

Board Members Present: Vice Chair Andy Kohlhofer, Ex Officio Roger Barham, Members Jack Karcz and Mike Wason, and Alternate Member/Administrative Assistant Leanne Miner present in the basement meeting room. The meeting is also being transmitted by video conference using Microsoft Teams.

Also Present: Jennifer Rowden, Rockingham Planning Commission (RPC; via Microsoft Teams) and Laurence Miner, Fremont Building Inspector, Dan Ray and Nick Jewitt representing Jewitt Construction/Pine Bucket LLC.

Mr. Kohlhofer opened the meeting at 7:04 PM and announced that in accordance with Emergency Order #12 Pursuant to State Executive Orders, the Planning Board is permitted to utilize emergency meeting provisions of RSA 91-A to conduct this meeting through electronic means while preserving, to the extent feasible, the public's right to observe and listen contemporaneously.

Ms. Miner noted that the meeting is being televised on FCTV Channel 22 and will be posted after the meeting on Vimeo. The following E-meeting procedures will be followed in accordance with the Governor's Emergency Order:

1. If anyone has problems with accessing the meeting they can call the Town Hall at 603 895-3200, extension 306 or email landuse@fremont.nh.gov for assistance during the meeting.
2. If for some reason the public is unable to access the meeting, the meeting will be adjourned.

I. ROLL CALL

Since no one from the Board has joined via video conferencing, the Board is not required to do a roll call for attendance or voting. Mr. Kohlhofer appointed Ms. Miner to take Mr. Powers position as a voting member for the evening.

II. MINUTES

Mr. Karcz motioned to approve the meeting minutes of July 29, 2020. Mr. Kohlhofer seconded the motion. The motion passed 5-0-0.

III. NEW BUSINESS

Map 003-037-001 Preliminary Consultation for 25 Spaulding Road Expansion Project, Pine Bucket LLC

Dan Ray, representing Pine Bucket LLC presented Exhibits for Coopers Village (Plan set dated 1/12/05) and the proposed interior layout for expansion of Units 18 and 19 for completing originally planned and approved units 18 through 22. Their intent is complete the remaining development at the property which will be detailed in an application anticipated to be submitted to the Board in September. They would like to get feedback from the Board through this Preliminary Consultation phase to incorporate into their plans. There are 3 construction components: completion of the mall, construction of 20-22, and a change in use at unit 19. They are planning an S1 use for unit 19 to accommodate storage.

Mr. Ray and Mr. Jewitt represent the legal entity which is Pine Bucket LLC and that they are both employees of Jewitt Construction. Mr. Jewitt spoke to the Board about the background and history of Jewitt Construction, a company of 30+ employees. He spoke to the company's longevity and intent to

come and stay long term and be good stewards of the property. Mr. Jewitt also spoke of potential companies seeking to relocate to the property. They intend to use the existing footprints with some added engineered support (piers). The front façade of the building will be modernized across the entire building.

Mr. Karcz inquired about the continuity of the new façade and was informed that whatever new façade was used at Buildings 18 and 19 would extend across the entire frontage of the building.

Mr. Kohlhofer inquired about type of equipment to be stored. Mr. Jewitt noted that trucks and heavy equipment would be stored outside and inside the building. Garage doors will be in the back. Mr. Karcz inquired about room to turn for equipment to enter garaged areas. They will be removing some parking spaces to accommodate vehicle access to the garage areas.

Mr. Miner spoke of the foundation and noted that a 3rd party engineer will need to approve the foundation before they move forward. They intend to use a pre-engineered building that will be placed on some new piers. There was also discussion about relevant building classifications that drive factors such as fire protection that the applicant should consider in their planning.

Mr. Kohlhofer inquired about requirements associated with the Aquifer District and Conditional Uses. Ms. Rowden anticipated that the applicant would need to submit an Amended Site Plan application for the changes described. Since the site is located within the Flexible Use District they may also need a Conditional Use Permit. These applications should cover the Changes in Use in Unit 19 and changes in architecture. Further, because the site is also in the Village District there are some architectural standards (Site Plan Regs, page 32) which requires buildings be standard New England architecture. Depending on what businesses move in they may need to come back for a Change in Use after the Site Plan is Amended.

They anticipate that work hours would be daytime only. They were unsure of weekend work. The applicant should include timing for any phased construction.

There was discussion about considering multiple use categories as they relate to building codes.

No hazardous materials may be stored on site. It was recommended that any company that plans to store regulated substances on site describe how much and where they will store such materials at the site. Servicing of any heavy equipment on site is prohibited in the Aquifer District.

There was discussion about activities that are prohibited in the Aquifer District such as vehicle or heavy equipment repair and maintenance. The application should show where heavy equipment would be stored. Should the applicant want to store materials outside (e.g. PVC piping) it would need to be stored under cover. If outdoor storage is desired or the applicant wants to allow for vehicle repairs and maintenance, a variance and amended site plan would be required. If the materials are stored in an enclosed structure a variance is not required, but any new outdoor accessory structure would need to be included in the amended site plan.

The Board thanked them for coming in and were happy to learn that work will be completed at this property. Mr. Ray and Jewitt left at 7:30 PM.

Natural Resource Inventory Mapping

Ms. Miner provided an overview of the mapping that was updated for inclusion in the Natural Resource Inventory (NRI) portion of the Town Master Plan. The NRI was last updated in 2008. Most of the mapping has been included in the NRI and is just being brought up to date. There are a number of conservation plans included that show where conservation activities are focused (wildlife habitat, water resources, and adjacent uplands). The Conservation Commission plans to do more work with the Conservation Mapping. There was discussion about overlaying tax parcels on these maps which are all in the same scale. Ms. Miner will inquire about the potential to either include tax parcel overlay in the map PDF or as a physical overlay (mylar). She informed the Board that the Conservation Commission continues to work on the NRI text which is anticipated to be ready for review by the Board in September.

Ms. Rowden noted that as the Board starts working on the Land Use Chapter, some of the NRI maps may be updated as new data becomes available.

IV. CONTINUED BUSINESS

No continued business to discuss.

V. ADMINISTRATION

1. Incoming Correspondence and Project Updates

- 001-012 Cell Tower Site: Ms. Miner distributed letters and updated plans from the applicant regarding some sieve tests and stormwater pond design changes. Both were reviewed by the Town Engineer. There have been a number of small changes previously. The applicant will be preparing an As-Built plan at the end of the project. The Board will be provided with this information, but will not have to act on it.
- 003-002 Governors Forest Emergency Access – Ms. Miner provided an overview of an alternate emergency access road location and construction for this project describing it's new location, limitations and changes that are expected to address the existing revetment along Lot 18 and the down gradient resident.
- 005-035 Galloway Concrete Recycle – The AoT permit was conditionally approved. Ms. Miner has reached out to the applicant to coordinate Town Engineer selection and coordination.
- Excavation Permits - Letters were distributed to applicants with the reports and amount of surety required in order to obtain permit renewal. A due date of September 2, 2020 was stated in the letters. Some applicants have responded. The Board will review permits for approval at the September 2 meeting pending receipt of surety deposits.

2. Administration - Budget 2021 – The Board approved the budget at the last meeting. Ms. Miner reported that the budget has been submitted to the Board of Selectmen. Mr. Barham discussed how the BOS is proceeding with their review. Ms. Miner estimated that approximately \$9,000 would remain at the end of the year. The Board discussed potential work to be complete or

contracted. The Stormwater and Land Use Chapters are a priority and may be encumbered for \$6500. There was discussion about considering consulting for additional impact fee evaluations. An impact fee requires a CIP. Technically the Town has a CIP, but it needs to be updated and strengthened. Mr. Barham and the Board of Selectmen are discussing the CIP as annual tool with the Budget Committee. Mr. Barham cautioned that estimated spend should consider total budgets for advertising, postage and other application budget items to ensure budget availability for any application processing. The Board will continue to track spend and consider encumbering remaining funds before the end of the year that may reduce the 2021 budget.

3. Other Department News

- The ZBA has put the Variance Application for detached Accessory Dwelling Unit, Map 005, Lot 057, Pollinger, on the agenda for September 22. The Board is not expected to comment as a group but may do so as individual residents.
- The Conservation Commission recently conducted a conservation rating of a property in the Spruce Swamp area up behind the Library and the Town Forest

4. Circuit Rider Business – Ms. Rowden informed the Board that the RPC is seeking input from Towns on transportation projects. She reviewed the potential of including transportation network issues and planning associated with Shirkin Road (between Fremont and Epping NH), Beede Hill and Exit 6 of Rte 101. She recommended that Mr. Barham go ahead and enter information for the Shirkin Road area transportation network for current or future consideration for funding.

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 8:20 PM. Mr. Wason seconded the motion. The motion passed 5-0-0

Respectfully Submitted,



Leanne Miner, Land Use Administrative Assistant