



Fremont Board of Adjustment
November 27, 2012
Meeting Minutes
Approved December 18, 2012

Members present: Chairman Doug Andrew, Member John (Jack) Downing and Alt/recording Secretary Meredith Bolduc.

Mr. Andrew opened the meeting at 7:30 pm.

At the August 25, 2009 meeting Mr. Andrew designated Alternate Meredith Bolduc to fill the vacancy on the Fremont Board of Adjustment until such time as the Selectmen have appointed someone to serve as a full Board Member to fill that vacancy. That appointment remains in effect.

MINUTES

Mr. Downing made the motion to accept the minutes of the October 26, 2012 meeting as written. Motion seconded by Mr. Andrew with unanimous favorable vote.

ZONING ORDINANCE AMENDMENTS

Mrs. Bolduc and Mr. Downing reported that the Planning Board has scheduled a December 5, 2012 Public Hearing to approve for the 2013 vote an amendment to Article XVIII of the Fremont Zoning Ordinance to update the Fremont New Hampshire Zoning District Map dated December 13, 2006 to reflect the following.

1. Where a property falls within the Village District, Corporate Commercial District or the Commercial Highway District and is also located on a red road which is zoned Flexible Use Residential, the applicable zoning regulations will be that of Village District, Corporate Commercial District or the Commercial Highway District.
2. Remove Shirkin Road west of Beede Hill Road from the list of Red Roads which are zoned Flexible Use Residential.

The Planning Board has already approved for the 2013 vote an amendment to Article XVIII to remove from the Corporate Commercial District the parcels located at Map 5 Lot 36 and Map 5

Lot 37, and update the Fremont New Hampshire Zoning District Map dated December 13, 2006 to reflect this amendment.

This led to a discussion about how the current zoning affects parcels fronting on a Red Road (Flexible Use Residential) that are also in a commercial district and how they would be affected by these two amendments. The Members also discussed the amendments and how variances could be determined.

OPEN SPACE

It was noted that there is a Design Review public hearing scheduled with the Planning Board for a potential Open space subdivision. There was a conversation about the Open Space Preservation Ordinance (Article XVIII Section 10). Mrs. Bolduc offered that although the Article was adopted in 2007 this is relatively new to the Board as there has not been an application for relief to Section 10 and the Members should make themselves familiar with the Article.

RULES OF PROCEDURE

The Board reviewed and discussed the current ZBA Rules of Procedure. They will further review them at their leisure so they can be discussed and possibly modified at the next meeting.

CORRESPONDENCE

There was no incoming correspondence.

At 8:25 pm Mr. Downing made the motion to adjourn.
Motion seconded by Mr. Andrew with unanimous favorable vote.

Next meeting: scheduled for December 18, 2012.

Respectfully submitted,

Meredith Bolduc, recording secretary
