

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

Also Present: Madeleine Dilonno and Jennifer Rowden; Rockingham County Planning Commission (RPC); Barry Gier, Jones and Beach; Gary Densen and Elijah Hanson of Haus Emily LLC

I. WELCOME

Mr. Powers opened the meeting at 7:00 PM.

II. MINUTES

Mr. Karcz made a motion to approve meeting minutes for May 19, 2021. Mr. Lavelle seconded the motion. The motion passed 5-0.

III. NEW BUSINESS

Conditional Use Permit – Public Hearing Main St Townhomes - Map 002-070. The Applicant Haus Emily LLC has submitted a Conditional Use Permit (CUP) application to construct a project containing 18 Multi-family Townhouse units in a single building on a private drive the proposed project is located on Main Street at Map 2, Lot 070 in Fremont NH.

Barry Gier of Jones and Beach gave an overview of the project which is 30.36 acres in the Main Street District and the Aquifer District. The property has frontage on Main St and Red Brook Rd, has large wetlands complex in the SE section of property, and includes a powerline easement. This project requires 920' of frontage and there is 1,670' available. The project requires 13.88 acres of buildable area and there are 13.92 acres. The driveway would be off Main St. with the building in a U shape with 10 units on the west side and 8 units on the east side and storage units on the south end. Each unit to have garage with 1 outside parking spot and there will be guest parking area as shown on the plans. Mr. Gier stated they have submitted their responses to the CUP criteria and will answer any questions regarding the criteria that the Board has.

Mr. Powers stated that RPC has reviewed the application and they believe it is complete. Madeleine stated that the Board should discuss if sufficient information has been submitted to determine if the architecture is in character with the surrounding area per Zoning Ordinance 705.d.1. Mr. Gier distributed architectural renderings to the Board. Matthew Thomas the Town Historian submitted a letter regarding the architecture character and was present at the meeting. Comments were also provided by Fire Rescue Chief Butler regarding the driveway on Main Street stating concerning with driveway width, length and turnaround. There was discussion on the total number of bedrooms and whether this is a Zoning issue. Mr. Gier stated that he has submitted a letter to the Code Enforcement Officer for a decision. Bedrooms will be discussed more at subsequent meetings pending a decision and/or during Site Plan review

Mr. Lavelle motioned to accept the application as complete. Mr. Karcz seconded, and the motion passed 5-0.

Mr. Lavelle motioned to open the public hearing for a Conditional Use Permit for Map 2, Lot 070 to the public. Mr. Karcz seconded, and the motion passed 5-0.

Mr. Thomas has a few concerns regarding the project stating that he is questions about the school impact and the number of bedrooms per unit and the impact it will have on the water in the area. Mr. Thomas also provided a list of options for names for the project and they chose Liberty Lantern. Mr. Lavelle stated that the number of bedrooms whether 1 or 2 is not much different by state regulations for septic. Mr. Barham stated that the Town of Fremont ordinances are much more restrictive to many other towns and does not feel the number of bedrooms is a problem. Ms. Miner added that a school impact fee would be assessed on this type of project.

There were no further comments received from the public.

Mr. Lavelle motioned to close the public hearing for a Conditional Use Permit for Map 2, Lot 070 to the public. Mr. Kohlhofer seconded the motion, the motion passed 5-0.

Mr. Lavelle motioned to grant a Conditional Use Permit for Map 2, Lot 070 for 18 Townhouses on Main Street in Fremont NH. Mr. Kohlhofer seconded the motion, and the vote was 5-0.

IV. CONTINUED BUSINESS

1. Site Plan Regulation Amendments – Ms. Miner has completed formatting and cover page; she would like to put this forward to a Public Hearing. There was a brief discussion on Major and Minor Site Plan Reviews because Fremont is small and there are many businesses on Main Street an option for Minor Site Plan Review was added. Ms. Miner reviewed with the Board changes that were being made to section 1.8 regarding Site Plan Reviews with clarification in application procedures for major and minor site plan reviews. In section 1.11 Signs, no changes were made just clarification on procedure to schedule a meeting with Planning Board. Section 1.9 item C will be stricken. The other changes were for formatting and clarification for understanding and procedures.

Mr. Lavelle motioned to move the amendments to Chapter 1 as reviewed on July 7, 2021, to Public Hearing on July 21, 2021. Mr. Karcz seconded the motion, the vote was 5-0.

2. Subdivision Regulation Updates – The Board reviewed and discussed Article 2: Application Procedures on the draft update provided by Ms. Miner with updates. After brief discussion Line 32 will be struck.

Mr. Lavelle motioned to move an amendment to Article 2 Application Procedures Section 1 Formal Application to Public Hearing July 21, 2021, as amended striking Line 32. Mr. Karcz seconded, and the vote was 5-0.

3. Excavation Permits – No updates


V. ADMINISTRATION, OTHER

1. Circuit Rider Business
 - a. Masterplan – Land Use and Recreation Chapters. Will be discussed at the next meeting.
 - b. Masterplan –Natural Resources – Pending July budget update
 - c. CIP Coordination – An invitation was sent to the Budget Committee for the July 21 Planning Board meeting. The option for remote access was provided. Ms. Rowden will have a presentation followed with discussion.
2. Incoming Correspondence and Project Updates
 - a. South Road age-restricted development has 3 houses remaining for occupancy permits. The Town Engineer has done a final pre-check which was distributed via email. Some drainage will need to be fixed.
 - b. Governors Forest – Construction has yet to begin, but all parties are ready to move forward when contractor arrives.
 - c. Cell Tower - Ms. Miner met with contractor to review vegetation/erosion control and the site looks good. The contractor will wrap up with Buildings once silt fencing is removed at which point the project may be closed out.
 - d. No Updates on Scribner Road. It is being considered for agriculture use and easement.
3. Administration – Budget – Ms. Miner presented Board with budget, which is under for clerical.
4. Other Department News – Ms. Miner stated that the Conservation Commission requested buffer posts to identify wetlands buffers with boundary markers. They must be ordered in bulk for a cost of 100 for \$280 plus shipping. Then applicants will purchase from Land Use. Mr. Lavelle stated markers should be red or orange for visibility. Ms. Miner will bring this back before the Board with details.

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 8:03 PM. Mr. Kohlhofer seconded the motion. The motion passed 5-0-0.

Respectfully submitted,


Kathy Clement