

CHECK LIST FOR PREPARING SITE PLAN REVIEW APPLICATION

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

THIS CHECKLIST FORM MUST ACCOMPANY EACH APPLICATION

(signed by the actual owner)

_____ **A detailed letter of intent**

_____ **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.**

☒ **A typed current abutters list (checked at the Town Office)**

_____ **The proper check amount for fees consistent with the Town of Fremont Fee**

Schedule -- currently

\$350.00 for the Site Plan Review Fee

\$350.00 for total of the first three (3) units for Elderly Housing and

\$50.00 for each additional Elderly Housing unit thereafter:

A minimum application fee amount of three hundred and fifty (\$350.00)

dollars for up to one hundred thousand (\$100,000.00) dollars of

construction cost PLUS two (\$2.00) dollars per thousand over one hundred

thousand (\$100,000.00) dollars of construction as levied by the Town shall accompany each application for Site Review.

\$250.00 for each Site Plan Review Amendment

\$115.00 for the 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)

☒ **Your list of requested waivers**

☒ **I do hereby certify that this application for a Site Plan Review meets all Fremont Zoning Regulation requirements.**

☒ **A copy of this application has been sent to the Town Engineer and to the Rockingham Planning Commission.**

☒ **I do hereby agree that I am responsible for all costs for engineering assistance and /or all consulting costs regarding this Site Plan Review as per 1.18-D of the Site Plan Review Regulations.**

signature:

Date:

The application must be sent via **certified mail to:**

FREMONT PLANNING BOARD

P.O. Box 120

Fremont, New Hampshire 03044

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): PINEBUCKET LLC
Address: ZS SPAULDING RD. FREMONT, NH
Owner(s) of Property concerned: _____
(If same as above, write "same")

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

Contact information: 603 370 0594

Location of Property: LOT 37-1 ZS SPAULDING RD. FREMONT, NH
(Map #, Lot # and Street Address)

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

ZONING INFORMATION

Zoning District of Property: VILLAGE DISTRICT
Conditional Use Permit Required: Yes _____ No _____

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.

- ☐ 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:

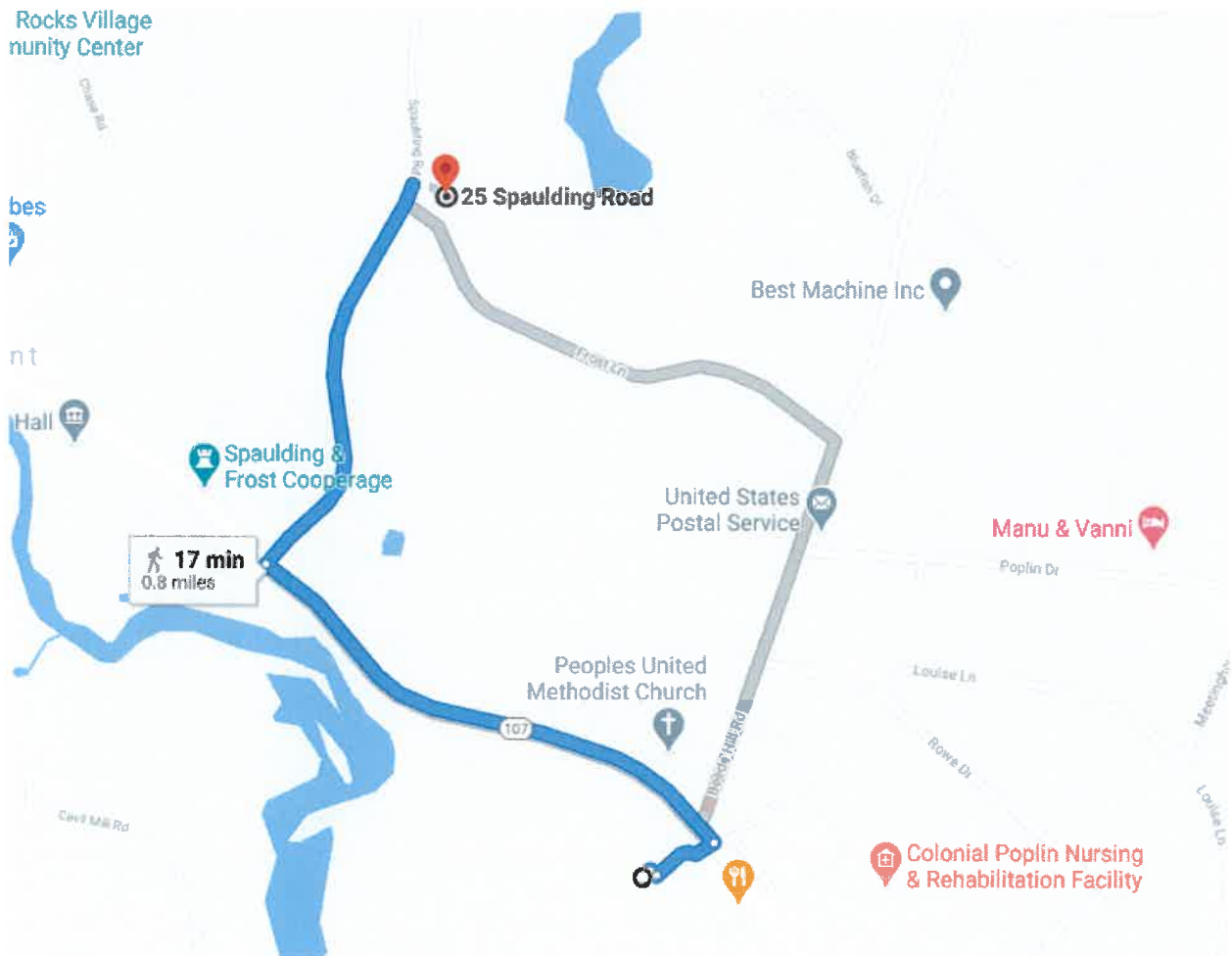
- Traffic circulation and access, including adequacy of adjacent street and intersections, entrances and exits, traffic flow, sight distances, accident statistics, curb cuts, turning lanes and existing or recommended traffic signals.
- Pedestrian safety and access.
- Off-street parking and loading.
-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

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

Abutters:

1. Peter B & Jennifer M 342 Main Street
2. Alfred P Meuse & Lynne E Benedetto; Beede Hill Rd.
3. Laurence R Potvin Jr. & Nicole J Potvin; 47 Spaulding Rd.
4. Kary & James Bijel; 25 Frost Lane
5. Tom Nesbit; Spaulding Road

Distance to FFD:









TO BE AMENDED

NOTES

1. SEE SHEET 1 FOR NOTES, PLAN REFERENCES, VICINITY PLAN, AND TAX MAP SKETCH.

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE SET OR FOUND
- IRON PIN/DRILL HOLE TO BE SET
- GRANITE BOUND TO BE SET
- ELEVATION BENCHMARK
- WATER VALVE
- EXIST. DRAINAGE AND CATCH BASIN
- PROPOSED DRAINAGE/ CATCH BASIN
- PROP DRAIN MANHOLE
- PROP FLARED END SECTION
- GUY WIRE
- UTILITY POLE AND LINE
- EXIST. SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EX. FIRE HYDRANT
- PROP FIRE HYDRANT
- GREEN SPACE BUFFER
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING SIGN
- EDGE OF WET
- EXISTING TREELINE
- PROPOSED TREELINE
- RIPRAP
- EXISTING LEDGE
- BUILDING
- DRAINAGE EASEMENT
- HANDICAP PARKING
- PROPOSED TRAFFIC FLOW

MAP 3 LOT 54-2
ALFRED P. BENEDETTO, JR.
32 BEEDE HILL RD.
FREMONT, N.H. 03044

NOTES

1. LOT SPECIFICATIONS
- A. LOT 37: 18,388 S.F. OF COMMERCIAL AND RETAIL SPACE WITH ONE RESIDENTIAL UNIT
REQUIRED ROAD FRONTAGE = 200.00'
PROVIDED ROAD FRONTAGE = 940.39'
REQUIRED LOT SIZE = 2.00 ACRES
PROVIDED LOT SIZE = 5.35 ACRES
FRONT SETBACK = 50'
SIDE AND REAR SETBACK = 30'
- B. LOT 37-1: 33,798 S.F. OF RETAIL SPACE WITH THREE RESIDENTIAL UNITS
REQUIRED ROAD FRONTAGE = 200' + (20' x 3 UNITS) = 320.00'
PROVIDED ROAD FRONTAGE = 1040.72'
REQUIRED LOT SIZE = 2.00 ACRES + (12,000 S.F. x 3 UNITS) = 2.83 ACRES
PROVIDED LOT SIZE = 10.80 ACRES
FRONT SETBACK = 50' + (5' x 3 UNITS) = 65'
SIDE AND REAR SETBACK = 30' + (10' x 3 UNITS) = 60'
- C. LOT 37-2: 17,854 S.F. OF COMMERCIAL AND RETAIL SPACE WITH ONE RESIDENTIAL UNIT
REQUIRED ROAD FRONTAGE = 200.00'
PROVIDED ROAD FRONTAGE = 300.61'
REQUIRED LOT SIZE = 2.00 ACRES
PROVIDED LOT SIZE = 2.94 ACRES
FRONT SETBACK = 50'
SIDE AND REAR SETBACK = 30'
- D. LOT 37-3: 22,750 S.F. OF COMMERCIAL AND RETAIL SPACE WITH SEVEN RESIDENTIAL UNITS
REQUIRED ROAD FRONTAGE = 200' + (40' x 7 UNITS) = 480.00'
PROVIDED ROAD FRONTAGE = 521.94'
REQUIRED LOT SIZE = 2.00 ACRES + (20,000 S.F. x 7 UNITS) = 5.21 ACRES
PROVIDED LOT SIZE = 5.35 ACRES
FRONT SETBACK = 50' + (5' x 7 UNITS) = 85'
SIDE AND REAR SETBACK = 30' + (10' x 7 UNITS) = 100'

REV.	DATE	DESCRIPTION	BY
B	1/12/05	REVISIONS PER COMMENTS	BAO
A	10/22/04	ADDED SEPTIC SYSTEM DESIGN FLOWS	BAO
REV.	DATE	DESCRIPTION	BY

REVISIONS



APPROVED BY THE FREMONT, NH
PLANNING BOARD ON:

CERTIFIED BY: _____

CHAIRMAN: _____

SECRETARY: _____

SITE PLAN
COOPERS CORNERS
TAX MAP 3 • LOTS 37, 37-1
ROUTE 107
FREMONT, N.H.

PREPARED FOR
COOPER'S CORNER, LLC
326 MAIN ST., UNIT 7A, FREMONT, NH 03044

OCTOBER 8, 2004

SCALE: 1" = 50'

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL
P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 827-1181