

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

Also Present: Madeleine DiIunno, Rockingham Planning Commission; Administrative Assistant Leanne Miner; Applicant Mike Rislove of Fremont Land LLC and Representative William Gregsak of Gregsak & Sons.

I. WELCOME

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

II. MINUTES

Mr. Karcz made a motion to approve the meeting minutes for May 3, 2023 as amended. Mr. Kohlhofer seconded the motion and the motion passed 7-0.

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 and considered the following comments in relation to the application:

- a. Application with waiver request received May 3, 2023 with subdivision plans (7 drawings) dated April 24, 2023.
- b. A cover letter, addressed to the Planning Board, prepared by the applicant's consultant on June 03, 2023, together with copies of record correspondence dated December 05 and 18, 2018 respectively.
- c. A subdivision plan (7 drawings) dated April 24, and last revised May 30, 2023.
- d. Professional review letter by Rockingham Planning Commission dated May 30, 2023.
- e. Professional Review letters from KNA dated May 25 and June 6, 2023.
- f. Comments from Road Agent, Select Board and Fire Department.
- g. The Building Inspector, Police Chief, and Town Historian all responded that there were no comments or objections to the application.

Mr. Lavelle recused himself as a consultant for the project.

William Gregsak, Professional Engineer of Gregsak & Sons, Inc. represented the applicant, Fremont Land LLC. Mr. Gregsak addressed the Board stating the intent of the application. He noted that the revised drawing set provided to the Board this evening has been revised as per Town Engineer review letter dated May 25, 2023. Outstanding for proposed new parcels 2-151-2-6 and 2-7 is state Subdivision Approval which they expect early next week. The Board received the waiver requests from Article III, Section 3 of the Subdivision Regulations, specifically Sections 3.D., 3.E., and 3.H with regard to wetlands and topography on the parent lot Map 2, Lot 151-2. These waiver requests are the same requests that have been approved in recent subdivision applications. The Applicant contended that the existing parcel is 94.794 acres and

they have provided topography and wetlands mapping for 62 acres which includes all proposed lot areas. In response to the hydrogeologic study requirement for subdivisions per Zoning Ordinance, a letter was provided with a report from 2018 originally associated with Ragnar Original Innovations Site Plan Review. This report provided general geotech and hydrogeologic information for the area. Land uses for the current application are unknown at this time. Each lot will have individual wells, septic, and drainage designs for their specific uses. An overall concept was provided showing potential future access via a reciprocal easement with adjacent lot 2-151 (Parcel B).

Mr. Powers noted that the lot sizes were insufficient based on Article 12 which does not allow the use of wetlands to meet minimum lot size requirements. He also stated that he was not prepared to grant the waiver requests given the substantial changes to the development with these new lots, anticipated additional impervious surfaces, and large gap in wetland mapping in the back portion of the lot.

Mr. Rislove mentioned that he and Anders Ragnaarson met with the Fire Chief on 6/6/23. They discussed the required cistern associated with lot 2-151-2 and the potential installation of a dry hydrant in the pond located on lot 2-151-4. This would require roadway improvements, easement, and turnaround space. They will put the location on a map and provide associated detailed design. Ms. Miner noted that there was also word from the Fire Chief that buildings on lots will need to be sprinkled whether or not they meet the square footage requirement. Mr. Rislove noted the requirement was related to building size. This item will be clarified during the Site Plan Review process for each lot.

Ms. Miner noted the hydrogeologic study requirement in the Zoning Regulations is difficult to address in this type of subdivision application given the unknown land uses, but that the requirement may be considered addressed with the submittal of the 2018 letter report which provides general information. The Town Engineer also suggested the Board apply a condition that future applications for site plan review on Lots 151-2-5 through 151-2-8 require preparation and submission of hydrogeologic assessments as integral components of their applications. The Board concurred with this approach.

The Board reviewed the concept of access through the school parcel with reciprocal easement. Mr. Rislove noted that they were considering replacing the circle on which the original blimp was guided by with a cul du sac that could have future right of way extending to 2-151 (Parcel B).

The Board did not find the application complete. No public were present for comments. The Applicant will revisit their design and waiver requests in light of comments received from the Board.

Mr. Kohlhofer made a motion to continue the hearing at the June 21, 2023 meeting at 7pm. Mr. Karcz seconded and the motion passed 6-0. If the Applicant is not prepared for June 21, they will request a continuance.

Mr. Gregsak and Rislove left the meeting. Mr. Lavelle rejoined the Board as a voting member.

1. Excavation Permits

Site visits were conducted at Map 2, Lot 151-2 and Map 4, Lot 15 in early May and reports prepared by the Town Engineer. No exceptions or issues were noted and recommended surety remains the same as 2022.

Mr. Lavelle motioned to accept the Excavation Permit Renewal for Fremont Parks Associates, Map 4, Lot 15. Mr. Karcz seconded the motion and the motion passed 7-0.

Mr. Kohlhofer motioned to accept the Excavation Permit Renewal for Fremont Land LLC, Map 2, Lot 151-2. Mr. Karcz seconded the motion and the motion passed 6-1-0 (Lavelle Abstained due as acting consultant to owners).

IV. CONTINUED BUSINESS –

1. Master Plan Updates –

- i. Ms. DiIunno is working on the Housing and Transportation Master Plan Chapters. She will be distributing drafts for review and discussion with the entire Board at the June 21 meeting.

V. ADMINISTRATION, OTHER

1. Budget 2023 – No updates. Ms. Miner will review the spend to date for the next meeting.

2. Incoming Correspondence and Project Updates

- a. RPC Contract – The Planning Board briefly discussed the new RPC contract for July 2023-June 2024. There was a slight rate increase from \$70 to \$73 per hour for the Circuit Rider. The current budget allowed for this possible increase. The Board discussed the default budget. The Board felt this contract was in line with the current and future budget. **Mr. Lavelle motioned to accept the contract for RPC dating July 1, 2023, through June 30, 2024, with a rate of \$73/hour and not to exceed amount of \$11,534. Mr. Kohlhofer seconded the motion and the motion passed 7-0.**

- b. Training – Ms. Miner announced some upcoming Workforce Housing workshops that are in-person and online.

3. Other Department News – Town submitted a wetland permit and design to the NHDES for the Martin Road Bridge which is available outside the Land Use Office.

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 8:11 PM. Mr. Lavelle seconded the motion which passed 4-0.

Respectfully submitted,



Leanne Miner
Land Use Administrative Assistant