

Report of the Zoning Board of Adjustment

In 2016 the Fremont Zoning Board of Adjustment convened for a total of eight monthly meetings. Six requested actions were addressed and three site visits were conducted which resulted in the following actions.

Case #	Map / Parcel	Application	Final Status
16-001	Map 6 Lot 11-1-22	Variance	Granted
16-002	Map 2 Lot 1-2	Variance	Granted
16-003	Map 5 Lot 34	Variance	Denied
16-004	Map 2 Lot 108-1	Variance	Granted
16-005	Map 5 Lot 35	Variance	Granted
16-006	Map 5 Lot 35	Appeal from Administrative Decision	Continued

In addition to hearing the cases that came before the Board, we also held several “work sessions” on regularly scheduled meeting nights to discuss and review:

- The criteria for the forms of zoning relief including Variance, Special Exception, Equitable Waiver of Dimensional Requirements and Appeal From Administrative Decision. Each of these has a very legal and unique set of conditions and procedure.
- Rules of Procedure

Purpose of the Zoning Board of Adjustment

The purpose of the Zoning Board of Adjustment is to hear and make decisions relative to Appeals from Administrative Decisions, Special Exceptions, Variances and Equitable Waivers of Dimensional Requirements. Appeals for a rehearing are also part of the Board’s responsibility.

Applications, Public Hearings, Site Visits and Decisions:

Each zoning application is carefully reviewed and considered by the Zoning Board of Adjustment Members. The Board typically meets at least three (3) times for each application request.

1. First there is a duly noticed Public Hearing held at the Fremont Town Hall. This Public Hearing gives the applicant the opportunity to present his/her case and for Board Members, the public, and abutters to become informed of the applicant’s request and to ask questions and convey any concerns. Continuation dates are usually chosen by the Board at this Public Hearing.
2. The Site Visit is helpful in that it allows the Members to visualize how the request might fit to the property and terrain.
3. Back to the Town Hall to continue the application presentation and for a possible decision.
4. Sometimes, depending on the scope of the case or time constraints, there can be further continuations of the Public Hearing before a decision is rendered.

This year, the Town welcomed a new Land Use Administrative Assistant, Casey Wolfe, who has been working and learning to keep the Land Use Office operating efficiently. She hopes to keep the ZBA informed on applications, procedures, and legal updates. The Town also welcomed two new Zoning Board of Adjustment members this year, Todd O'Malley (member) and Josh Yokela (alternate member). Todd and Josh have both proved to be invaluable members to the Board. In addition, Neal Janvrin has been promoted as a full member, and Dennis Howland was appointed as Vice Chair of the Board.

Our gratitude is extended to the Members who continue to volunteer their time and efforts to serve on the Town of Fremont Zoning Board of Adjustment. Their commitment and dedication to voluntarily serve the Town does not go unnoticed. Because members are expected to attend meetings on a regular basis, being a member of any Board takes time and commitment. We are also thankful to have an alternate member, who will step in as a voting member when a regular member is absent.

Current Members of the Fremont Zoning Board of Adjustment:

Douglas Andrew, Chairman
Dennis Howland, Vice Chair
John (Jack) Downing, Member
Neal Janvrin, Member
Todd O'Malley, Member
Josh Yokela, Alternate

Please visit the Zoning Board of Adjustment page on the Fremont Town website at www.fremont.nh.gov for ongoing updates and information relative to the Zoning Ordinance, decisions, minutes and agendas/meeting notices.

If you have any questions, concerns or suggestions for the Zoning Board of Adjustment, or if you would like to participate by filling one of the available positions, please contact Casey in the Land Use Office at 895-3200 X 17.

Respectfully submitted,

Douglas Andrew
Fremont Zoning Board of Adjustment Chairman

"Without a sense of caring, there can be no sense of community."

~ Anthony D'Angelo