



**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 January 19, 2022 at the Fremont Town Hall, the attending members of the Fremont Planning Board did unanimously vote to approve the Site Plan requested by Haus Emily, LLC pursuant to the information and site plan submitted to allow the applicant to build an Elderly Open Space Development comprised of twelve (12) 2-bedroom units and one (1) 1-bedroom unit with a proposed private roadway on Main Street in Fremont, New Hampshire at Map 2, Lot 70 with the following conditions:

1. The Condominium Site Plan Sheet A1 and Overall Site Plan Sheet C2 Mylars shall be recorded at the Rockingham Registry of Deeds and a digital copy of the Mylar provided for the Town Land Use file.
2. Four paper copies of the final plan set shall be signed for Town Land Use files.
3. All conditions of approval be noted on approved plans and recordable Mylar.
4. Detailed plans and specifications for the on-site water supply system shall be provided for Town Engineer approval prior to construction.
5. All licensed professionals whose names appear on the approved plans and Mylar shall have original stamps and signatures.
6. All required state permits are received, and permit numbers noted on the approved plans and recorded Mylar.
7. Conditional Use Permit approvals and dates be on the approved plans and recorded Mylar.
8. Condominium Covenants and its exhibits shall be recorded at the Rockingham Registry of Deeds.
9. A Site Plan Development Agreement is executed according to Site Plan Regulations Section 1.23.
10. Submittal of a performance guarantee, in an amount and form acceptable to the Town, pursuant to the requirements of Sections 1.24 and 1.26 of the Site Plan Review Regulations respectively.
11. 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.

12. Any significant change to the approved site plan required to meet state fire code, building code or state or federal permit must be reviewed by the Planning Board.
13. All fees incurred by the Planning Board, including but not limited to consulting, engineering and legal fees, have been paid by the applicant.
14. ZBA shall grant a Special Exception for impacts to the wetland buffer from portions of the stormwater treatment system and roadway.
15. All comments will be addressed to the satisfaction of the Town Engineer in the letter report dated December 15, 2021.

SIGNED:

Paul Powers, Chairman, Fremont NH Planning Board
January 19, 2022