

Report of the Planning Board

MEET YOUR 2022 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. The Board consists of 7 members and can have up to 5 alternate members. One member is a Select Board representative, and 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 1 Member space open and 4 Alternate Member spaces open.

Paul Powers, Chair

Roger Barham, Select Board Ex-Officio

John (Jack) Karcz, Member

Leanne Miner, Alternate Member

Andrew Kohlhofer, Vice Chair

Timothy Lavelle, Member

Brett Hunter, Member

2022 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 within the requirements and standards set forth in Town Zoning Ordinances, Site Plan and Subdivision Regulations, and input from Town residents during the public hearing process. In 2022 the Board met twice monthly to review the various aspects of 11 applications compared to 5 in 2021. Highlights of applications reviewed by this Board include:

- Final plans for a new Elderly Open Space Development called Liberty Lantern Estates, located on Main Street where a gravel pit once operated. This application was submitted in October 2021.
- South Road Subdivisions: Like most parts of New Hampshire, Fremont is seeing development in agricultural open spaces including 2 new subdivisions on South Road, creating 5 new buildable residential lots where some of the Town's Prime Farmland is mapped (See Map 4, Agricultural Soils, Natural Resource Inventory Fremont, NH 2020 Update).
- Amendment to the Scribner Road Open Space Development with proposed public roadway called Bassett Lane to have homes sprinkled in lieu of installing a fire cistern.
- A public hearing for Eversource to review plans for tree removal along North Road, a designated Scenic Roadway.
- A Major Site Plan Review for Three Maples Renaissance Corporation that applied to expand their commercial use of Martin Road property to allow for overall safer and drier conditions during the annual Renaissance Faire. The location, Map 6, Lots 34 and 35, is also home of the annual Grass Drags.
- In preparation to welcome new tenants to the Iron Horse Park, Applicant Fremont Land LLC submitted a subdivision application with a proposed public roadway at Map 2, Lot 151-2.

They are currently working with the Select Board on roadway acceptance of Iron Horse Drive which was recommended by the Board as part of their review of the subdivision application. A second application was filed for a new lot to be subdivided from the same property, but fronting Main Street/Route 107. The Board anticipates applications from the new owners in 2023 as this area is developed by new business and residential land users.

- A lot line adjustment application for existing parcels on map 3, lots 62, 62-1, and 4-55, nearest to Beede Hill Road, was reviewed by the Board late in 2021 and approved in 2022 and considering legal reviews and responses. This project was also the subject of two applications with the Zoning Board of Adjustment.
- Lastly 2 applications were reviewed for the Spaulding Road and Main Street area. One was to simply amend a previously approved Lot Line Adjustment and the other was a Minor Site Plan Review for land use change from commercial to residential.

With the professional input from the Town's Consulting Engineer, Keach Nordstrom Associates, the Rockingham County Planning Commission (RPC), Town Departments and Committees, and Town Legal Counsel, the Board approved all applications with conditions as appropriate in accordance with Town Regulations.

In December the Board held a public hearing for three (3) Zoning Ordinance Amendments. These amendments are proposed to accomplish the following:

- Provide more clarity on commercial uses including Motor Vehicle Sales and Repairs and in which district these uses are permitted or prohibited.
- Eliminate the definition of Feedlot which specifies 5 or more animals which is counter to the Town's welcoming Agricultural land uses. The Board recognizes that the State and Federal Government already regulate matters related to heavy agricultural use and prefers not to add to the regulatory burden.
- Add language clarifying how new state law (RSA 674:17, IV) requires the application of land use incentives to workforce housing.

An important non-regulatory responsibility of Board members include development and maintaining 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. In 2022, the Planning Board updated two chapters with the professional support of the RPC including Town Recreation and Natural Resources. For the Recreation Chapter, the subcommittee consisted of representatives from the Planning Board, Town Library, Parks and Recreation Commission, Fremont Athletic Association, and Town Historical Society. For the new Natural Resources Chapter, the subcommittee included Planning Board and Conservation Commission members. Both chapters were adopted into the

Master Plan in June 2022. All chapters of the Town's Master Plan are available on the Planning Board's web page <https://www.fremont.nh.gov/planning-board/pages/master-plan>.

The Board is already at work on the 2023 Master Plan updates which will include key updates to Transportation and Housing Chapters. These are timely updates as the Road Agent updates our 10-year roadway plan and new data comes in from the Regional Housing Needs Assessment combined with the hot-topic of Workforce Housing and a population boom that seems to continue here in Rockingham County.

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 did not meet, however the program was re-established with the input of Town Committees and Department Heads and will be ready for thoughtful discussion and support during the 2023 budget season. The 2022 CIP Committee includes:

Planning Board Members

Roger Barham
Andy Kohlhofer
Leanne Miner

Budget Committee Members

Jon Benson
Steve Bonaccorsi

PLANNING BOARD BUDGET

In 2022, the Planning and Zoning Boards spent \$36,943 of the \$51,218 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 majority of the amount underspent in 2022 is in clerical wages and professional services of the RPC which are due in part to contractual modifications with the RPC and efficiency of Boards and the Land Use Office. A total of \$630.19 of the 2022 budget was spent at year end for work in progress including the design and printing of new boundary markers for permanently marking limits of conservation easements and protected natural resources most often at the limit of wetland buffers.

The Planning Board relies on various regulations, procedure, and input from professionals, but they also have significant input on the outcome of the way a project looks and fits into the Town's vision while being conscientious of Town resources and overall safety. 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. Please contact Leanne Miner to learn more or submit a very simple application to volunteer on the

Board. Following are some snaps of a typical project plan review. I hope I have captured some of the comradery and fun that comes with being a volunteer member of a Town Board.

Respectfully submitted on behalf of the Fremont Planning Board,

Leanne Miner
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Typical meeting of Planning Board reviewing application and having discussion with Applicant. L to R (Clockwise): Land Use Administrative Assistant Leanne Miner, Circuit Rider from

Rockingham Planning Commission Madeleine Dilonno, Applicant Representative William Gregsak, Ex-Officio Select Board Roger Barham; Chair Paul Powers; Vice Chair Andy Kohlhofer, Member Jack Karcz. Screen capture from FCTV on Vimeo courtesy of Leanne Miner.



Some light moments during a Board meeting discussing the need to modify the word “Elderly” in our Zoning Ordinance to “Age-Restricted” as several board members near the age of 55. Unfortunately the calendar is tight at this time of year so the Board will propose this Warrant for adoption in 2024. Above: Chair Paul Powers and Vice Chair Andy Kohlhofer. Below: Members Jack Karcz and Tim Lavelle.

AA Leanne Miner updates the Board regarding



administrative matters, ongoing development and commercial projects, and other department news at each meeting.

