



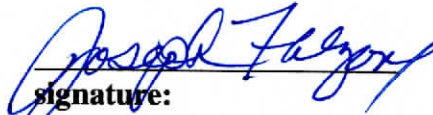
FREMONT SUBDIVISION PLAN CHECKLIST

An application shall include this checklist and the following to be considered complete:

CHECK LIST FOR PREPARING SUBDIVISION APPLICATION

Processing of this application will be significantly delayed if it is not complete

- ☒ **Cover letter of intent**
- ☒ **4 Full Size, 8 - 11" x 17" copies of your plan**
- ☒ **A typed current abutters list** (checked at the Town Office)
- ☒ **The proper check amount**
 - \$350.00 per lot** for the fee
 - \$125.00** for the advertising
 - \$15.00** per abutter (which includes the actual owner, anyone whose stamp or seal appears on the plan, anyone whose property physically abuts or is directly across a street or river from the subject property)
- ☒ **Your list of requested waivers**
- ☒ **I do hereby certify that this application for a Subdivision meets all Fremont Zoning Regulation requirements.**
- ☒ **I do hereby agree that I am responsible for all costs for engineering assistance and /or all consulting costs regarding this Site Plan Review as per Section 5-D of the Subdivision Regulations.**
- ☒ **A copy of this application has been sent to the project Engineer for the Town of Fremont and to the Rockingham Planning Commission for review.**


signature:

The application, including this checklist sheet signed by the actual owner, must be sent via **certified mail** to:

FREMONT PLANNING BOARD
P.O. Box 120
Fremont, New Hampshire 03044

This checklist is intended to be only a guide. Refer to Subdivision Regulations for complete requirements.



APPLICATION FOR SUBDIVISION

Name of Applicant(s): Joseph Falzone

Address: 73 Harbor Street, Manchester, MA 01944

Owner(s) of Property concerned: West 50% TIC, Bruce R., West 50% TIC, Wilfred C.

(If same as above, write "same")

Mailing Address: 173 South Road, Fremont, NH 03044

(If same as above, write "same")

Contact information:

Location of Property: TM 1, L 71 - 173 South Road

(Map #, Lot # and Street Address)

ZONING INFORMATION

Zoning District of Property: SINGLE FAM MDL-01

Conditional Use Permit Required: Yes ☐ No ☒

Is the property in the Aquifer Protection District? Yes ☐ No ☒

Is the property in the Flood Zone? Yes ☐ No ☒

A subdivision plan shall contain the following information, where applicable, to be considered complete:

☒ Current owners name(s) and address (es) and contact number(s)

☒ Abutters names and addresses (a separate abutters list containing current names and addresses of abutters must also be provided)

☒ Subdivision name and/or identifying title and plan number

☒ Tax map and parcel number

☒ Parcel Information Note = Zoning District, whether the parcel is (or is not) in the Aquifer Protection District or the Flood Zone

☒ Surveyor name, address and stamp

N/A Engineer name, address and stamp

☒ Surveyed property lines



NICHOLS ENVIRONMENTAL, LLC.

102 CHESTER ROAD
FREMONT, NH 03044
nicholsenviro@gmail.com
Office: 603-244-5325
Cell: 603-234-3228

January 3, 2022

Chairman
Town of Fremont Planning Board
295 Main Street, P.O. Box 120
Fremont, NH 03044

RE: Letter of Intent – Proposed 2 Lot Subdivision
Tax Map 1, Lot 71

Dear Members of the Board:

This letter of intent is being submitted to apply for a 2 lot subdivision on a parcel of land list as Tax Map 1, Lot 71 located in the town of Fremont.

Thank you,

Joseph Paul Nichols

Joseph Nichols



NICHOLS ENVIRONMENTAL, LLC.

102 CHESTER ROAD
FREMONT, NH 03044
nicholsenviro@gmail.com
Office: 603-244-5325
Cell: 603-234-3228

<u>SITE/OWNER:</u> MAP 01 LOT 71 BRUCE R WEST 50% TIC & WILFRED C WEST 50% TIC 173 SOUTH RD FREMONT, NH 03044	<u>DESIGNER:</u> JOSEPH NICHOLS NICHOLS ENVIRONMENTAL, LLC. 102 CHESTER ROAD FREMONT, NH 03044
<u>APPLICANT:</u> JOSEPH FALZONE 73 HARBOR STREET MANCHESTER, MA 01944	<u>SURVEYOR:</u> NORTHAM SURVEY LLC 239 LONG HILL RD DOVER, NH 03820
<u>WETLAND SCIENTIST:</u> JAMES GOVE, CWS, CSS GOVE ENVIRONMENTAL SERVICES, INC. 8 CONTINENTAL DRIVE BUILDING 2 UNIT H EXETER, NH 03833	MAP 01 LOT 70 ROBERT JR. & SUZANNE WOULFE 159 SOUTH RD FREMONT, NH 03044
MAP 01 LOT 82 HERITAGE FARM TRUST STEPHEN L BASSETT, TRUSTEE PO BOX 212 NEWFIELDS NH 03856-0212	MAP 01 LOT 73 GERARD L SEVIGNY 210 SOUTH RD FREMONT, NH 03044
MAP 01 LOT 61 O'CONNELL REVOCABLE TRUST CECELIA L O'CONNELL, TRUSTEE 160 SOUTH RD. FREMONT, NH 03044	

Letter of Authorization

We, Wilfred C. West and Bruce R. West, owners of 173 South Road, Tax Map 01 Lots 60 & 70, Fremont, NH, do hereby authorize the following parties to act as agents on my behalf for the above-described property:

Joseph Falzone, 7B Emery Lane Stratham, NH 03885

Nichols Environmental, LLC, 102 Chester Road Fremont, NH 03044

Gove Environmental Services 8 Continental Dr Ste H, Exeter, NH 03833, and

Doucet Survey, Inc, 102 Kent Pl, Newmarket, NH 03857

as agents to act on my behalf in matters to be discussed with the Fremont Planning Board, Fremont Zoning Board, State Departments and other Land Use Boards concerning the property previously mentioned.

I hereby appoint Nichols Environmental & Doucet Survey, Inc as my agent to act on my behalf in the review process, to include any required signatures.

Wilfred C. West
dotloop verified
12/08/21 5:18 PM EST
ALIA-KY8Q-DI4R-AVNO

Wilfred C. West

Date:

Bruce West
dotloop verified
12/08/21 9:24 AM CST
BAOV-QQOK-Z4AI-2EZO

Bruce R. West

Date:

SITE-SPECIFIC SOIL SURVEY REPORT

For

173 South Road, Fremont, NH

By

GES, Inc.

Project # 2021351

December 30, 2021

1. MAPPING STANDARDS

Site-Specific Soil Mapping Standards for New Hampshire and Vermont. SSSNNE Special Publication No. 3, Version 7.0, July, 2021. This map product is within the technical standards of the National Cooperative Soil Survey. It is a special product, intended for the submission to NH DES Alteration of Terrain. It was produced by a professional soil scientist and is not a product of the USDA Natural Resource Conservation Service.

Hydrologic Soil Group was determined using SSSNNE Special Publication No. 5, Ksat Values for New Hampshire Soils, September 2009.

OVERVIEW:

The site is an open field and the edge of the surrounding woodland. The land appears to have been in agriculture for a long time. The site sits on a large, broad glacial till landform. The soils have a dense till substratum. The exception is a small area of outwash sands found along the northern field. Due to the mineral restrictive layer in the substratum, the low swales in the fields are wetlands.

Scale of soil map:

Approximately 1" equals 80'

Contours:

Intervals of 2 feet

2. DATE SOIL MAP PRODUCED

Date(s) of on-site field work: Fall and early winter of 2021

Date(s) of test pits: 12-10-2021

Test pits recorded by: Joseph Nichols Designer # 1451

3. GEOGRAPHIC LOCATION AND SIZE OF SITE

City or town where soil mapping was conducted: Fremont

Location: Tax Map 1, Lot 60 and Tax Map 1, Lot 71

Size of mapped area: approximately 21 acres

Was the map for the entire lot? no

If no, where was the mapping conducted on the parcel: only in the field areas and woodland edges.

4. PURPOSE OF THE SOIL MAP

Was the map prepared to meet the requirement of Alteration of Terrain? No

If no, what was the purpose of the map? Land use Town of Fremont.

Who was the map prepared for? Joseph Falzone

5. SOIL IDENTIFICATION LEGEND

SSSS SYM.	SSSS MAP NAME	HISS SYM.	HYDROLOGIC SOIL GRP.
313	Deerfield fine sandy loam	311	B
448	Scituate fine sandy loam	323	C
547	Walpole, very stony	523	C
500dcccc	Udorthents, loamy	363	C

SLOPE PHASE:

0-8%	B	8-15%	C	15-25%	D
25%+	E				

6. SOIL MAP UNIT DESCRIPTIONS – SOIL DESCRIPTIONS

SSSS SYM.	SSSS MAP NAME	HISS SYM.	HYDROLOGIC SOIL GRP.
313	Deerfield fine sandy loam	311	B

This map unit is a small component of the uplands on the site. The map unit is located at the northern boundary of the site. This is a moderately well drained sandy soil that has estimated water tables ranging from 24 to 30 inches. Inclusions would be Scituate and somewhat poorly drained soils directly adjacent to the flagged wetlands

448	Scituate fine sandy loam	323	C
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This map unit comprises the majority of the uplands on the site. This is a moderately well drained glacial till that has a sandy but firm substratum. The estimated water tables range from 12 inches to 24 inches, with the majority at the 2-foot depth below the soil surface. Inclusions will be some of the slope phases at the field edges and somewhat poorly drained soils directly adjacent the flagged wetlands.

547	Walpole, very stony	523	C
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This map unit comprises the majority of the flagged wetlands in the fields and along the forested edges. The forested areas to the south of the fields area a mix of ponds, poorly drained soils and very poorly drained soils, as well as a few upland knobs. Inclusions would be non-stony areas and Deerfield on upland islands in the wetlands.

500dcccc	Udorthents, loamy	363	C
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This map unit represents the disturbed areas around the house, barns, and leach field.

SLOPE PHASE:

0-8%	B	8-15%	C	15-25%	D
25%+	E				

7. RESPONSIBLE SOIL SCIENTIST

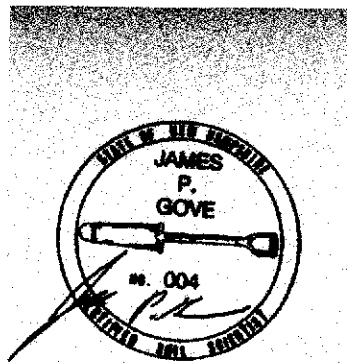
Name: James Gove

Certified Soil Scientist Number: 004

8. OTHER DISTINGUISHING FEATURES OF SITE

Is the site in a natural condition? Yes but agricultural.

Stamp of CSS



12-30-2021