

**Memo To:** Town of Fremont Planning Board

**From:** Madeleine DiIunno, Regional Planner, Rockingham Planning Commission

**Date:** January 13<sup>th</sup>, 2022

**Subject:** Review of Subdivision Application: Woodman Family Revocable Trust (Tax Map 3 Lots 62, 62-1, & 55)

Rockingham Planning Commission has received and reviewed a Subdivision application submitted December 20, 2021, from James Lavelle Associates on behalf of Woodman Family Revocable Trust & Cheryl Woodman. The applicant is proposing to create two new lots within lots 62 and 62-1. Specifically, Lot 62 will transfer 5.1 acres to lot 62-1 and 4.09 acres to Lot 55. Lot 62-1 will transfer 0.81 acres to lot 55 and transfer 0.28 acres to Lot 62. Lots 62-1 and 55 are located within the Residential District and Lot 62 is in the Flexible Use Residential District. My specific comments are as follows:

1. The proposed plan alters the configuration of three existing lots of record. No new lots are being created. The new lot layout for Lot 62-1 does not create a greater non-conformity. Therefore, a variance for frontage is not required. However, to secure a building permit, the applicant will need to obtain approval from the Fremont Zoning Board of Adjustment (RSA 674:41, II) as well as a Waiver of Liability from the Board of Selectmen.
2. Any existing wells should be indicated on the Plan as well as any new wells to be placed in Lot 62-1 and Lot 55. Well radius placement must be in accordance with Subdivision Regulation 6.B.
3. Any proposed access way from Poplin Road to Lot 55 will require a Special Exception from the ZBA for construction within the Wetlands and Watershed Protection District (ZO 1201.8).
4. The applicant will need to obtain approval from NHDOT for the proposed driveway giving access to Lot 62-1. A copy of the permit shall be submitted to the Town of Fremont and the NHDOT approval number shall be shown on the plan (SR 10.02.F).
5. A copy of the Easement for the driveway giving access to Lot 62-1 should be provided to the Planning Board and reviewed by the town's legal counsel prior to or as a condition of approval.