

Report of the Zoning Board of Adjustment

MEET YOUR 2022 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 and requests for 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 may have up to 5 voting members and up to 5 alternate members. All members must be registered voters, residents of Fremont, and appointed by the Select Board. Below are the names and roles of 2022 ZBA members. At the writing of this report, there are 5 alternate member positions open.

- Douglas Andrew, Chair
- Todd O'Malley, Vice Chair
- Neal Janvrin, Member
- Joshua Yokela, Member
- Kalup Veneman, Member



From L to R: Land Use Administrative Assistant Leanne Miner, Guest Kalup Veneman, Member Joshua Yokela, Chair Doug Andrew, Member Neal Janvrin. December 27, 2022 Zoning Board meeting. Screen capture from FCTV on Vimeo.

2022 ACTIVITIES OF THE ZONING BOARD OF APPEALS

In 2022 the ZBA convened on 8 occasions and heard 8 cases. The cases involved commercial and residential properties and a variety of requests as follows:

- Three cases were for Special Exception requests to place whether a driveway or portion of a structure within wetland buffers or property setback. All were granted under specific criteria, two of which required technical review by the Rockingham County Soil

Conservation Service District for environmental effect of such proposed use on the wetland and watershed protection area.

- One variance was granted for the Renaissance Faire, a commercial event, to take place annually for 2 weekends on a residential property in the Flexible Use Residential District.
- An Equitable Waiver of Dimensional Requirements was granted to rebuild a shed on an existing foundation that was originally built in violation of the Zoning Ordinance, in this case within the prescribed side setback.
- A Variance was granted for the placement of a shed within the side setback at a residential property.
- A Variance was granted for an existing parcel that had no frontage on a Class V or better road to construct a single-family residence. This Variance was granted with conditions that have not yet been met. An Exception to allow a building permit to be issued at the same lot having no frontage on a Class V Road pursuant to RSA 674:41 II was also granted with conditions that have not yet been met.

APPLICATION PROCESS:

Each zoning application is carefully reviewed and considered by the ZBA Members in 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.

Below is a summary of 2022 cases heard before the ZBA and their outcomes.

Case #	Parcel Map & Lot #	Street Address	Type of Case	Outcome
022-001	Map 2, Lot 70	Main Street	Special Exception	Granted
022-002	Map 1, Lot 71	South Road	Special Exception	Granted
022-003	Map 6, Lot 35	Martin Road	Variance	Granted
022-004	Map 2, Lot 44	6 Danville Road	Special Exception	Granted
022-005	Map 5, Lot 4-13	43 Midnight Sun Drive	Equitable Waiver	Granted
022-006	Map 3, Lot 62-1	Beede Hill Road	Variance	Granted w/ Conditions
022-007	Map 5, Lot 55-3	366 Beede Hill Road	Variance	Granted
022-008	Map 3, Lot 62-1	Beede Hill Road	Waiver Request	Granted w/ Conditions

Applications and Notices of Decision are available on the ZBA page of the Town's Website. You can also sign up to receive E-Alerts for Town News and Events on the Homepage of the Town's 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.

MEMBERSHIP

Members come from a variety of professional and personal backgrounds. They are volunteers who are committed to thoroughly evaluate each case and make decisions that affect our community and natural resources through the Public Hearing process.

Sadly, the Board lost longtime member and Vice Chair, Dennis Howland, who was active on the Board since 2016. Leanne Miner was an Alternate Member for a few months which allowed applicants the legal right to a full Board to hear their requests. In December, the Board welcomed new member Kalup Veneman who was appointed by the Select Board in December.



2020 ZBA Members L to R: Todd O'Malley, former member John (Jack) Downing, former member Dennis Howland, Doug Andrew, Neal Janvrin, Joshua Yokela. Photo courtesy of Casey Wolfe

If you are interested in getting involved, consider joining as an alternate member to gain the experience. Please contact Leanne Miner 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
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Sign installed outside at the rear of Town Hall to direct visitors to the basement uses and offices

Photo courtesy of Bill Millios

