

Memo To: Town of Fremont Planning Board

From: Madeleine DiIunno, Regional Planner, Rockingham Planning Commission

Date: January 26, 2022

Subject: Review of Subdivision Application – Tax map 1 Lot 73

Rockingham Planning Commission has received and reviewed a two-lot Subdivision application for Tax Map 1 Lot 71 (173 South Road) submitted by Joseph Falzone of 73 Harbor Street, Manchester, MA. The site is located in the Flexible Use Residential District. My specific comments are as follows:

1. The proposed driveway in Lot 72-1 will require a Special Exception from the Zoning Board of Adjustment for wetlands impact (ZO 1201.8). It is recommended that any approval by the Planning Board include a condition that a Special Exception is received from the ZBA prior to the construction of any driveway requiring relief under ZO 1201.8.
2. The applicant will need to obtain a local driveway permit for Lot 72-1. This should be included as a condition of approval.
3. It is recommended that the Board seek comment from the Fire Chief that the proposed driveway in Lot 72-1 is adequate for access by emergency vehicles.
4. SR 3.3.Q states that any burial site or cemetery must be separated from the remainder of the subdivision by means of a fence or stone wall, which shall be placed no less than twenty-five feet from any grave, monument, or tomb. The Board should seek clarification on whether this has been met.
5. Access for cemetery maintenance should be shown on the subdivision plan (SR 3.3.R).
6. The 100-foot well radius should be shown on Lot 71-1.
7. An Estimate/calculation of the number of school age children brought to bear on the Town due to the proposed subdivision should be noted on the plan (SR 3.4.A).
8. An Estimate/calculation of the road traveled mileage and route from the local fire and rescue department and from the local school should be noted on the plan (SR 3.4.B).
9. A note on the plan should be provided indicating that "all road and drainage work to conform to the standard specifications for construction in the State of New Hampshire" (SR 3.4.L).