



FREMONT PLANNING BOARD
August 05, 2015
Meeting Minutes

Present: Chairman Roger Barham, Vice-Chairman John (Jack) Karcz, Members John (Jack) Downing, Brett Hunter, Phil Coombs, Selectman Leon Holmes Sr, Alt. Thomas O'Brien, Building Official Bob Meade, RPC Circuit Rider Jenn Rowden

This meeting was live broadcast on FCTV channel 22.

Mr. Barham opened the meeting at 7:00 pm.

MINUTES

Mr. Karcz made the motion to approve the minutes of the July 22, 2015 meeting. Motion seconded by Mr. Downing with unanimous favorable.

CAPITAL IMPROVEMENTS PLAN (CIP)

Ms. Rowden discussed getting all departments on board and having it reviewed by the Board of Selectmen. There is a lot of road work. Mr. Holmes asked about data collection for roads. Ms. Rowden stated they are still planning for September or October with an analysis this fall which would be too late for budget timing. Mr. Barham said the expenditure had to catch up with what the roads need and reiterated would not be ready for budget time this year but would be helpful in the future. All wanted to see public input, fire & police comments on roads and that monetarily, roads, police, fire and school take most of the funds available. Mr. Barham thought all the more reason for good public outreach.

The Board discussed what we are looking for, for new hires, generate 5-6 year expenditure, survey to handle and maintain roads. Major capital expenses – need to do more roads (roads & bridges). Ms. Rowden said she would meet with Mr. Barham and the Town Administrator to develop a strategy for getting needed information from all town departments and to get the CIP Committee started.

BUILDING INSPECTOR

For the month of July, we had two new homes (Spaulding Road), five renovations, a shed, a pool and forty trade permits.

The Witham Septic sign was taken down by the home owner shortly after being tagged.

Dan Tatem would like Merrill Construction to follow up with pictures once the seeding takes.

Approved 08/19/2015

PJP – KTM/Cooper office approved at 34,730 square feet.

Daycare at 300 Main Street will not be, a Place to Grow did not sign the lease.

Had gone out to take a look at Pitkin Pond, not much had changed. Mr. Pitkin plans to make it deeper.

Perhaps it is time for a letter to the association about repainting the water tower.

Someone came in looking to have a daycare out on Riverside with five children as a Home Occupancy. Mr. Barham asked how many children before it was not a Home Occupancy? Mr. O'Brien read part of the Home Occupancy regulations. Ms. Rowden found that Article XVIII 9. H.O. 9.3 e. has nursery school with six or fewer children.

Mr Meade reported on complaints at 459 Whittier Drive, regarding through traffic, driveway, and wetlands violation and gone beyond Home Occupancy. Someone had complained to the Police Department about through trucking but where Mr. Suprenant lives on Whittier it is not through trucking. Someone had also complained to the Road Agent about work done on driveways (his and a neighbor) and permits were taken out and Leon Holmes Jr. and Meade went out. They also looked at the fill and saw it too close to the wetlands.

Mr. Suprenant stated that he did not know who did it or whose property it was. Where it is not going to be cleaned up, Mr. Meade will find out whose property it is and file a complaint with DES. As far as a Home Occupancy, there has not been a written complaint. Most felt that he was right on the edge and did not need a site plan at this point. He is on a flexible use Road (corner of Whittier & Chester). At least one member felt he may need a review.

Mr. Karcz, Mr. Barham and Mr. Meade brought up different examples of vehicles with lettering that were and were not within Home Occupancy. Mr. O'Brien read part of the Home Occupancy regulations. Ms. Rowden suggested reevaluating our Home Occupancy regulation (be more specific where that threshold is). It was reported that another neighbor needed a driveway permit as well.

We received an e-mail from DES that Mr. Frost at 281 Beede Hill Road has missed his deadline to file an application for the pond he put on his property without permits. Another letter went out from Mr. Lewis (DES).

Meade has not seen anything from Mr. & Mrs. Hirsch on the sign permit.

BARTHELEMY – MARTIN ROAD 06-021

Site Plan Review Amendment at 154 Martin Road. Mr. McDonald came to the meeting at 7:05 and sat down with the board shortly after 7:30 pm. An application was filed, notices went out (July 21st) and Department comment sheets were in. It was the Board's feeling that the application was incomplete. Ms. Rowden did not have contact information for the applicant to discuss the missing information with the applicant. The submitted application was for a major site plan with numerous waiver requests. When the project was preliminarily discussed with the Board, the Board recommended the project may qualify for a minor site plan. Mr. McDonald asked what was missing and Ms. Rowden stated that abutters were not shown on the drawing submitted, utilities, map & lot number, directional arrow and owners information.

Approved 08/19/2015

There was some discussion as to whether it still could be a minor site plan amendment. Site Plan Regulations were brought out for the checklist. Mr. McDonald and Ms. Rowden will arrange a meeting to review his application to assist him in having a complete application for the next meeting (August 19th). Mr. Barham opened the public hearing and then asked for a motion to continue the hearing to the next meeting. Mr. Karcz made the motion with Mr. Coombs seconding.

MASTER PLAN

Mr. Barham asked everyone to review the updated Energy Chapter. It was asked to have the Energy Committee comment (Mr. Cordes).

RECODING ZONING ORDINANCE

Ms. Rowden produced a copy of the Zoning Ordinance renumbered and laid out to flow better than what we have been adding to over the years. It will be sent out for all to review. The Sign Ordinance will be worked on later. The Block Grant funding is pretty much used up. Mr. Barham asked that we read and bring suggestions on the sign ordinance – to change or not to change?

RPC CIRCUIT RIDER/PLANNER CONTRACT

The contract will be modified based on the Board's discussion at the last meeting and Ms. Rowden will forward the contract as discussed to Mr. Barham.

INCOMING CORRESPONDENCE

There was no incoming correspondence.

Mr. Hunter made the motion to adjourn at 8:35 pm. Motion seconded by Mr. Coombs with unanimous favorable vote.

Next regular meeting: August 19, 2015

Respectfully submitted,

Bob Meade
Building Inspector / Code Enforcement Officer

ACTION ITEMS

Zoning ordinance and sign ordinance
Water tower letter
DES letter for Whittier Drive