

Board Members Present: Chair Paul Powers, Vice Chair Andy Kohlhofer, Ex Officio Roger Barham, Members Jack Karcz.

Also Present: Madeleine DiIunno, Rockingham Planning Commission; Administrative Assistant Leanne Miner

I. WELCOME

Mr. Powers opened the meeting at 7:02 PM.

II. MINUTES

Mr. Karcz made a motion to approve the meeting minutes for September 7, 2022. Mr. Kohlhofer seconded the motion and the motion passed 4-0.

III. NEW BUSINESS - None

IV. CONTINUED BUSINESS – HB 1021 and 1661 Action Items

1. Zoning Laws regarding the HB 1661 with regard to Work Force Housing and how it may be applied in Fremont. Ms. DiIunno stated the change to HB 1661 requires that any increased density, lot size or other incentives that are in the Elderly Open Space Ordinance must be applied to Work Force Housing development as of July 1, 2023, and any changes the Board would like to make should be done by the end of the year. If the Board takes no action the changes will take effect on June 1, 2023. The Board discussed the open space lot density bonuses or incentives. No adjustments need to be made however the Board may want to clarify where incentives are required to apply per the new law. She will be looking into the 15% cap (for elderly housing) of the total dwelling units in town and see if that would also need apply to the Work Force Housing. Open Space developments are currently allowed anywhere in town where space is available. Impact Fees would still apply to any housing that is not lawfully restricted to 55+. If the Elderly Open Space ordinance were to be applied there would be consideration for parking per unit based on bedrooms. The elderly ordinance requires 2 spots and homes cannot be more than 2 stories. Another concern is number of units on a lot as Elderly Open Space allows multiple units. Elderly Open Space requires at least 20 acres to qualify. Other concerns are that Elderly allows up to 2 bedrooms would Work Force housing may need more. If they want to increase the number of bedrooms, then they would follow the normal Open Space Ordinance. Impact Fees do not apply to 55 and up housing but would apply to Work Force housing.

There was discussion on if the State set a percentage of required amount of Work Force Housing. Ms. DiIunno stated that the State law is vague and says every municipality must provide reasonable and realistic opportunities for Work Force Housing. How does the State define the Affordable Housing threshold vs. Work Force Housing?

There was discussion on more specific things like storage, club house, parking standards and whether there should be a Work Force Housing Ordinance to include any incentives from Elderly Open Space and if that would provide more clarity.

The Board does have the option of reviewing architectural design in all cases.

2. HB 1021 and 1661 Action Items – Developing Findings of Fact – Ms. Miner and Ms. DiIonno are currently working on this and will be a work in progress. Ms. DiIonno is working with some language that Jen Rowden has created and get it into the Notice of Decisions. There is not a lot of guidance on how this is done and there will be some legal input for the applications. NHMA had a webinar as there are so many questions from all towns as this is very vague and will be a learn as you go.

V. ADMINISTRATION, OTHER

1. Circuit Rider Business

- a. Ms. DiIonno will be starting the Transportation Chapter of the Master Plan and is looking for volunteers to serve on the sub-committee. The date set is for Wednesday October 19 at 5:00 pm. They will reach out to the Road Agent Leon Holmes.
- b. Ms. DiIonno stated DES has released the latest round of Source Water Protection Grants of up to \$30,000. Ms. Miner distributed the Fremont Source Water Protection Plan Proposal from RPC with goals, objectives and tasks, which was previously discussed. Ms. DiIonno said that they would develop the Source Water Protection Plan for the town including administrative support to help get the BMP inspection program going (e.g., setting up forms and learning how to implement inspections).

2. Incoming Correspondence and Project Updates

- a. Liberty Lantern Estates – no updates
- b. Galloway Recycling and Shirkin Road Widening – Pre-construction meeting September 27 at 3pm. All members invited. Attendees will include Andy Galloway - owner and construction manager. Jeff Quirk - Senior Field Engineer for KNA, Ms. Miner and Road Agent Leon Holmes.
- c. Letter from the DOT stating they are doing work on a box bridge on Beede Hill Road they are asking for the town priority mitigation efforts. Ms. Miner and Ms. Carlson will be responding for all departments.
- d. DES sends out a newsletter on drinking water supply. This is moving to online only. Ms. Miner will be providing for the Board.
- e. Ms. DiIonno stated the state has released 3 housing grants for municipalities geared toward planning activities. She suggested Fremont apply for completing a regulatory audit. Grant monies may also be used to update the Housing Chapter of the Master Plan. After a brief discussion the Board would like to move forward with grant applications for the regulatory audit and housing chapter.
- f. Map 2, Lot 151-2 and 151-4 – Fremont Land LLC – Commercial Subdivision Application which includes a new road with a cul-de-sac at the end and paving phases. October 5.

3. Administration –

- a. **Budget 2023** – Capital Improvement Program (CIP) - Ms. Miner reported that the budget was recommended by the Budget Committee 6-1, Yokela voting nay.

VI. ADJOURNMENT

Mr. Karcz made a motion to adjourn the meeting at 7:45 PM. Mr. Kohlhofer seconded the motion. The motion passed 4-0.

Respectfully submitted,


Kathy Clement