

Report of the Planning Board

MEET YOUR 2021 PLANNING BOARD

The Fremont Planning Board is an all-volunteer group which is appointed by the Select Board. It operates under the auspices of NH RSA 673 to review plans for residential and commercial land use and consists of 7 members and can have up to 5 alternate members. One member is a Select Board representative, the other members are registered voting residents. Below are the names and roles of Fremont Planning Board members. As of the writing of this report there is one (1) Member space open and four (4) Alternate Member spaces open.

Paul Powers, Chair

Andrew Kohlhofer, Vice Chair

Roger Barham, Select Board Ex-Officio

Timothy Lavelle, Member

John (Jack) Karcz, Member

Brett Hunter, Member

Leanne Miner, Alternate Member

ROLES AND ACTIVITIES OF THE PLANNING BOARD

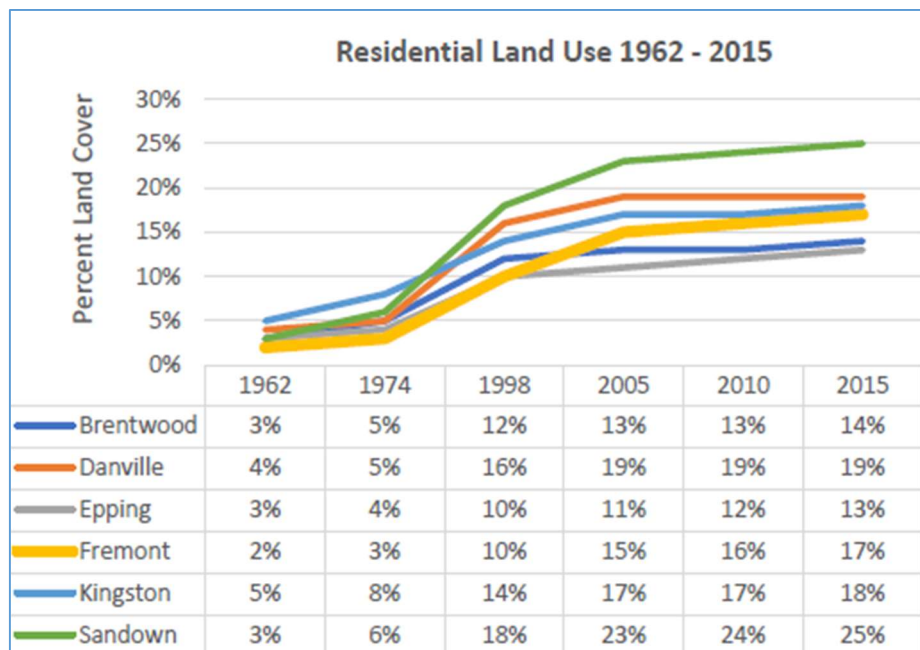
As a regulatory Board, members review Subdivision Plans, residential and commercial Site Plans and Lot Line Adjustments, and associated Conditional Use Permits. These plans and applications are reviewed under the requirements and standards set forth in Town Zoning Ordinances, Site Plan and Subdivision Regulations, and input from Town residents through the Public Hearing process. Throughout 2021 the Board met twice monthly to review the various aspects of five (5) projects including plans for a proposed Elderly Open Space Development off Main Street where a gravel pit once operated. Like most parts of New Hampshire, Fremont is seeing spurts of development in historical and agricultural open spaces. Three such developments including those on South Road, Scribner Road, and Main Street were, or are, being designed under the Town's Open Space Ordinances allowing for closer housing to preserve large open spaces.

For 2022 the Board is proposing two (2) amendments to the Fremont Zoning Ordinance. One is to simply eliminate incorrect example language for lot frontage. The second amendment is to make clarification on the number of bedrooms allowed for multi-family housing and to allow two (2) bedrooms for dwellings with five (5) or more family units for multi-family dwellings. Minimum lot sizes in and out of the Aquifer Protection District will remain two (2) and three (3) acres, respectively. Lot size requirements based on the number of dwellings will also remain in effect to control population density.

With a lighter than normal load of projects to review the Board was able to focus on substantial updates to Town Site Plan and Subdivision Regulations to incorporate Stormwater Regulations and associated road design standards.

An important non-regulatory responsibility of Board members include development and maintenance of the Town's Master Plan. The Master Plan guides the overall character,

appearance, growth, and development of a community. It provides guidance to local officials making decisions on budgets, ordinances, capital improvements, zoning and subdivision matters, and other growth-related issues. Throughout 2021 the Board continued to update to the Town's Master Plan including Land Use and adopted an update to the Natural Resources Inventory (NRI) which was prepared by the Town's Conservation Commission. The NRI was a substantial effort that includes a wealth of technical data and mapping specific to the Town of Fremont. We hope you took time to review the Town's Vision Chapter of the Master Plan which includes a survey on what residents like about Fremont and see what Goals and Actions were developed moving forward. Perhaps there is somewhere you have interest and can help the Town accomplish their goals and vision. 2022 Master Plan updates will include a new Natural Resources Chapter and updated Recreation Chapter.



Graph from the Land Use Chapter of the Master Plan showing changes in residential land use over time compared to towns of similar size.

Another non-regulatory role of the Planning Board is developing and maintaining a Capital Improvement Program (CIP). This is done in Committee by Planning Board and Budget Committee members. The purpose and effect of the CIP is to aid the Budget Committee in their consideration of the annual budget. A CIP also creates a bridge between fiscal realities of improving and expanding community facilities based on the Town's vision, actions and goals set forth in the Master Plan. The 2022 CIP Committee includes:

Planning Board Members

Roger Barham
 Andy Kohlhofer
 Leanne Miner

Budget Committee Members

Jon Benson
 Brian McGinn

PLANNING BOARD BUDGET

In 2021, the Planning and Zoning Boards spent \$41,139 of the \$47,576 budgeted. In addition to covering administrative and operating costs of the Land Use department, a portion of the budget goes toward Professional Planner services provided by the RPC. The RPC also provides consulting services for updating the Town's Master Plan, Zoning Ordinance, and Capital Improvement Planning.

There are vacancies on the Planning Board if you are interested in getting involved and making decisions that shape our community. Consider attending meetings and joining as an alternate member. Please feel free to contact Leanne Miner at 603 895 2226 x 306 or landuse@fremont.nh.gov anytime, with questions, comments or interest in becoming a volunteer on the Board.

Respectfully submitted on behalf of the Fremont Planning Board,

Leanne Miner
Land Use Office



The Exeter River in winter
as seen from the rear of the
Riverview Estates Subdivision,
located off of Danville Road prior
to the Danville line.

Photo courtesy of Michelle Gallant