-5 through 8 Iron Horse Drive Commercial Subdivision** – Applicant Fremont Land LLC has submitted a Subdivision Application for Commercial Use at the Iron Horse Park located at Tax Map 2, Lot 151-2 on Iron Horse Drive in Fremont, NH. The Applicant is proposing to subdivide the subject parcel into four (4) parcels from existing parcel Tax Map 2, Lot 151-2. The proposed parcels identified as 2-151-2-5 through -8 have at least 200 feet of frontage on Iron Horse Drive and consist of approximately 3.5 to 7 acres each.

The Board received a request to continue the hearing to July 5 while the applicant continues to address Fire Chief and Planning Board comments.

**Mr. Barham made a motion to continue the public hearing for the subdivision application for Iron Horse Park 2-151-2-5 through 8 to July 5 at 7pm. Mr. Karcz seconded the motion and the motion passed 5-0.**

**2. Master Plan Transportation Chapter Review** - Ms. DiIunno presented the draft version of the Transportation Chapter for Board review. Comments and discussion included the following:

Heidi Carlson, Town Administrator, will be providing comments. Ms. Miner will send copies to the Board upon receipt.

There was discussion on future planning for electric vehicles. Mr. Barham will follow up with Unitil regarding the future of electric vehicle infrastructure. Ms. DiIunno will draft recommendations RE: private and public charging stations.

Following discussion on Traffic Study requirements, which are rarely requested by the Board given the limited size of most projects, Ms. DiIunno will draft an action item regarding the establishment of triggers for traffic studies.

Following discussion on capital investment in future infrastructure and anticipated impact (or not) from population growth, Ms. Miner took the action item to review past comments from Mr. Bruce Mayberry on potential for other impact fees. Mr. Mayberry was the consultant engaged previously by the Board for a review of school impact fees.

Any additional comments from members not in attendance are requested by July 19.

## **IV. CONTINUED BUSINESS – None**

**V. ADMINISTRATION, OTHER**

1. **Budget 2023** – Budget spend as of June 9 (week 23) is below expected. The Circuit Rider spend seems considerably below budget. Ms. Miner will follow up with Ms. Carlson and DiIonno.

2. **Incoming Correspondence and Project Updates**

Inquiries on Use: The Board discussed inquiries on what land use category the storage of construction equipment and/or a mix of office space and contractor bays in the Main Street District/FUR would fall under. The Board agreed that this use would fall under ‘retail, service, and office uses’.

There have been inquiries regarding what is permitted, or not, within the External Buffer at an Open Space Development, specifically Violette Estates. There was discussion about the definition of External Buffer in the Fremont Zoning Ordinance and past projects where the placement of homes in close proximity of such a buffer were problematic. New property owners would like to be able to landscape these areas, however by definition the buffer is defined as ‘undisturbed’. Ms. Miner and DiIonno will follow up on this matter for clarity.

3. **Other Department News** – Town Hall and the Land Use Office will be closed July 3 and 4 to recognize Independence Day

**VI. ADJOURNMENT**

**Mr. Karcz made a motion to adjourn the meeting at 8:18PM. Mr. Hunter seconded the motion which passed 5-0.**

**Respectfully submitted,**



**Leanne Miner**  
**Land Use Administrative Assistant**