



**FREMONT PLANNING BOARD**  
**March 5, 2014**  
**Meeting Minutes**

Present: Chairman Roger Barham, Vice-Chairman John (Jack) Karcz, Members Jack Downing and Andy Kohlhofer, Alt. Phillip Coombs, Selectman Brett Hunter, Building Official Bob Meade, and Land Use AA/Recording Secretary Meredith Bolduc.  
Also present: Tom O'Brien

Mr. Barham opened the meeting at 7:05 pm.

At the August 7, 2013 meeting Mr. Barham designated Alt. Coombs to fill a vacancy on the Board until the Board of Selectmen fills the vacancy, as allowed by RSA 673:12, III. This designation remains in effect.

**MINUTES**

Mr. Coombs made the motion to approve the minutes of the February 19, 2014 meeting as written. Motion seconded by Mr. Hunter with unanimous favorable vote.

Mr. O'Brien was introduced to the Members. He said he lives at 259 Main Street and is interested in serving on the Planning Board. He said he is willing and able to donate time for such service. He has experience in construction and property maintenance and is a licensed Realtor in the State of NH.

**BUILDING INSPECTOR**

Mr. Meade reported the following:

- Lennon; Brentwood Road: The chimney is still not finished so there is no update on the final home inspection.
- Whittal, corner of Abbott and Sandown Roads: A letter was sent to Ms. Whittal about complaints and code violations relative to junked and unregistered vehicles on the property.
- Woulfe, corner of South and Scribner Roads: A letter of denial was sent to Mr. Woulfe for a proposed garage location approximately 15' from the edge of a poorly drained soil area. There is a question of possible wetland.
- School inspection: This inspection, which is done every 5 years, showed:
  - There are some pipe insulation problems in bathrooms.
  - There will need to be an inspection of the playground and sports field when snow melts.
  - The lab checklist needs to be finished making certain that materials in the locked cabinets are property labeled and that safety is part of the curriculum.

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- There is a need to make certain there is an up to date first aid kit in the science lab.
- Seacoast Farms, Shirkin Road: received a complaint of trucks hauling in snow to the Seacoast Farms site. Mr. Meade spoke with Mr. Kelly who said the snow comes from a worksite so there is no salt or sand. No violations were found.
- Eric Lourette, 197 Sandown Road: There was contact relative to a “no parking” sign on an entrance gate and the installation of “no parking” signs along the street by people attending events at the property. The Road Agent and Police Chief were consulted.
- Witham, Rt 107: received a call that another unregistered vehicle showed up on the lot. The car was gone by the time he checked on it.

CIP

Mr. Barham said he has set up a process for the CIP and he has contacted Mr. Cordes to discuss the process and procedure.

SITE PLAN REVIEW

There was a discussion relative to the process of a Minor Site Plan Review. Mrs. Bolduc suggested that during the process of voting on a Site Plan Review and Conditional Use Permit each Board Member should have a copy of the application, because it lists each of the Minor Site Plan Review criteria, and a copy of Article XVIII Section 8.6 (Conditional Use Permit criteria). These would be in conjunction with the plan submitted to help the Members determine if each criteria is addressed. The Members agreed.

INCOMING CORRESPONDENCE

There was no incoming correspondence.

SITE VISIT

The Members were reminded of the Lourette site visit at 197 Sandown Road at 11:00 am on Saturday March 8, 2014.

Mr. Karcz made the motion to adjourn at 7:40 pm.

Motion seconded by Mr. Coombs with unanimous favorable vote.

Next regular meeting: March 19, 2014.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

LEGISLATIVE BILLS

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The following bills are among those introduced for the 2014 Legislative Session. Mrs. Bolduc will follow these bills and report any results to the Board.

- House Bill 114: This bill would allow Planning Boards to use their discretion in requiring a landowner subdividing their property grant a right of way to their neighbor if the neighbor's property is landlocked.

**ACTION ITEMS**

From February 19

Bolduc:

- Post notice of the March 8, 2014 Site Visit – Lourette property. Completed.

**PROJECTS PENDING/COMPLETED WITH RPC**

- CIP Annual Process - Funded with the 2010 Targeted Block Grant (TGB); completion date of June 30, 2010. Paid Towns share of **\$1,000** in December 2009. Pending as of this date.
- Provide one (1) final paper copy and one (1) electronic version of the updated MP. Provide one (1) final copy of all elements of the CIP annual update process- Funded with the 2010 Targeted Block Grant (TGB); completion date of June 30, 2010. Paid Towns share of **\$1,000** in December 2009. Pending as of this date.
- Vision Chapter of MP - Funded with the 2012 Targeted Block Grant (TGB); completion date of June 30, 2012. Paid Towns share of **2,500** in November 2011. Completed.
- Energy Chapter of MP – Funded through the Energy Technical Assistance Program (ETAP) (no Town cost-share). Completion date of April 30, 2012. Pending as of this date.
- Growth Control Chapter of MP – Funded through the 2013 Targeted Block Grant (TGB); Completion date of June 30, 2014.

Updated project timeline table below.

**RPC**

Projects Non-CTAP	Status	2010 30 June	2012 April 30	2012 June 30	2014 June 30
CIP Process Submittal Materials (2010 TBG)	Pending	Contracted Completion Date			
1 final copy of updated MP, CIP elements (2010 TBG)	Pending	Contracted Completion Date			
MP Vision Chapter update	Completed			Contract Completion date	
MP Energy Chapter	Pending		Completion date		Contract Completion Date
MP Growth Control Chapter	Pending				Contract Completion Date