

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

Also Present: Madeleine DiIonno, Rockingham Planning Commission; Administrative Assistant Leanne Miner; William Gregsak of Gregsak Engineering (Representing Iron Horse) and Mike Rislove (Applicant iron Horse); Daniel Perry, Daniel Perry Builders (arrived 7:30PM)

I. WELCOME

Mr. Kohlhofer opened the meeting at 700 PM.

II. MINUTES

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

III. CONTINUED 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.

William Gregsak of Gregsak distributed the following at the meeting:

- Plan set for Iron Horse Park Land Subdivision for Commercial Use, dated April 24, 2023, revised 7/18/23 with the most recent update per Planning Board comments on 6/7/23.
- Sheet 1 (No title) showing a fire pond on parcel Map 2, Lot 151-4 and details on Sheet 2.

Mr. Gregsak provided several updates on behalf of the Applicant as follows:

- Three (3) lots are now being proposed instead of 4. All lots are over 5 acres and have the required upland area.
- Since parcels exceed 5 acres, state subdivision approvals will no longer be required.
- The Applicant is proposing a Fire Pond for the Iron Horse Park subdivision in lieu of the cistern that the Fire Chief continues to comment on. The plan shows an access road and turnaround for emergency vehicles at the pond. The fire pond plan and associated access easement documents were proposed to be executed separately and referenced on the subdivision plan. Ms. Miner will follow up with the Town Administrator to determine process for review of fire pond plans, details and associated legal documents.
- Wetland mapping has been provided for the proposed parcels. No wetland mapping is shown for the upper area. Mr. Gregsak pointed out notes regarding wetlands in this area on sheet 5. The waiver request will be updated to reflect these changes.

With no further comments or questions, the Board and Applicant agreed to continue the hearing to August 2.

Mr. Karcz made a motion to continue the public hearing for the subdivision application for Iron Horse Park 2-151-2-5 through 8 to August 2, 2023 at 7pm. Mr. Barham seconded the motion and the motion passed 5-0.

Mr. Gregsak and Mr. Rislove left the meeting at 7:20PM.

2. **Master Plan Transportation Chapter** – Ms. DiIunno distributed an updated draft copy of the Transportation Chapter after having incorporated comments from Town staff and the Board. She has not received a response from the Road Agent and will follow up with both Leon Holmes, Jr. and Roger Barham regarding the Highway Department’s review.
3. **Master Plan Housing Chapter** – Ms. DiIunno distributed a draft copy of the Housing Chapter at the previous meeting for review and discussion with the Board. Ms. Miner recommended the section on Tax Increment Financing be removed as it is not relevant to the types of developments we see in Fremont, but are rather a tool for large developments with significant utility costs such as sewer and water.

The Board agreed to continue discussion to August 2 to give additional time for folks to review both chapters. Ms. DiIunno RPC will also look through and consider scope and costs for recommended action items within.

IV. NEW BUSINESS

1. **001-082 Violette Estates Open Space Preservation Development** – Owner/Applicant Daniel Perry of Daniel Perry Builders had requested to meet with the Board to discuss maintenance of external buffers of the reference subdivision. At this meeting, Mr. Perry asked the Board to revise Home Owners documents to address poison ivy growing in the fields. He proposed grading and mowing out to the property boundary behind each home to address poison ivy. He contends that poison ivy in the buffer area is a hazard and a matter of public safety and welfare. The Board reviewed the Declaration of Covenants and discussed the buffer location and original application. The Board did not agree that mowing the buffer mitigates the purpose of the buffer which is to provide a visual buffer. There were a number of suggestions made. Mr. Perry left the meeting at 8:10 PM.

V. ADMINISTRATION, OTHER

1. **Circuit Rider Business** – The Board discussed the remaining work budgeted for 2023, recent grants for a Source Water Protection Plan, and how this plan will kick off the Groundwater Protection Program. There are more grant funds coming in the fall that will go toward updating a regulation flyer for conservation, resource protection. The RPC will work with the Conservation Commission on the flyer.
2. **Budget 2024** – Ms. Miner distributed monthly and year to date spend summaries. The total spend summary included 2022 budget and spend for comparison. The Board reviewed and discussed Ms. Miners draft budget for 2024. The Board will continue to discuss the budget at the August 2 meeting.
3. **Incoming Correspondence and Project Updates**
 - Liberty Lantern – No updates
 - Violette Estates – Paving complete. A new construction report and recommendation for bond reduction was just received and will be distributed for consideration at the August 2 meeting.
4. **Other Department News** – None

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 8:34PM. Mr. Barham seconded the motion which passed 5-0.

Respectfully submitted,

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

Leanne Miner
Land Use Administrative Assistant