



**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 February 2, 2022 at the Fremont Town Hall, members of the Fremont Planning Board did vote to approve an Application for a 2-Lot Subdivision submitted by Joseph Falzone of Manchester, MA. The subject property is approximately 11-acres and is identified as parcel Map 1, Lot 71 with an address of 173 South Road in Fremont New Hampshire. This approval was granted with the following conditions:

1. A Special Exception is received from the Zoning Board of Adjustment for wetland impact related to the construction of the proposed driveway on new lot Map 1, Lot 71-1.
2. The Subdivision Plan Mylar(s) shall be recorded at the Rockingham Registry of Deeds.
3. Driveway permits shall be granted by Road Agent.
4. All conditions of approval be noted on approved plan and recordable Mylar.
5. Monuments to be set prior to approval.
6. All licensed professionals whose names appear on the approved plans and Mylar shall have original stamps and signatures.
7. All required state permits are received, and permit numbers noted on the approved plans and recorded Mylar.
8. Plans shall include a note indicating the tree line and stonewalls along South Road shall be preserved to extent possible to maintain historic rural character.
9. Revise abutter notes as necessary.
10. 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.
11. All fees incurred by the Planning Board, including but not limited to consulting, engineering and legal fees, have been paid by the applicant.

SIGNED:

Paul Powers, Chairman, Fremont NH Planning Board
DATED: February 2, 2022