

Board Members Present: Chair Paul Powers, Vice Chair Andrew Kohlhofer, Ex Officio Roger Barham, Members Jack Karcz, Ashley Irwin

Also Present: Glenn Coppelman, Consultant Planner for Rockingham Planning Commission; Administrative Assistant Leanne Miner

I. WELCOME

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

II. MINUTES

Mr. Karcz made a motion to approve the meeting minutes for September 6, 2023. Mr. Kohlhofer seconded the motion and the motion passed 5-0

III. CONTINUED BUSINESS –

- 1. Regulation Updates** – Meeting materials for updates to Fremont Zoning Updates for the 2023/2024 season were distributed and discussed as noted below.
 - a. Modify “Elderly” Open Space to read “Age-Restricted” – The Board reviewed a draft version of changes proposed to Section 1301 in its entirety. Additional revisions proposed include deletion of the explanatory note and updated reference to NH Office of Planning and Development (Section 1301.2, Item B). The Board discussed modified language to Section 1301.2, Item C to clarify number of bedrooms allowed per acre of upland in the Aquifer Protection District. Ms. Miner will revise the zoning proposal and have town counsel review Warrant Article Language.
 - b. Add Definitions for Storage facility and Warehouse – No discussion.
 - c. Solar Ordinance – The Board reviewed the Pelham NH ordinance example. Several items were noted for further discussion including building code provisions, buffering, decommissioning, surety, and stormwater standards.
 - d. Revisit Buffer requirements for the Open Space Preservation development – No discussion.

IV. NEW BUSINESS – No new business.

V. ADMINISTRATION, OTHER

- 1. Circuit Rider Business –**
- 2. Incoming Correspondence and Project Updates -**
 - a. Play Laugh n Grow Childcare & Preschool – This project will be reviewed at the next meeting on October 4.
 - b. Violette Estates is preparing for their first Certificate of Occupancy.
 - c. Ms. Miner followed up on any requirements for Substantial Completion for PPM Fremont Holdings and Galloway. No work has started on either project. Ms. Miner noted that updates to RSA 674:39 where substantial completion must be reached within 2 years of approval. If substantial completion is reached in this time period then the project is exempt from zoning or regulation changes for a period of 5 years. Current Fremont Subdivision regulations state substantial completion must be reached within 1 year for an exemption of up to 5 years. This portion of the regulation will need to be revised.
- 3. Other Department News** – 2023 Legislative updates have been provided by NHMA and Town Counsel. These are under review. Changes to performance guarantee requirements pursuant to

SB-78 were discussed. It appears that the current regulations are in line with the types of bonding allowed and 'build vs bond' provisions.

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 8:24PM. Mr. Kohlhofer seconded the motion which passed 5-0.

Respectfully submitted,



**Leanne Miner
Land Use Administrative Assistant**