

Board Members Present: Chair Paul Powers, Vice Chair Andy Kohlhofer, Ex Officio Roger Barham, Members Jack Karcz, and Administrative Assistant Leanne Miner.

Also Present: Madeleine DiIunno, Rockingham Planning Commission; Kevin Hatch, Cornerstone Survey on behalf of Curly Q LLC

I. WELCOME Mr. Powers opened the meeting at 7:03 PM.

II. MINUTES

Mr. Karcz made a motion to approve the meeting minutes from June 1 and June 15, 2022. Mr. Kohlhofer seconded the motion and the motion passed 4-0.

III. NEW BUSINESS

- 1. 002-131 Curly Q Concept off Susan's Way** Preliminary Conceptual Meeting – Ernie Brown of Curly Q LLC – Concept for development of a parcel off Susan's Way, Tax Map 2, Lot 131.

Mr. Kohlhofer recused himself as he is an abutter to the subject parcel.

Kevin Hatch of Cornerstone Survey Inc. addressed the Board with a summary of 2 road options for a conceptual elderly open space development to consist of attached single-family, age restricted "townhouse style" dwelling units. This development would be accessed via the immediately adjacent Susan's Way neighborhood. Mr. Hatch presented a preferred option for private roadways which would be maintained by the association with no new roads for the town to maintain in which case the longest road would be 1,500-feet (Fremont's maximum is 800 feet with exceptions up to 1,500-feet. The alternative design includes a 2400' foot through road that would be town maintained and would connect to Copp Drive. This new road would require 8,000 s.f. Of wetland impact on the adjacent, Gristmill, property and become a new route to Main Street for approximately 40 existing homes on Copp Drive, Andreski Drive, Cross Street, and Gritmill Road.

The Planning Board in its review of such subdivisions "retains the right to approve the specific road and structure layouts for the purpose of the health, safety, and welfare of the town as well as for efficiency and aesthetic variety and quality of design." In order to aid both the Planning Board and owner, the Town Engineer, Keach-Nordstrom Associates, Inc. (KNA) provided a letter of consultation which touched on characteristics of each option including functionality, public safety and convenience and regulatory and environmental considerations. KNA's opinion was that the goals and objectives stated by the developer for the Open Space Development would be better realized under the private road option, but with the paramount need for dependable and timely access by emergency responders.

The Board had some questions and discussed both options. The meeting was preliminary and non-binding. Board members voiced general expectations for the development design including the necessity for a groundwater investigation, need for emergency services access, and a community facility. They suggested the owner meet with the Fire Chief to discuss emergency

access under the 2 scenarios. Mr. Barham remarked that the Black Rocks Village with over 100 units consists of private roadways.

Mr. Hatch thanked the Board and the RPC for their comments and left the meeting.

IV. CONTINUED BUSINESS

1. Site Plan Review Amendment Discussion –

The Board discussed draft amendments at the last meeting. Mr. Barham noted that there is no process for permitting Special Events with the Select Board. The Planning Board discussed amending the Site Plan Review Regulations to provide direction and process on Special Events (such as farmer's markets) and/or circumstances (minor structural expansions that do not impact the footprint of a structure) that could fall under the purview of the Code Enforcement Officer.

V. ADMINISTRATION, OTHER

1. Circuit Rider Business

- a. Next Master Plan updates Transportation and Housing.
- b. Ms. DiIunno reviewed various land use laws that will change under the recently promulgated Chapter 272, signed by the governor on June 24 (House Bill HB 1661). She highlighted the following items that will change and will continue to work with the Planning Board to implement associated regulation and/or policy updates.
 - (1) Publication of Fees
 - (2) Written Findings of Fact Required
 - (3) PB and ZBA Timelines
 - (4) Workforce Housing Incentives
 - (5) Land Use Board Training

2. Incoming Correspondence and Project Updates

Ms. Miner provided a brief update on ongoing projects as follows:

- a. Liberty Lantern Estates – AoT permit approved. Copy of approval distributed via email.
- b. Scribner Road – No updates since last meeting.
- c. Galloway Recycling and Shirkin Road Widening – No updates since last meeting.
- d. South Road – No updates since last meeting.

3. Administration –

Budget season is here. Ms. Miner distributed a draft budget for discussion. The Board recommended adding \$3,000 for Professional Services for developing a Groundwater Protection Program and initiating requirements associated with EPA Stormwater Regulations. Ms. Miner will look into consultant availability and costs for these items for the next meeting.

4. Other Department News

- a. Ms. Miner attended an RPC Housing Assessment Work Session today. There was discussion about incentives to bring in Work Force Housing AKA affordable starter homes, condos, town homes.

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 8:18PM. Mr. Kohlhofer seconded the motion. The motion passed 4-0.

Respectfully Submitted,

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

**Leanne Miner
Land Use Administrative Assistant**