

RECEIVED
11-18-21

APPLICATION FOR MINOR SITE PLAN REVIEW

A Site Plan Review plan shall contain the following information, where applicable, to be considered complete:

Name of Applicant(s): Ragner Original Innovation, Inc.
Address: 662 Main Street, Fremont, NH 03044
Owner(s) of Property concerned: Fremont Land LLC
(If same as above, write "same")

Mailing Address: Same
(If same as above, write "same")

Contact information: Elaine Freeman 603-244-7575 efreeman@ragner-tech-inc.com

Location of Property: Map #2, Lot 151-2, 662 Main Street, Fremont, NH 03044
(Map #, Lot # and Street Address)

Intent of Application: Original Site Plan Review _____
Amendment to Existing Site Plan Review X

ZONING INFORMATION

Zoning District of Property: Main Street District
Conditional Use Permit Required: Yes _____ No X

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

SUBMISSION AND INFORMATION REQUIREMENTS (Section 1.13).

In order for a project to be considered for a Minor Site Plan Review it must not require any criteria of a Major Site Plan Review.

Major Minor (see section 1.8.1 Minor Site Plan Review)

- ☐ ☐ A - Intended site plat must meet all relevant land use regulations in effect at the time of filing.
- ☐ ☐ B - Provide fees and letters as required in section 1.18.
- ☐ ☐ C - Provide requested waivers as required in section 1.21.
- ☐ ☐ D - Provide a typed list of names and addresses of all abutters obtained from the Town records, to include applicant(s), not more than five (5) days before the date of submittal of the application.
- ☐ ☐ E - **(Major)** Provide 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.
- ☐ ☐ **(Minor)** Provide eight (8) 11" x 17" sets of plans to the Fremont Planning

Board.

All copies must have a plat revision system properly noted. All subsequent submissions must reflect proper plat revision.

☐ F- Provide copies of all required State, Federal and Town approvals, including but not limited to: Dredge and Fill, State Highway access, Wetlands Board approval.

☐ G- Provide topography maps indicating buildings, water courses, ponds, streams, standing water, exposed rock ledges, and other significant topography references to include natural and manmade features. Contours shall be depicted at two (2) foot intervals, referenced to sea level, reflective of US Geodetic Survey markers.

Clear delineation's of wetlands areas must be provided on all topography maps. Clear delineation of all watershed protection districts must be provided on all topography maps and any septic design plans.

☐ ☐ H - Provide location and results of each test pit and percolation results shall be submitted to the Planning Board. Information summary with respect to soil conditions capable of supporting on-site water and waste disposal for each lot will be supplied. Test reference markers shall be put in place and maintained during the review process.

☐ I - Provide a plan for the type and location of solid/liquid waste disposal facilities.

☐ ☐ J - Provide an estimate/calculation of the road traveled mileage and route from the local fire and rescue department.

☐ ☐ K - Provide an estimate/calculation of the increased daily average automobile traffic within the Town.

☐ ☐ K – 1 - Provide an estimate of noise generations.

☐ L - Provide complete plans and profiles for all streets to include:

- Curve data, horizontal and vertical at the street center lines.
- Street data at fifty foot (50') intervals, to include cross sections.
- Intersection, turn-around and/or cul-de-sac radii.
- All Storm Drainage design.
- Design of any bridges or culverts.
- Proposed finished grades of streets and adjacent roadsides within the right-of-way.

☐ ☐ M - Provide an architectural rendering showing all elevation views of all proposed buildings and their exterior design. Provide plans reflecting shape, size, height and location of existing structures located on the site and within two hundred feet (200') of the site.

- ☐ N - Provide a parking areas and access plan sufficient for review to insure compliance to applicable standards as set forth in this document.
- ☐ N - 1 The location, size, direction of travel and, if appropriate, curbing, paving, and radii of existing and proposed streets, driveways, access ways and sidewalks within the site and its relationship to the off-site system.
- ☐ ☐ N- 2 The size, location and layout of all on-site parking, loading facilities and snow storage areas. The methods and actuals used to provide for directing of traffic patterns and parking.
- ☐ O - Provide a landscaping plan sufficient for review to insure compliance to applicable standards as set forth in this document. The location, type and size of all proposed landscaping and screening as well as a plan for the retention of existing and significant natural features on the site.
- ☐ P - Provide a storm drainage plan, performed by a registered professional engineer, including a plan for the detention and slow release of storm water where necessary, together with supporting calculations. Reference section 1.16.
- ☐ Q - Provide plans for erosion and sediment control. No site plan shall be approved without plans for erosion and sediment control unless a written waiver is applied for and approved by the Planning Board.
- ☐ R- Provide mitigation strategies for all nuisance elements: ie: odor, noise, light, visual effects
- ☐ S - Provide general information and site plan format on all plats:
 - ☐ ☐ 1. Proposed site name, name of property owner of record and reference numbers
 - ☐ ☐ 2. Name, address and phone number of sub-divider and surveyor or engineer
 - ☐ ☐ 3. Date, north point, plat revision, property map references and reference numbers
 - ☐ ☐ 4. Names and addresses of owners of abutting properties
 - ☐ ☐ 5. Location and exact dimensions of all property lines
 - ☐ ☐ 6. Location, name and width of all existing and proposed streets, rights-of-way, or easements
 - ☐ ☐ A. Minor: Existing streets, rights-of-way or easements only.
 - ☐ ☐ 7. Sheet size in conformance with the requirements of the Rockingham County Register of Deeds. A margin of at least one inch shall be provided outside ruled border lines on three sides and at least two inches along the left side, or as required by the Register of Deeds
 - ☐ ☐ 8. A scale of not less than one (1) inch equals one hundred (100) feet.
 - ☐ ☐ A. Minor: Must be to scale; applicant may choose the scale.
 - ☐ ☐ 9. Space for the Planning Board Chairman and Secretary to sign and date the approved plans
 - ☐ ☐ 10. Tax map and parcel number, title and deed reference

- ☐ 11. A locus map (no smaller than one (1) inch equals one thousand (1000) feet showing the location of the site in relation to the surrounding public street system and the zoning districts and boundaries for the site and the area within one thousand (1,000) feet of the site.
- ☐ 12. Area, in acres and square feet, of the entire site of proposed site prior to development. Acreage, square feet and percentage of total area for the following segments of information; Total area, area left in natural state, area of wetlands, recreation area and area used
- ☐ 13. Area, in acres and square feet, of each proposed site/lot.
Acreage, square feet and percentage of total area for the following segments of information; Total area, area left in natural state, area of wetlands, and area used
- ☐ 14. Clear delineation of wetlands and watershed protection districts peripheral area must be provided.
- ☐ 14.1 Major only: Wetlands shall be delineated by a NH Licensed Wetland Scientist or Soil Scientist.
- ☐ 15. Iron rods, pipes, pins or drill holes must be so noted and placed at all lot corners and angle changes
- ☐ 16. Location of all land intended for public use and any conditions on such use.
- ☐ ☐ 17. Specify the number and type of non-residential units.
Minor = one (1): Major = two (2) or more
- ☐ ☐ 18. Specify the water sources to be designated for fire protection and control. Define the adequacy of water supply for fire protection.
- ☐ ☐ 19. Hours of operation

☐ T- Provide Traffic Impact Analysis

All proposed site plans shall be reviewed by the Planning Board to ascertain that adequate provisions have been made by the owner/agent for traffic safety and congestion. To facilitate this review, the Planning Board may require the developer to provide a full traffic impact analysis when deemed necessary by the Board due to the size, location or traffic-generating characteristics of the proposal.

Traffic impact analysis shall address each of the following:

- Traffic circulation and access, including adequacy of adjacent street and intersections, entrances and exits, traffic flow, sight distances, accident statistics, curb cuts, turning lanes and existing or recommended traffic signals.
- Pedestrian safety and access.
- Off-street parking and loading.
- Emergency vehicle access.
- Snow removal adequacy.

No site plan shall be approved without a traffic impact study and analyses unless a

written waiver is applied for and approved by the Planning Board.

- ☐ ☐ U - The size and location of all public and private utilities including water lines, sewage facilities, gas lines, power lines, telephone lines, fire alarms connections, and other utilities.
- ☐ ☐ V - The location, size and design of proposed signs and other advertising or instructional devices.
- ☐ ☐ W - The location, type and design of outdoor lighting.
- ☐ X - Construction details, including but not limited to pavement, walks, steps, curbing, drainage and structures, fire hydrants, and erosion and sedimentation control techniques.
- ☐ Y - Other exhibits or data that the Planning Board required in order to evaluate adequately the proposed development; such as but not limited to:
1. Information on the composition and quantity of wastewater generated.
 2. Information on air, water, or land pollutants, discharged
 3. Estimates of noise generations
 4. Special Submissions - Erosion and Sediment Control Plans
 5. Listing of all amounts and description of liquids, inflammables, and/or chemicals.
 6. A fiscal study/data relative to the potential impact too the Town may be required during the review process. Special provisions and/or plans may be required if found to bear a financial impact on the Town.

- [] **SUBMIT: A TYPED ABUTTERS MAILING LIST.** You are responsible for the accuracy of this list.
- [] Submit: **APPENDIX "B" CHECK LIST FOR PREPARING SITE PLAN REVIEW APPLICATION**

Please insure that your application supports the PURPOSES as noted in the **SITE REVIEW** Regulations. And that you have read, understand and complied with all aspects of the regulations. If you so desire, an opportunity for a **PRE-APPLICATION WORK SESSION** can be scheduled.

Notes:

APPLICANT:



Date 11/18/24

We are seeking to expand the commercial use of Ragnar Original Innovation to accommodate vehicle sales. We anticipate 8 vehicles onsite at any one time per year. Our current site can accommodate the additional vehicles being stored on the paved area and/or in the shop area. All fluids and assembly manufacturing will be handled by the existing plan.

Submission and Information Requirement - Minor Items:

- No changes to the test pit and percolation.
- No changes to the estimate/calculation of the road traveled milage and route from the local fire and rescue department.
- No changes to the estimate/calculation of the increased daily average of automobile traffic within the town.
- No changes to the estimate of noise generations.
- No changes to the architectural or plans regarding all elevation views of all proposed buildings and their exterior design.
- No changes to the location of on-site parking, loading and snow storage areas.
- No changes to the location of utilities including water lines, sewage facilities, telephone lines, fire alarms connections.
- No changes to the location of outdoor lighting.

RECEIVED
4-18-24



662 Main St
Fremont, NH 03044
P: 603-244-7575

To: Larry Miner and the Town of Fremont

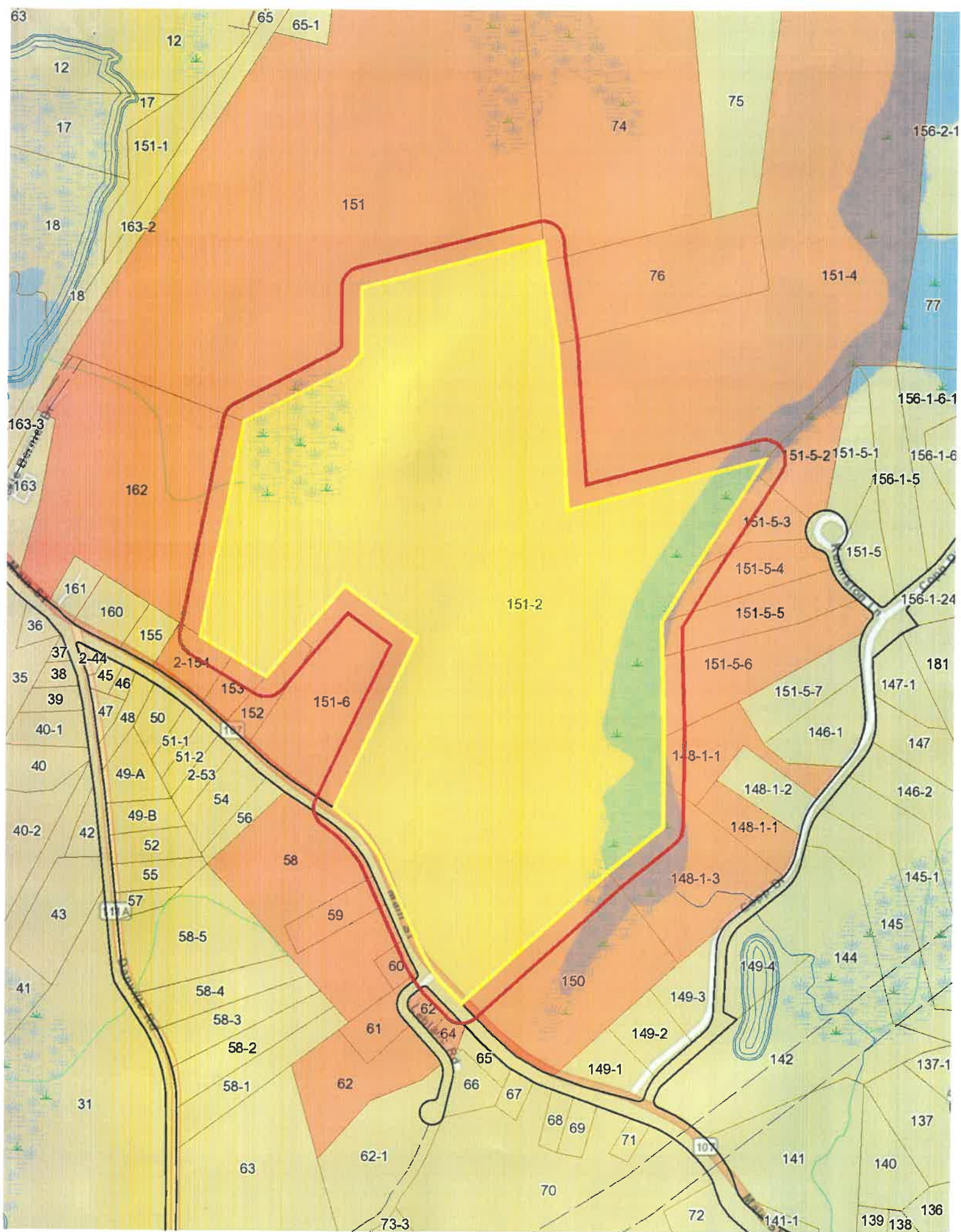
RagnarTech Inc. located at 662 Main Street in Fremont, NH 03044 which has been operating as a manufacturing business at this location for the past 2 years, but now seek to obtain a dealer license for the following reason. We want to expand our product line by purchasing vehicles from Manitowoc Company for the intent to retrofit and resale vehicles. It will be a limited volume of 5-10 vehicles annually over the next five years (estimated). RagnarTech will be selling these vehicles to end users and some instances to dealers which will require the need of the dealer license and dealer plates. This will not change the footprint of our current building or increase the flow of traffic on Main Street because RagnarTech will not be operating as a traditional car dealership.

For any further questions or concerns feel free to reach out to:

RagnarTech at the office 603-244-7575

Elaine Freeman 603-775-9544 cell

Nate Eskeland 603-401-4973 cell



RAGNARTECH

Practica Novitates

662 Main St
Fremont, NH 03044
P: 603-244-7575

Hello Leanne,

Thank you for your time today! I appreciate the help and support on this matter. Please find the mailing address labels and 100 ft Abutters List Report.

Let me know if you have any questions or concerns.

Thank you!

A handwritten signature in blue ink, appearing to be 'Elaine', followed by a long horizontal line.

Elaine Freeman | Marketing Manager
RagnarTech, Inc.
Office: 603-244-7575
Cell: 603-775-9544



100 foot Abutters List Report

Fremont, NH
November 18, 2021

28

Subject Property:

Parcel Number: 002-151-002-000
CAMA Number: 002-151-002-000
Property Address: 662 MAIN STREET

Mailing Address: FREMONT LAND LLC
453 ROUTE 125
BRENTWOOD, NH 03833

Abutters:

Parcel Number: 002-058-000-000
CAMA Number: 002-058-000-000
Property Address: 663 MAIN STREET

Mailing Address: DONIGIAN TTEE, JACOB A DONIGIAN
REV TRUST, JACOB A
✓ 134-1 CHESTER ROAD ✓
✓ FREMONT, NH 03044 ✓

Parcel Number: 002-059-000-000
CAMA Number: 002-059-000-000
Property Address: 651 MAIN STREET

Mailing Address: CORBETT III, HAROLD R
✓ 651 MAIN STREET ✓
✓ FREMONT, NH 03044 ✓

Parcel Number: 002-060-000-000
CAMA Number: 002-060-000-000
Property Address: 665 MAIN STREET

Mailing Address: ✓ PHILLIPS, BARRY R & GAIL M ✓
✓ 66 INDIAN RIVERS DRIVE ✓
✓ ELIOT, ME 03903 ✓

Parcel Number: 002-061-000-000
CAMA Number: 002-061-000-000
Property Address: 7 LEBLANC ROAD

Mailing Address: ✓ GIEGERICH, ROBERT ✓
✓ 7 LEBLANC ROAD ✓
✓ FREMONT, NH 03044 ✓

Parcel Number: 002-062-000-000
CAMA Number: 002-062-000-000
Property Address: 673 MAIN STREET

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

Parcel Number: 002-064-000-000
CAMA Number: 002-064-000-000
Property Address: 679 MAIN STREET

Mailing Address: ✓ DAIGLE, BRIAN ✓
✓ 679 MAIN STREET ✓
✓ FREMONT, NH 03044-3583 ✓

Parcel Number: 002-148-001-001
CAMA Number: 002-148-001-001
Property Address: 60 COPP DRIVE Unit 001

Mailing Address: ✓ VOISINE, BRIAN D & MELISSA S ✓
✓ 60 COPP DRIVE ✓
✓ FREMONT, NH 03044 ✓

Parcel Number: 002-148-001-003
CAMA Number: 002-148-001-003
Property Address: COPP DRIVE Unit 003

Mailing Address: POWERS JR, PAUL M ✓
90 COPP DRIVE ✓
FREMONT, NH 03044 ✓
*written. ✓
J & H Walker
woods Holdings LLC
70 East Rd.
Kingston, NH 03827*

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 ✓

Parcel Number: 002-151-000-000
CAMA Number: 002-151-000-000
Property Address: JACKIE BERNIER DRIVE

Mailing Address: FREMONT SCHOOL DISTRICT C/O
✓ ELLIS SCHOOL → JAY B3
✓ 432 MAIN STREET → 5 Hill Road Unit #1
✓ FREMONT, NH 03044 ✓



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11/18/2021

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100 foot Abutters List Report

Fremont, NH
November 18, 2021

Parcel Number: 002-151-004-000
CAMA Number: 002-151-004-000
Property Address: SPRUCE SWAMP

Mailing Address: FREMONT LAND LLC
453 ROUTE 125
BRENTWOOD, NH 03833

skip

Parcel Number: 002-151-005-002
CAMA Number: 002-151-005-002
Property Address: 19 KENNISTON LANE Unit 002

Mailing Address: WHITE TTEES, BERTRAM M & DARLENE
M WHITE FAMILY TRUST
✓ 19 KENNISTON LANE ✓
✓ FREMONT, NH 03044 ✓

Parcel Number: 002-151-005-003
CAMA Number: 002-151-005-003
Property Address: 18 KENNISTON LANE Unit 003

Mailing Address: ✓ JARMEN, WILLIAM J & KAREN M ✓
✓ 18 KENNISTON LANE ✓
✓ FREMONT, NH 03044 ✓

Parcel Number: 002-151-005-004
CAMA Number: 002-151-005-004
Property Address: 12 KENNISTON LANE Unit 004

Mailing Address: HUNT, BRADLEY W & KAREN E ✓
✓ 12 KENNISTON LANE ✓
✓ FREMONT, NH 03044 ✓

Parcel Number: 002-151-005-005
CAMA Number: 002-151-005-005
Property Address: 6 KENNISTON LANE Unit 005

Mailing Address: ✓ STOCKER, THOMAS W & CASSANDRA L ✓
✓ 6 KENNISTON LANE ✓
✓ FREMONT, NH 03044 ✓

Both

Parcel Number: 002-151-005-006
CAMA Number: 002-151-005-006
Property Address: 98 COPP DRIVE Unit 006

Mailing Address: ✓ MICHALCZYK, WILLIAM & KRISTINA ✓
✓ 98 COPP DRIVE ✓
✓ FREMONT, NH 03044 ✓

Parcel Number: 002-151-006-000
CAMA Number: 002-151-006-000
Property Address: 624 MAIN STREET #1-6

Mailing Address: JACKET HOLLOW REALTY LLC
PO BOX 308 ✓
KINGSTON, NH 03848-0308 ✓

send

Parcel Number: 002-151-006-000
CAMA Number: 002-151-006-001
Property Address: 624 MAIN STREET #1 Unit 001

Mailing Address: ✓ TOMASI, DENISE M ✓
✓ 624-1 MAIN STREET ✓
✓ FREMONT, NH 03044 ✓

Parcel Number: 002-151-006-000
CAMA Number: 002-151-006-002
Property Address: 624 MAIN STREET #2 Unit 002

Mailing Address: ✓ ARRIGO, COURTNEY A ✓
✓ 624-2 MAIN STREET ✓
✓ FREMONT, NH 03044 ✓

Parcel Number: 002-151-006-000
CAMA Number: 002-151-006-003
Property Address: 624 MAIN STREET #3 Unit 003

Mailing Address: ✓ FALCON, ERIK F ✓
✓ 624-3 MAIN STREET ✓
✓ FREMONT, NH 03044 ✓

Parcel Number: 002-151-006-000
CAMA Number: 002-151-006-004
Property Address: 624 MAIN STREET #4 Unit 004

Mailing Address: ✓ REYNOLDS, SARAH P ✓
✓ 624-4 MAIN STREET ✓
✓ FREMONT, NH 03044 ✓

Parcel Number: 002-151-006-000
CAMA Number: 002-151-006-005
Property Address: 624 MAIN STREET #5 Unit 005

Mailing Address: ✓ VAN DEN BROEK, ALEXANDER & VAN
✓ DEN BROEK, KRISTEN A
✓ 624-5 MAIN STREET ✓
✓ FREMONT, NH 03044 ✓

Both



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11/18/2021

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100 foot Abutters List Report

Fremont, NH
November 18, 2021

Parcel Number: 002-151-006-000
CAMA Number: 002-151-006-006
Property Address: 624 MAIN STREET #6 Unit 006

Mailing Address: VALIANTE, JOANNE & ROBERT ✓
✓ 624-6 MAIN STREET ✓
✓ FREMONT, NH 03044 ✓

Parcel Number: 002-152-000-000
CAMA Number: 002-152-000-000
Property Address: 610 MAIN STREET

Mailing Address: DYER, DANIEL D & KIMBERLY R ✓
✓ 610 MAIN STREET ✓
✓ FREMONT, NH 03044 ✓
Ronald W. White Jr.
✓ 610 Main St.
✓ Fremont

Parcel Number: 002-153-000-000
CAMA Number: 002-153-000-000
Property Address: 602 MAIN STREET

Mailing Address: HOLMES, GUERWOOD M & MARY J ✓
✓ 602 MAIN STREET ✓
✓ FREMONT, NH 03044 ✓
Ronald W. White Jr.

Parcel Number: 002-162-000-000
CAMA Number: 002-162-000-000
Property Address: 27 JACKIE BERNIER DRIVE

Mailing Address: NH PULP & LUMBER CO INC ✓
✓ 27 JACKIE BERNIER DRIVE PO BOX 59 ✓
✓ FREMONT, NH 03044-0059 ✓

Parcel Number: 004-074-000-000
CAMA Number: 004-074-000-000
Property Address: SPRUCE SWAMP

Mailing Address: BASSETT TTEE, STEPHEN L HERITAGE ✓
✓ FARM TRUST ✓
✓ PO BOX 212 ✓
✓ NEWFIELDS, NH 03856-0212 ✓
Trustee

Parcel Number: 004-076-000-000
CAMA Number: 004-076-000-000
Property Address: SPRUCE SWAMP

Mailing Address: ✓ SOUTHEAST LAND TRUST OF NH ✓
✓ PO BOX 675 ✓
✓ EXETER, NH 03833-0675 ✓



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