

Board Members Present: Chair Doug Andrew, Members Neal Janvrin, and Todd O'Malley

Also present:

Leanne Miner, Land Use Administrative Assistant; Joseph Nichols of Nichols Environmental
Alex Monastien, Gove Reality

I. WELCOME

Mr. Andrew opened the meeting at 7:00 PM.

II. MINUTES

Mr. Janvrin made a motion to approve the meeting minutes from January 25, 2022. Mr. O'Malley seconded the motion and the motion passed 3-0.

III. NEW BUSINESS

Case 022-002 - Public Hearing Map 1, Lot 071-001: South Road - Applicant Joseph Falzone of Manchester, MA requests a Special Exception to construct a single driveway with utilities to access a buildable upland area on a recently subdivided property having a parcel identification of Map 1, Lot 071.001 which is located on South Road in Fremont, New Hampshire. The proposed driveway will impact 9,567square feet (0.22 acres) of Watershed Protection Area (Fremont Zoning Ordinance Article 12, Section 1201.5). Permitted uses in this area do not include altering the surface topography, so the Applicant has applied for a Special Exception in accordance with Article 12 Section 1201.8 of the Fremont Zoning Ordinance.

Mr. Andrew noted that there was a quorum present, but the full Board was not. Mr. Nichols stated that he was okay moving forward with the Board as is. Mr. Andrew invited the Applicant to present their case.

Mr. Nichols provided an overview of the site plan describing the location of the driveway proposed to be constructed in the wetland buffer. He described the drainage structures and how the placement of the driveway minimizes impact on the wetland buffer. The Fire Chief approved the pull over required due to the length of the driveway. The Road Agent has reviewed the driveway location as well. Mr. Nichols read the highlights of the Rockingham County Conservation District Report dated February 1, 2022.

Mr. Nichols made brief statements on how the proposed driveway location meets the special exception criteria for such a productive use of the land to allow access ways and utilities in the wetland buffer. There was discussion about drainage. It was noted that the driveway would be paved.

The Board acknowledged the responses to the 3 criteria as submitted and on file and proceeded to department and public comments.

Ms. Miner read the notification report as follows:

Date Published in Union Leader 2-14-22

Date Posted Town Hall 2-10-22

Date Posted at Post Office 2-11-22

Date Mailed to Abutters 2-11-22

Department Comments

Ms. Miner noted that she had comments from Town Departments and submitted by the public as follows:

- The Police Department commented *no issues*;
- Road Agent commented *that driveway permits are needed*.
- Buildings Department *no comment*

Public Comment: Mr. Gerard Sevigny, 201 South Road (abutter) – mailed in a comment *My concern if said driveway is approved that culverts be installed where needed, so natural water flow will not be disrupted through existing field.*

Mr. Janvrin motioned to open the public comment period with a second from Mr. O'Malley. The motion passed 3-0.

No public comments.

Mr. Janvrin motioned to close the public comment period with a second from Mr. O'Malley. The motion passed 3-0.

Mr. Janvrin motioned to grant the Special Exception to construct the single driveway with utilities to access a buildable upland area on parcel Map 1, Lot 071.001 on South Road. The proposed driveway will impact 9,567square feet (0.22 acres) of Watershed Protection Area. Mr. O'Malley seconded the motion and the motion passed 3-0.

The hearing was closed at 7:13 PM.

IV. CONTINUED BUSINESS – No continued business was discussed.

V. ADMINISTRATION

Mr. Janvrin motioned to recommend the Select Board appoint Doug Andrew to the ZBA as a member for another 3 years, a term of 2022 to 2025. Mr. O'Malley seconded the motion and the motion passed 3-0.

Mr. Janvrin motioned to recommend the Select Board appoint Joshua Yokela to the ZBA as a member for another 3 years, a term of 2022 to 2025. Mr. O'Malley seconded the motion and the motion passed 3-0.

VI. ADJOURNMENT

Mr. Janvrin motioned to adjourn at 7:18PM with a second from Mr. O'Malley and the motion passed 3-0.

Respectfully Submitted,



Leanne Miner, Land Use Administrative Assistant