

Mail Recorded Document to:
Leanne Miner, Land Use Dept
Town of Fremont
PO Box 120
Fremont, NH 03044



TOWN OF FREMONT
PLANNING BOARD
PO BOX 120
FREMONT, NEW HAMPSHIRE 03044

NOTICE OF DECISION

You are hereby notified that at a Public Hearing, held on December 16, 2020 at the Fremont Town Hall, the attending members of the Fremont Planning Board did unanimously vote to approve a Subdivision Application submitted by Haus Emily LLC of Plaistow, NH. The proposed subdivision is located on Scribner Road in Fremont NH at Map 001, Lot 082 and was approved including all waivers, to allow an 8-Lot Open Space Preservation Development with the following conditions:

1. Mylars of plan sheets A1, A2, and A3 and this Notice of Decision be recorded at the Rockingham Registry of Deeds.
2. All conditions of approval be noted on the approved plans and on the recordable Mylar sheet(s).
3. All licensed professionals whose names appear on the approved plans and Mylar sheet have original stamps and signatures.
4. All required state permits are received, and permit numbers noted on the approved plans and recorded Mylar sheet(s).
5. Approved waivers and date they were granted be noted on the approved plans and recorded Mylar sheet.
6. Any Town Engineer comments in response to the Applicant's response letter dated December 10, 2020 be addressed to the satisfaction of the Town Engineer.
7. Project plans be expanded to include a mix of evergreen and deciduous trees in the buffer along the front of the site.
8. If relocation is necessary, the new location for site electric utilities be reviewed by the Town Road Agent.
9. Applicant must obtain a Special Exception from the Fremont Zoning Board of Appeals for impacts to the wetland and its buffer.

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10. Applicant must provide a performance guarantee, in an amount and form acceptable to the Town of Fremont, to serve as a financial surety for full and final completion of public improvements pursuant to applicable provisions of Article IV – Section 1 of the Subdivision Regulations
11. A Development Agreement by and between the applicant and Town of Fremont shall be executed prior to construction.
12. Applicant shall submit a declaration of covenants, easement and restrictions for consideration and review by Town Counsel. Approval shall be granted upon receipt of favorable review of this document by Town Counsel. The declaration of covenants shall establish a requirement for designation and maintenance of an External Buffer around the perimeter of any Open Space area.
13. Declaration of Covenants and its exhibits shall be recorded at the Rockingham Registry of Deeds.
14. Four paper copies of the final plan set shall be signed and a digital copy of the signed plan set be provided for Town Land Use files.
15. Escrow has been posted with the Town for site compliance monitoring under SPR 1.19 prior to construction.
16. All conditions of approval are met within 365 days of this approval date. The Planning Board may grant an extension of its original approval with good cause.
17. Any significant change to the approved subdivision plans made to meet state fire code, building code or state or federal permit requirements must be reviewed by the Planning Board.
18. All fees incurred by the Planning Board, including but not limited to consulting, engineering and legal fees, have been paid by the applicant

SIGNED:



Andrew Kohlhofer, Vice Chairman
Fremont NH Planning Board
Dated: 16 December 2020