

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

May 25, 2021

Fremont Planning Board  
Attn: Paul Powers, Chairman  
295 Main Street  
PO Box 120  
Fremont, NH 03044

**RE: Conditional Use Application  
Main Street, Fremont, NH  
Tax Map 2, Lot 70  
JBE Project No. 20724**

Dear Mr. Powers,

Jones & Beach Engineers, Inc., on behalf of the applicant, Haus Emily, LLC., respectfully submit a Conditional Use Application for the parcel referenced above. The intent of this project is to construct a project containing eighteen (18) multi-family Townhouse units in a single building on a private drive. Project will utilize onsite septs and wells.

Per the Town of Fremont Zoning Ordinance Table of Uses (Section 708), Multi-family is allowed in the Main Street Zone with Conditional Use Permit granted by the Planning Board. Below are the 705.3 Conditional Use Permit Requirements and responses to these requirements:

A. The permit is in the public interest.

**RESPONSE: The proposed project will provide additional tax base for the Town of Fremont through the efficient and economical development of a previously disturbed parcel with limited economic value within the Main Street District.**

B. There will be greater diminution of neighboring property values than would be created under any permitted use.

**RESPONSE: Permitted uses within the Main Street District include restaurants and bars, assembly halls, and hotels. The requested multi-family use will more closely match the existing surrounding uses and will therefore have no greater diminution of neighboring property values than would the other permitted uses listed.**

C. That there are no existing violations of the Fremont zoning ordinance on the subject property.

**RESPONSE: To our knowledge, there are no current violations of the zoning ordinance on the subject property.**

D. That the character of the area shall not be adversely affected in the context of:

1. Architecture
2. Transportation
3. Scale of Coverage
4. Scale of Building Size
5. Consistency of Uses

**RESPONSE:** The architecture of the proposed building will be similar to a typical residential building in the neighborhood.

Access will be via Main Street (N.H. Route 107), which is the main thoroughfare through Town and has sufficient capacity to support the proposed project.

The project property contains 30+ acres. The proposed coverage is similar to lots in the area.

Building has been sized to accommodate the allowable units. Building layout is such that the long side is perpendicular to the roadway, thereby reducing the visual impact from the road.

Surrounding uses are residential, therefore the use is consistent with the surrounding area.

E. The granting of the permit will not result in undue municipal expense.

**RESPONSE:** The proposed use is Townhouse style residential units. No undue municipal expense is anticipated for this use.

F. That the proposed use will be developed in a manner compatible with the spirit and intent of the ordinance.

**RESPONSE:** The purpose of the Zoning Ordinance is “to promote the health, safety, convenience and general welfare of the Town of Fremont, to secure efficiency and economy in the process of developing the town and keeping it an attractive place in which to live and do business..”. The proposed use promotes the efficient and economical development of the property by the use multi-family residential on a backlot within the Main Street Zone. The Townhouse style units will accomplish this in an attractive manner thereby meeting the spirit and intent of the ordinance. In addition, the proposed project meets the requirements of the Zoning Ordinance therefore meeting the spirit and intent of the ordinance.

G. That the capacity of existing or planned community facilities and services (including streets and highways) will not be adversely impacted.

**RESPONSE:** Proposed project is located on a State highway which has sufficient capacity for the proposed project. Proposed Townhouse units are typically starter

**homes or retirement residences. Therefore, no adverse impact to community facilities is anticipated.**

H. That the general welfare on the Town will be protected.

**RESPONSE: Proposed project will meet all Zoning and Site Plan requirements, therefore the general welfare of the Town will be protected.**

I. That the following impacts have been mitigated to the extent practical:

1. Noise
2. Light
3. Transportation
4. Visual Effects
5. Odor

**RESPONSE: Due to the residential nature of the proposed use, no impacts to noise, light, transportation, visual effects, or odor are anticipated.**

J. Landscaped or other appropriate buffers of sufficient opacity and materials shall be required if deemed reasonably necessary for the welfare of neighboring properties or the Town.

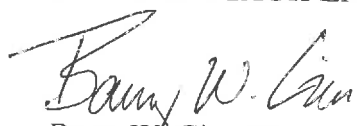
**RESPONSE: Proposed development to be completed in area of prior disturbance thereby limiting the amount of landscape buffer to be disturbed. The applicant will provide additional reasonable buffer if required by the Planning Board.**

The following documents are provided in support of this application:

1. Conditional Use Application.
2. Letters of Authorization.
3. Current Deed.
4. Abutters List and 3 Copies of Mailing Labels.
5. Tax Map.
6. Fee Check.
7. Six (6) Full Size Plan Sets.
8. Eight (8) Half Size Plan Sets.
9. Two (2) Full Size Colored Plans.

Thank you very much for your consideration. If you have any questions, or need further assistance, please contact our office.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**

A handwritten signature in cursive script, reading "Barry W. Gier".

Barry W. Gier, PE  
Vice President

cc: Gary Densen, Densen Construction (application and plans via email)



**CHECK LIST FOR PREPARING CONDITIONAL USE PERMIT APPLICATION**  
**THIS CHECKLIST FORM MUST ACCOMPANY EACH APPLICATION**  
(signed by the actual owner)

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

- x   Six (6) full size and eight (8) 11" x 17" sets of plans; at least two (2) of the full size plans will be colored = see appendix "C" of the Subdivision Regulations.
- x   Copy of this "Checklist for Preparing Conditional Use Application" signed by the owner or legal representative.
- x   **A typed current abutters list** (checked at the Town Office not longer than ten (10) days prior to submission)
- x   **The proper check amount**  
\$100.00 for the fee  
\$115.00 for the advertising (no newspaper advertising)  
\$ 12.59 per abutter (**\$6.00 plus current postage**) 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)
- x   **I do hereby certify that this application for a Conditional Use Permit meets all Fremont Zoning Regulation requirements.**
- x   **I do hereby agree that I am responsible for all costs for all consulting costs regarding this Plan Review.**
- x   **A copy of the plan has been submitted to the Rockingham Planning Commission.**

\_\_\_\_\_  
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

**Letter of Authorization**

We, Timothy and Geraldine Palmer, 706 Main Street, Fremont, NH 03044, owners of property located in Fremont, NH, known as Tax Map 2, Lot 70, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on Main Street in Fremont, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Witness



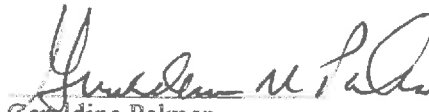
Witness



Timothy Palmer

Oct 7 2020

Date



Geraldine Palmer

Oct 7, 2020

Date

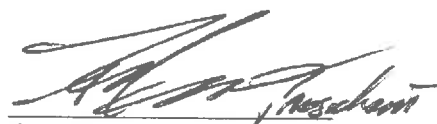
JONES & BEACH  
ENGINEERS INC.

**Letter of Authorization**

I, Gary Densen, Densen Construction, Inc., 56 Westville Road, Unit 4, Plaistow, NH 03865, developer of property located in Fremont, NH, known as Tax Map 2, Lot 70, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on Main Street in Fremont, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

\_\_\_\_\_  
Witness



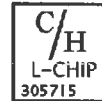
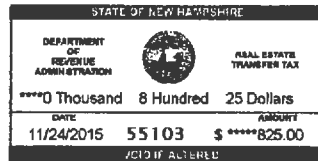
Gary Densen  
Densen Construction, Inc.

10-8-2020  
Date

JONES & BEACH  
ENGINEERS INC.



Return to:  
 Timothy P. Palmer and Geraldine M. Palmer  
 706 Main Street  
 Fremont, NH 03044



*\$ 825.00 - T.T.*

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Magnusson Farms, LLC, a New Hampshire Limited Liability Company, of 261 Route 125, Kingston, NH 03848, for consideration paid grant(s) to Timothy P. Palmer and Geraldine M. Palmer, Husband and Wife, of 706 Main Street, Fremont, NH 03044, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land situated in the Town of Fremont, County of Rockingham, State of New Hampshire and being shown as Lot 2-70-0 on a plan entitled "Plat of Land Main Street (NH Rt 107) Tax Map 2 Lot 70, Fremont, New Hampshire for Owner: Magnusson Farm, LLC, Date: 1-21-05, Scale: 1" = 100", prepared by James Verra and Associates, Inc. and recorded in the Rockingham County Registry of Deeds as Plan #D-32523, to which Plan reference may be made for a more particular description.

Subject to any and all matters as shown on Plan #D-32523.

Subject to an easement conveyed to Public Service Company of New Hampshire in Book 1146, Page 463.

Meaning and intending to describe and convey a portion of the premises conveyed to Magnusson Farms, LLC by Deed of Theodore S. Magnusson, Trustee of the Theodore S. Magnusson Revocable Trust, dated August 5, 1997, recorded at the Rockingham County Registry of Deeds at Book 3233, Page 1556; Also meaning and intending to describe and convey a portion of the premises conveyed to Magnusson Farms, LLC by Deed of Conrad L. Magnusson, Trustee of the Conrad L. Magnusson Revocable Trust, dated August 5, 1997, recorded at the Rockingham County Registry of Deeds at Book 3233, Page 1564.

This is not homestead property.

Executed this 24th day of November, 2015.

Magnusson Farms, LLC

*Conrad L. Magnusson*

By: Conrad L. Magnusson,  
Its: Manager

State of New Hampshire  
County of Rockingham

November 24, 2015

Then personally appeared before me on this 24th day of November, 2015, Conrad L. Magnusson, duly authorized on behalf of Magnusson Farms, LLC, and acknowledged that he executed the same for the purposes contained therein.



*Kerry W. MacDonald*  
Notary Public/Justice of the Peace

Commission expiration: *July 22, 2020*

E 52724

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS



# 0 foot Abutters List Report

Fremont, NH

May 18, 2021

## Subject Property:

Parcel Number: 002-070-000-000  
CAMA Number: 002-070-000-000  
Property Address: MAIN STREET

Mailing Address: PALMER, TIMOTHY P & GERALDINE M  
706 MAIN STREET  
FREMONT, NH 03044

---

## Abutters:

Parcel Number: 002-062-001-000  
CAMA Number: 002-062-001-000  
Property Address: LEBLANC ROAD

Mailing Address: ACKERMAN, SIMON  
339 WEST ROAD  
HAMPSTEAD, NH 03841

Parcel Number: 002-066-000-000  
CAMA Number: 002-066-000-000  
Property Address: 31 LEBLANC ROAD

Mailing Address: PEEL, TINA  
25 SHANNON DRIVE  
BRENTWOOD, NH 03833

Parcel Number: 002-067-000-000  
CAMA Number: 002-067-000-000  
Property Address: 695 MAIN STREET

Mailing Address: KELLY, PATRICIA L  
695 MAIN STREET  
FREMONT, NH 03044

Parcel Number: 002-068-000-000  
CAMA Number: 002-068-000-000  
Property Address: 701 MAIN STREET

Mailing Address: HARTFORD, WARREN J  
701 MAIN STREET  
FREMONT, NH 03044

Parcel Number: 002-069-000-000  
CAMA Number: 002-069-000-000  
Property Address: 705 MAIN STREET

Mailing Address: GRISWOLD, MATTHEW C  
705 MAIN STREET  
FREMONT, NH 03044

Parcel Number: 002-071-000-000  
CAMA Number: 002-071-000-000  
Property Address: 721 MAIN STREET

Mailing Address: JALBERT, JERLENE  
721 MAIN STREET  
FREMONT, NH 03044

Parcel Number: 002-072-000-000  
CAMA Number: 002-072-000-000  
Property Address: 753 MAIN STREET

Mailing Address: BARTLEY FAMILY TRUST JESSICA  
BARTLEY & KATHERINE DINGES TTES  
753 MAIN STREET  
FREMONT, NH 03044

Parcel Number: 002-073-003-000  
CAMA Number: 002-073-003-000  
Property Address: RED BROOK ROAD

Mailing Address: TOWN OF FREMONT  
PO BOX 120  
FREMONT, NH 03044-0120

Parcel Number: 002-077-001-000  
CAMA Number: 002-077-001-000  
Property Address: RED BROOK ROAD

Mailing Address: LECLAIR & SONS, FRED  
789 MAIN STREET  
FREMONT, NH 03044

Parcel Number: 002-141-000-000  
CAMA Number: 002-141-000-000  
Property Address: 740 MAIN STREET

Mailing Address: LAGASSE, MARK  
9 SPINNEY LANE  
PLAISTOW, NH 03865



www.cai-tech.com

5/18/2021

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 2



## 0 foot Abutters List Report

Fremont, NH

May 18, 2021

Parcel Number: 002-142-000-000  
CAMA Number: 002-142-000-000  
Property Address: 726 MAIN STREET

Mailing Address: FRASER, DAVID A & JANETH W  
726 MAIN STREET PO BOX 26  
FREMONT, NH 03044-0026

Parcel Number: 002-149-001-000  
CAMA Number: 002-149-001-000  
Property Address: 706 MAIN STREET

Mailing Address: PALMER, TIMOTHY P & GERALDINE M  
706 MAIN STREET  
FREMONT, NH 03044

Parcel Number: 002-150-000-000  
CAMA Number: 002-150-000-000  
Property Address: 688 MAIN STREET

Mailing Address: O'BRIEN, MARY E  
688 MAIN STREET  
FREMONT, NH 03044

JONES & BEACH ENGINEERS, INC., ATTN. BARRY GIER, P.E., PO BOX 219, STRATHAM, NH 03885

DENSEN CONSTRUCTION, 56 WESTVILLE RD., UNIT 4, PLAISTOW, NH 03865



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

5/18/2021

Page 2 of 2

ACKERMAN, SIMON  
339 WEST ROAD  
HAMPSTEAD, NH 03841

PALMER, TIMOTHY P & GERAL  
706 MAIN STREET  
FREMONT, NH 03044

BARTLEY FAMILY TRUST  
JESSICA BARTLEY & KATHERI  
753 MAIN STREET  
FREMONT, NH 03044

PEEL, TINA  
25 SHANNON DRIVE  
BRENTWOOD, NH 03833

FRASER, DAVID A & JANETH  
726 MAIN STREET  
PO BOX 26  
FREMONT, NH 03044-0026

TOWN OF FREMONT  
PO BOX 120  
FREMONT, NH 03044-0120

GRISWOLD, MATTHEW C  
705 MAIN STREET  
FREMONT, NH 03044

JONES & BEACH ENGINEERS  
ATTN. BARRY GIER, P.E.  
PO BOX 219  
STRATHAM, NH 03885

HARTFORD, WARREN J  
701 MAIN STREET  
FREMONT, NH 03044

DENSEN CONSTRUCTION  
56 WESTVILL RD, UNIT 4  
PLAISTOW, NH 03865

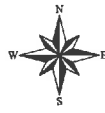
JALBERT, JERLENE  
721 MAIN STREET  
FREMONT, NH 03044

KELLY, PATRICIA L  
695 MAIN STREET  
FREMONT, NH 03044

LAGASSE, MARK  
9 SPINNEY LANE  
PLAISTOW, NH 03865

LECLAIR & SONS, FRED  
789 MAIN STREET  
FREMONT, NH 03044

O'BRIEN, MARY E  
688 MAIN STREET  
FREMONT, NH 03044

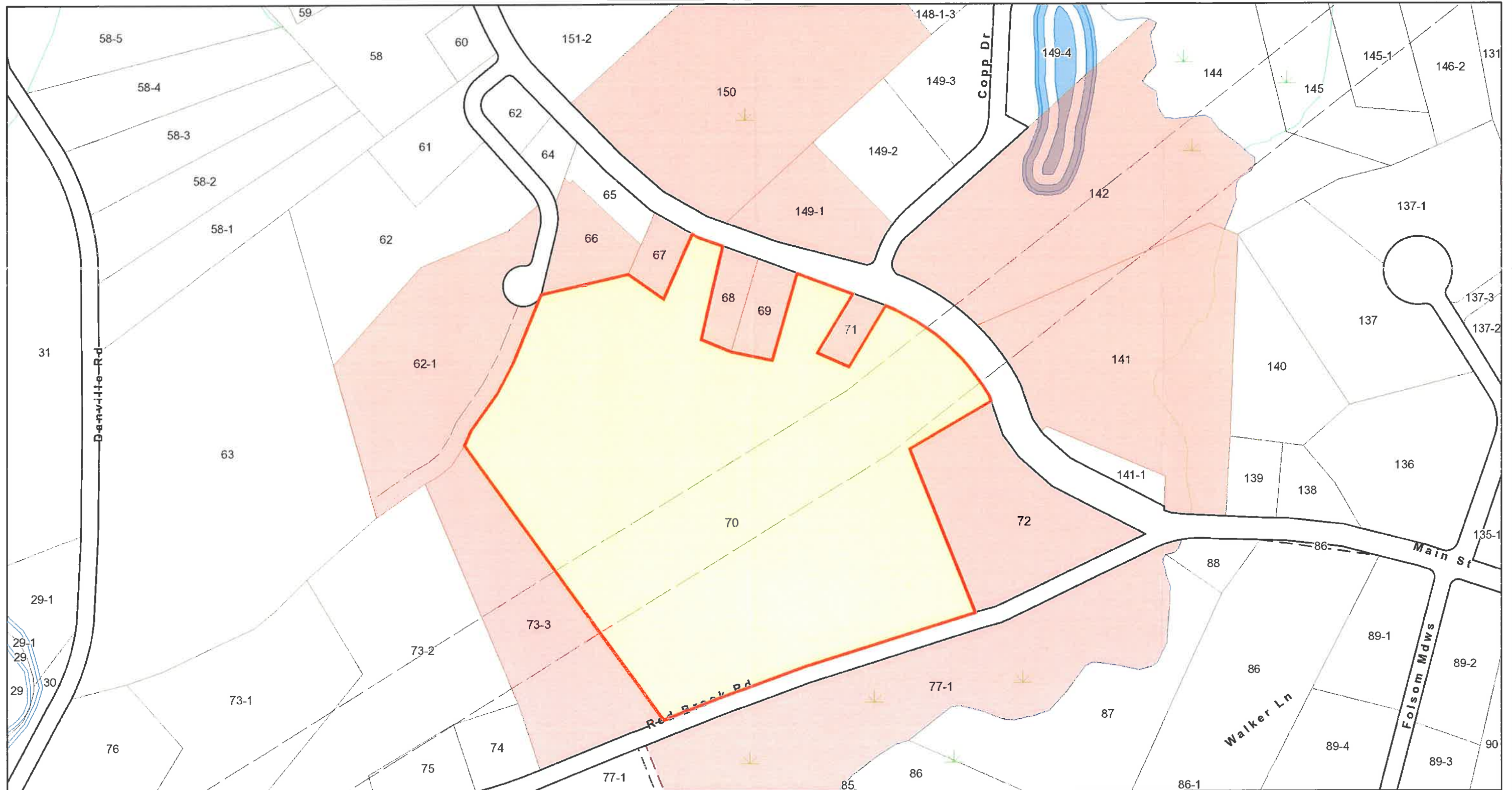


May 18, 2021

Fremont, NH

1 inch = 275 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.