

Northam Survey, LLC
239 Long Hill Road
Dover, NH 03820
(603) 953-3164
eric@northamsurvey.com



April 26, 2022

Fremont Planning Department
Attention: Leanne Miner
295 Main Street, P.O. Box 120
Fremont, NH 03044

Re: Letter of Intent – Lot Line Adjustment South Road, Fremont, NH – Tax Map 1 Lots 60, 60.1, 60.2, 60.3

Project: 387

Dear Leanne:

The purpose of this letter is to inform the Town of Fremont that Jay Wright, owner of the 4 parcels mentioned above, intends to complete a Lot Line Adjustment to retain the rear portion of the parent tract.

The parent tract, Tax Map 1 Lot 60, is the lot which has the barn existing on it. Mr. Wright plans to retain this lot for personal and recreational use.

There are no changes in the proposed houses, wells, or septic systems shown an approved in the original subdivision proposal from February 2022.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Salovitch', with a stylized flourish at the end.

Eric Salovitch, LLS

President



Town of Fremont New Hampshire
APPLICATION FOR SUBDIVISION OR LOT LINE ADJUSTMENT

Name of Applicant(s): Jay Wright

Address: South Road, Fremont, NH

Owner(s) of Property concerned: Jay Wright

Mailing Address: PO Box 642, Raymond, NH 03077

Contact Phone and Email 603-235-5264 jay@wrightbuildersllc.com

Location of Property: Map 1 Lot 60, 60.1, 60.2, 60.3 and South Road, Fremont, NH
(Map #, Lot # and Street Address)

ZONING INFORMATION

Zoning District of Property: Flexible Use Residential

Is the property in the Aquifer Protection District? Yes _____ No X

Is the property in the Flood Zone? Yes X No _____

Conditional Use Permit(s) Required: Yes _____ No X

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

*Client contact phone number is not listed on the survey

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

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

X Subdivision name and/or identifying title and plan number

X Tax map and parcel number

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

X Surveyor name, address and stamp

X Engineer name, address and stamp

X Surveyed property lines

X Locus map

X Signature block



Town of Fremont New Hampshire
APPLICATION FOR SUBDIVISION OR LOT LINE ADJUSTMENT

- X North arrow indicating magnetic or true north
- X Scale (1" = 100' maximum)
- X Date
- X Location of all property lines including entire undivided lot
- X Area, in acres and square feet, of each lot and total parcel, total area left in natural state, wetlands, recreation area and area used
- X Topographical Map (2 ft. intervals & spot elevations at less than 5%)
- N/A Location of proposed and existing drainage systems, structures and easements
- X Location of all existing structures including wells and septic systems within 200' of the site
- X Location of all proposed and existing wells including 100' well radius
- X Location of all septic systems, leaching fields including the 4,000 sq.ft. reserve area
- X All natural features of the land
- X All man-made features of the land
- X Location of natural and historic features
- X Location of watercourses, standing water or fire ponds
- X Location of existing and proposed fire hydrants
- X Location of floodplains and wetlands, including buffer (identified by soil or wetland scientist)
- X Size and location of all existing public and private utilities
- N/A Road profiles and appropriate details including location and type of streetlighting and cone of illumination
- X Location of existing driveways and parking
- X Site Specific Soils Mapping of entire site or portion determined by the Board



Town of Fremont New Hampshire
APPLICATION FOR SUBDIVISION OR LOT LINE ADJUSTMENT

- N/A USGS benchmarks
- N/A Storm water drainage control plan (50-year storm)
- X Test pits and logs
- X Tree line
- X Monuments and/or iron pins
- X Location and description of all easements
- X Each existing building or manmade structure
- X Summary of Fremont Zoning Ordinance requirements
- X Any burial site as separate from the remainder of the subdivision
- X All waiver requests in writing – must include rational

Other items required as applicable;

- N/A Variances and/or Special Exceptions (dates given) and submit copies
- N/A N.H. Water Supply & Pollution Control Commission subdivision approval
- N/A N.H. Wetlands Board “Dredge & Fill” permit
- N/A N.H. Department of Transportation driveway access permit
- N/A Traffic impact analysis
- N/A Erosion and Sediment Control Plan
- N/A Stormwater runoff calculations
- N/A Site Specific
- N/A Other State or Federal permits as required

Signature of Applicant: _____

Date: _____

Town of Fremont New Hampshire
APPENDIX E – APPLICATION CHECKLIST: LOT LINE ADJUSTMENT

This checklist form must accompany each lot line adjustment application and must be signed by the property owner or legal representative making the application. Processing of this application will be delayed if not complete.

Initial or check as included in your application as indicated below.

- X Application
- X Letter of intent
- X Owner/Applicant name, address, email address, contact number(s)
- X Two (2) full size color and ten (10) 11" x 17" sets of plans.

 WAIVER Full sized plans will be colored according to Appendix C of the Subdivision Regulations: Green - wetlands; Blue – water; Gray – pavement; Brown - road shoulders/dirt drives; Red - proposed changes; Orange - existing lot lines; Yellow - setbacks (to side & rear lot lines); Purple - well radius & septic location.

Lot Line Adjustment

- X Copy of this "Checklist for Preparing ~~Conditional Use~~ Application" signed by the owner or legal representative.
- X A digital copy of the plan set(s) and complete signed application.
- X A spreadsheet (or typed list) of current abutters report (checked by Applicant at the Town Office). The Abutters list shall include 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) (see NH RSA 672:3). Format must include Map and Lot Number, First Name, Last Name, Company Name, Address, City, State, Zip.
- X The proper check amount for fees consistent with the current Town of Fremont Fee Schedule
 - \$350.00 per lot
 - \$14.95 (\$6.00 plus current applicable mailing fee).
 - Note there is no advertising fee for a legal notice for a simple lot line adjustment application.
- X Your list of requested waivers
- X Check for minimum escrowed fees to cover reasonable professional fees and administrative costs to cover special investigative studies, review of documents and other matters which may be required by particular applications in accordance with NH RSA 676:4,1(g). See Land Use Office for current fee estimates and policies.

 (Initial) I do hereby certify that this application meets all Fremont Zoning Regulations.

Town of Fremont New Hampshire
APPENDIX E – APPLICATION CHECKLIST: LOT LINE ADJUSTMENT

_____ (Initial) I do hereby agree that I am responsible for all costs for engineering assistance and /or all consulting costs regarding this application as per NH RSA 676:4,1(g)

_____ (Initial) A copy of the plan has been submitted to the Town Engineer.

_____ (Initial) A copy of the plan has been submitted to the Rockingham Planning Commission.

Owner Name:

Owner Signature

Submittal Requirements: The application, including this checklist signed by the actual owner, must be sent to the Fremont Planning Board via verified mail to: PO Box 120, Fremont NH 03044 OR sent via courier to Fremont Planning Board at 295 Main Street, Fremont NH OR delivered by hand to Land Use Staff with acknowledgement of receipt.

Kathryn M. Morin, Esq.
P.O. Box 370
Plaistow, NH 03865
File No. 2022-2669



LCHIP	ROA612149	25.00
TRANSFER TAX	RO114162	8,160.00
RECORDING		22.00
SURCHARGE		2.00

(Space Above this Line Reserved for Registry of Deeds)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Bruce R. West, being married, of 4503 8 ½ Street, East Moline, Rock Island County, Illinois 61244 and Wilfred C. West, being single of 173 South Road, Fremont, Rockingham County, New Hampshire,

for consideration paid

grant to Wright Builders LLC, a New Hampshire limited liability company having an address of P.O. Box 642, Raymond, NH 03077

with Warranty Covenants

Four (4) certain tracts or parcels of land, with the buildings thereon, if any, situated on South Road, Fremont, Rockingham County, New Hampshire, and shown as:

Proposed Lot 01-060.001, Proposed Lot 01-060.002, and Proposed Lot 01-060.003 on a plan of land entitled "Subdivision Plan for (50%) Bruce R. West (25%) Wilfred W. West GST Exempt Trust, David K. Mulhern, Trustee (25%) Dorma E. West GST Exempt Trust, David K. Mulhern, Trustee of Tax Map 1 Lot 60, South Road, Fremont, New Hampshire, County of Rockingham, Scale 1"=80' (22x34) 1"=160' (11x17), Date: 2022-01-04" and recorded in the Rockingham County Registry of Deeds as Plan No. D-43238; and

Proposed Lot 01-071.001 on a plan of land entitled "Subdivision Plan for (50%) Bruce R. West (25%) Wilfred W. West GST Exempt Trust, David K. Mulhern, Trustee (25%) Dorma E. West GST Exempt Trust, David K. Mulhern, Trustee of Tax Map 1 Lot 60 (sic), South Road, Fremont, New Hampshire, County of Rockingham, Scale 1"=80' (22x34) 1"=160' (11x17), Date: 2022-01-04" and recorded in the Rockingham County Registry of Deeds as Plan No. D-43239.

Proposed Lot 01-060.001 contains 390,395 square feet (8.9622 acres) of land, more or less, according to Plan D-43238.

Proposed Lot 01-060.002 contains 541,957 square feet (12.4416 acres) of land, more or less, according to Plan D-43238.

Proposed Lot 01-060.003 contains 752,935 square feet (17.2850 acres) of land, more or less, according to Plan D-43238.

Proposed Lot 01-071.001 contains 220,172 square feet (5.0545 acres) of land, more or less, according to Plan D-43239.

The premises hereby conveyed are not homestead property of Bruce R. West or his spouse, or any other person. Wilfred C. West, a single person, hereby releases any and all rights on the homestead in the premises hereby conveyed and certifies under oath that there are no other persons entitled to homestead rights in the premises described herein.

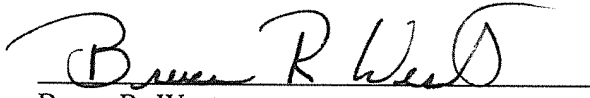
Being a portion of the premises conveyed to Wilfred C. West by deed dated June 17, 2019, and recorded in the Rockingham County Registry of Deeds in Book 6009, Page 1097. See also deed recorded August 14, 2018, and recorded in the Rockingham County Registry of Deeds in Book 5938, Page 324.

Being a portion of the premises conveyed to Bruce R. West by deed recorded August 14, 2018, and recorded in the Rockingham County Registry of Deeds in Book 5938, Page 324.

Subject to all rights, reservations, restrictions, easements of record to the extent the same are in force and effect.

End of Text
Signature Pages Follow

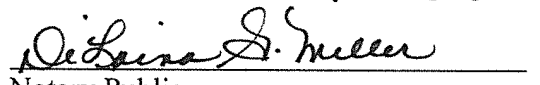
Signed as a seal instrument as of this 25 day of MARCH, 2022.

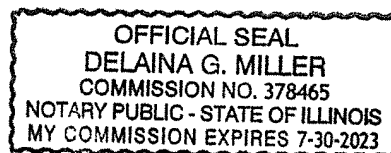

Bruce R. West

STATE OF ILLINOIS

Rock Island, ss.

On this 25 day of March, 2022, before me, the undersigned Notary Public, personally appeared Bruce R. West, who proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, for its stated purpose.


Notary Public
My Commission Expires: 07/30/2023



Signed as a seal instrument as of this 28 day of March, 2022.

Wilfred C. West
Wilfred C. West

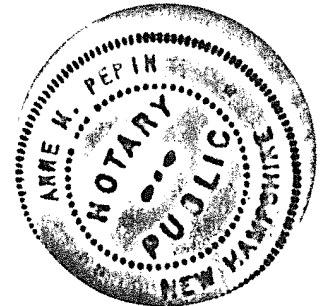
STATE OF NEW HAMPSHIRE

Rockingham, ss.

On this 28 day of March, 2022, before me, the undersigned Notary Public, personally appeared Wilfred C. West, who proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, for its stated purpose.

Anne M. Pepin
Notary Public
My Commission Expires: 1/23/24

ANNE M. PEPIN Notary Public
My Commission expires January 23, 2024



Kathryn M. Morin, Esq.
P.O. Box 370
Plaistow, NH 03865
File No. 2022-2669



LCHIP	ROA612150	25.00
TRANSFER TAX	RO114163	2,400.00
RECORDING		22.00
SURCHARGE		2.00

(Space Above this Line Reserved for Registry of Deeds)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Bruce R. West, being married, of 4503 8 ½ Street, East Moline, Rock Island County, Illinois 61244 and Wilfred C. West, being single of 173 South Road, Fremont, Rockingham County, New Hampshire,

for consideration paid

grant to Wright Builders LLC, a New Hampshire limited liability company having an address of P.O. Box 642, Raymond, NH 03077

with Warranty Covenants

That certain tract or parcel of land, with the barn and out-buildings thereon, situated on South Road, Fremont, Rockingham County, New Hampshire, and shown as Proposed Lot 01-060 on a plan of land entitled "Subdivision Plan for (50%) Bruce R. West (25%) Wilfred W. West GST Exempt Trust, David K. Mulhern, Trustee (25%) Dorma E. West GST Exempt Trust, David K. Mulhern, Trustee of Tax Map 1 Lot 60, South Road, Fremont, New Hampshire, County of Rockingham, Scale 1"=80' (22x34) 1"=160' (11x17), Date: 2022-01-04" and recorded in the Rockingham County Registry of Deeds as Plan No. D-43238 ("Plan").

Proposed Lot 01-060 contains 475,720 square feet (10.9210 acres) of land, more or less, according to the Plan.

The premises hereby conveyed are not homestead property of Bruce R. West or his spouse, or any other person. Wilfred C. West, a single person, hereby releases any and all rights on the homestead in the premises hereby conveyed and certifies under oath that there are no other persons entitled to homestead rights in the premises described herein.


Being a portion of the premises conveyed to Wilfred C. West by deed dated June 17, 2019, and recorded in the Rockingham County Registry of Deeds in Book 6009, Page 1097. See also deed recorded August 14, 2018, and recorded in the Rockingham County Registry of Deeds in Book 5938, Page 324.

Being a portion of the premises conveyed to Bruce R. West by deed recorded August 14, 2018, and recorded in the Rockingham County Registry of Deeds in Book 5938, Page 324.

Subject to all rights, reservations, restrictions, easements of record to the extent the same are in force and effect.

End of Text
Signature Page Follows


Signed as a seal instrument as of this 25 day of MARCH, 2022.


Bruce R. West

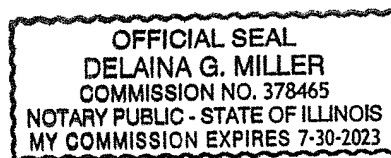
STATE OF ILLINOIS

Rock Island, ss.

On this 25 day of March, 2022, before me, the undersigned Notary Public, personally appeared Bruce R. West, who proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, for its stated purpose.


Notary Public

My Commission Expires: 07/30/2023



Signed as a seal instrument as of this 28 day of March, 2022.

Wilfred C. West
Wilfred C. West

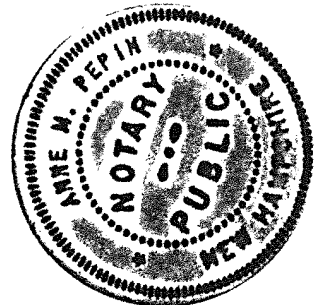
STATE OF NEW HAMPSHIRE

Rockingham, ss.

On this 28 day of March, 2022, before me, the undersigned Notary Public, personally appeared Wilfred C. West, who proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, for its stated purpose.

Anne M. Pepin
Notary Public
My Commission Expires: 1/23/24

ANNE M. PEPIN Notary Public
My Commission Expires January 23, 2024



Northam Survey, LLC
239 Long Hill Road
Dover, NH 03820
(603) 953-3164
eric@northamsurvey.com



April 26, 2022

Fremont Planning Department
Attention: Leanne Miner
295 Main Street, P.O. Box 120
Fremont, NH 03044

Re: Waiver Request memo - Lot Line Adjustment South Road, Fremont, NH -Tax Map 1 Lots 60, 60.1, 60.2, 60.3
Project: 387

Dear Leanne:

We respectfully submit this waiver is to request relief from the application checklist requiring the submittal of colored plan sets.

The above-mentioned lots have been recently subdivided, with an approval date of February 2, 2022, and color ups were provided. There are no proposed changes in house, septic system, or well locations in part of this application. We've provided two 11"x17" copies of the original subdivision color ups for your reference and review with this application.

Finally, approval of this waiver would not conflict with the defined purpose of the land development regulations. There is substantial effort to redraft this work on the current plan set which would result in nearly an identical plan resulting in unnecessary financial hardship for the applicant.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Eric Salovitch', with a stylized flourish at the end.

Eric Salovitch, LLS
President

Northam Survey, LLC
239 Long Hill Road
Dover, NH 03820
(603) 953-3164
eric@northamsurvey.com



April 27, 2022

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

Re: Waiver Request memo – Lot Line Adjustment South Road, Fremont, NH – Tax Map 1 Lots 60, 60.1, 60.2, 60.3

Project: 387

Dear Members of the Board:

This is written to formalize a request for waiver with regard to the referenced Lot Line Adjustment application.

Your petitioner seeks the following relief:

Subdivision Regulations Section 4.3:

- 1.) We respectfully request to a waiver to Subdivision Regulations Article III Section 3 which requires wetlands and soils delineation for the entire parcel to be shown on the plans. The waiver is requested to relieve the requirement for detailed topography, soils and wetland delineation over the rear portion of the parcel that is outside the development area. We feel a waiver to this section is justified as no physical changes or development is proposed in that area, full detailed surveyed topographic and soils/wetland features are provided for all areas contemplated for use as residential lots. Finally, approval of the waiver would not conflict with the defined purpose of the land development regulations.

Thank you for your consideration.

A handwritten signature in dark ink, appearing to read 'Eric Salovitch', with a stylized flourish at the end.

Eric Salovitch, LLS

President



Abutters List

WRIGHT LOT LINE ADJUSTMENT SOUTH ROAD, FREMONT, NH

April 26, 2022

387

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS 01	60, 60.1, 60.2, 60.3	WRIGHT BUILDERS LLC	PO BOX 642 RAYMOND, NH 03077
01	73	GERARD L SEVIGNY	201 SOUTH RD FREMONT, NH 03044
01	74	WILLIAM J & DIANE M ROSSI	207 SOUTH RD FREMONT, NH 03044
01	76	KEVIN P & JOYCE K. MURNANE	219 SOUTH RD FREMONT, NH 03044
01	56-1	SHEILA A COOMBS	230 SOUTH RD FREMONT, NH 03044
01	57	DONALD W GATES JR TRUST	7 GATES LANE FREMONT, NH 03044
01	59-1	ROBERT D & KARA D MASLOWSKI	22 GATES LANE FREMONT, NH 03044
01	59	DONALD W GATES JR TRUST	7 GATES LANE FREMONT, NH 03044
02	34-1	STATE OF NH	PO BOX 1856 CONCORD, NH 03302-1856
01	62	CARSTEN E H SPRINGER	160 SANDOWN ROAD DANVILLE, NH 03819
01	62-1	FRANK CAPARCO	PO BOX 238 DANVILLE, NH 03819-0238
01	71.001	WRIGHT BUILDERS LLC	PO BOX 642 RAYMOND, NH 03077
01	71	FIELD OF DREAMS AT POST ROAD, LLC	7B EMERY LANE STRATHAM, NH 03885
01	61	O'CONNELL REVOCABLE TRUST	PO BOX 75 FREMONT, NH 03044
01	75	JOHN DAVID DYER & JANINA MARY COTTON	215 SOUTH ROAD FREMONT, NH 03044
Surveyor		Northam Survey, LLC	239 Long Hill Road Dover, NH 03820
Environmental / Wetlands Scientist		JAMES GOVE, CWS, CSS GOVE ENVIRONMENTAL SERVICES, INC.	8 CONTINENTAL DRIVE BUILDING 2 UNIT H EXETER, NH 03833
Designer		Joe Nichols Nichols Environmental, LLC	102 Chester Road Fremont, NH 03044