

Report of the Zoning Board of Adjustment

MEET YOUR 2021 ZONING BOARD OF ADJUSTMENT

The purpose of the Zoning Board of Adjustment (ZBA) 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. The Zoning Board of Adjustment consists of five (5) voting members and up to five (5) alternate members who are registered voter residents appointed by the Select Board. Below are the names and roles of Fremont ZBA members. All 5 Alternate positions are open.

Douglas Andrew, Chair

Dennis Howland, Vice Chair

Neal Janvrin, Member

Todd O'Malley, Member

Joshua Yokela, Member

ROLES AND ACTIVITIES OF THE PLANNING BOARD

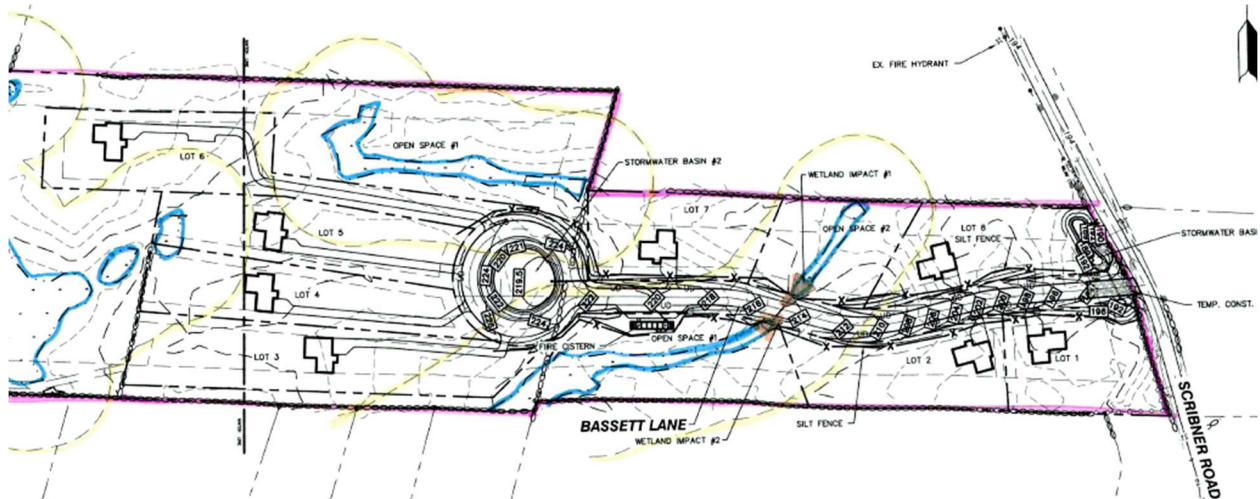
In 2021 the Fremont Zoning Board of Adjustment (ZBA) convened to hear ten (10) cases, a substantial increase over the two (2) cases in 2020. Three (3) cases were part of the overall approvals process for larger residential developments. The remaining seven (7) cases were to hear requests for Variance or Special Exception by residents to rebuild, expand their homes, or place an accessory building like a shed where the Zoning Ordinance prohibits such use. On all such occasions the Applicant submits an application to the ZBA through the Land Use Office describing how their request meets the criteria for the ZBA to grant their request. Members, who are volunteers, are committed to thoroughly evaluate each case and make decisions referencing the pertinent Ordinances and NH Statutes, that affect our community and natural resources through the Public Hearing process.

APPLICATION PROCESS:

Each zoning application is carefully reviewed and considered by the ZBA Members at a Public Hearing. The Public Hearing gives the applicant the opportunity to present their case and for Board Members, the public, and abutters to become informed of the applicant's request, to ask questions, and to convey any concerns.

Most applications that come before the ZBA are for Variance requests. A variance is a waiver or relaxation of particular requirements of the Town's Ordinance when strict enforcement of the Ordinance would cause undue hardship because of the circumstances unique to the property.

Another common type of case that comes before the ZBA is a request for Special Exception. A special exception is a use of land or buildings that is permitted, subject to specific conditions that are set forth in the Town's Ordinance. When a special exception case involves the proposed dredging, filling, drainage or otherwise altering the surface configuration of the land in a wetland or watershed area in such a way that is deemed essential to the productive use of the land, the ZBA must also consider a technical review by the Rockingham County Conservation District as to the potential environmental effects of such proposed use upon the area in question.



As part of the Special Exception review process, the ZBA considered a technical review by the Rockingham County Soil Conservation District (RCCD) regarding environmental impacts to wetlands (in blue) and watershed areas. The Special Exception was granted with conditions including recommendations by the RCCD.

Below is a summary of 2021 cases heard before the ZBA and their outcomes:

Case #	Parcel Map & Lot #	Street Address	Type of Case	Outcome
021-001	Map 3, Lot 037.003	Spaulding Road	Variance	Denied
021-002	Map 1, Lot 082	Scribner Road	Special Exception	Granted w/ conditions
021-003	Map 2, Lot 070	Main Street	Variance	Denied
021-004	Map 7, Lot 006	34 Tibbetts Road	Special Exception, Variance	Granted
021-005	Map 2, Lot 067	695 Main Street	Special Exception	Granted
021-006	Map 2, Lot 020.004	11 Currier Lane	Variance	Granted
021-007	Map 2, Lot 029.002	936 Main St	Variance	Granted
021-008	Map 2, Lot 105.029	57 Kelsey Drive	Variance - House	Granted
021-009	Map 2, Lot 001.018	70 Thunder Road	Variance	Granted
021-010	Map 2, Lot 105.029	57 Kelsey Drive	Variance - shed	Granted

In an effort to increase ease of public access to land use matters, ZBA Applications and Notices of Decision are now available on the ZBA page of the Town's Website. You can also sign up to receive Notices of Public Hearings on the Towns Website. All hearings are public and may be attended in person, but never before has it been more convenient to access cases live or recorded thanks to Fremont Community Television's continued efforts to make them available on Vimeo and now YouTube. If you are interested in getting involved, consider joining as an alternate member to gain the experience. Please feel free to contact Leanne Miner at 603 895 3200 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 Zoning Board of Adjustment,

Leanne Miner
Land Use Office