665 Main St Fremont NH
Change of Use Application Information

To the Fremont Planning Board,

My name is Katie Moran and I am a portrait photographer currently based out of Manchester, NH. I live in Auburn, NH and I have purchased 665 Main Street in Fremont. My intent with this property is to build a beautiful photography studio where I will photograph clients both indoors as well as outdoors.

I have been working with a general contractor to create a plan for construction that will begin this Spring. After having the building inspected, it has come to my attention that the front portion of the building (restaurant portion) needs to be completely rebuilt due to structural safety concerns. Considering this, I plan to take down the front portion of the building completely and replace it with a new building. The overall structure will be keeping the exact same footprint that exists today (roughly 30'x24'). I also plan to keep the footprint of the rear existing building as is, but will be updating the roofing, siding, windows, doors. etc.

Additionally, I plan to seal the existing parking spaces, so they are fresh, clean, and complement the new building. I will remove the existing fences and add a fence in the front portion of the property to protect clients from the main road while photographing outdoors. I will be grooming the landscape by adding grass, flowers, and cleaning up the existing space to create a beautiful outdoor location. These outdoor renovations will in no way change the natural terrain. Moreover, I would like to remove the large sign that is currently in place. The existing locations of well and septic will remain the same. I do not have any additional plans for outdoor lighting other than lighting the front door similarly to that of a home. Lastly, I do not use any hazardous chemicals so there are no concerns with disposal.

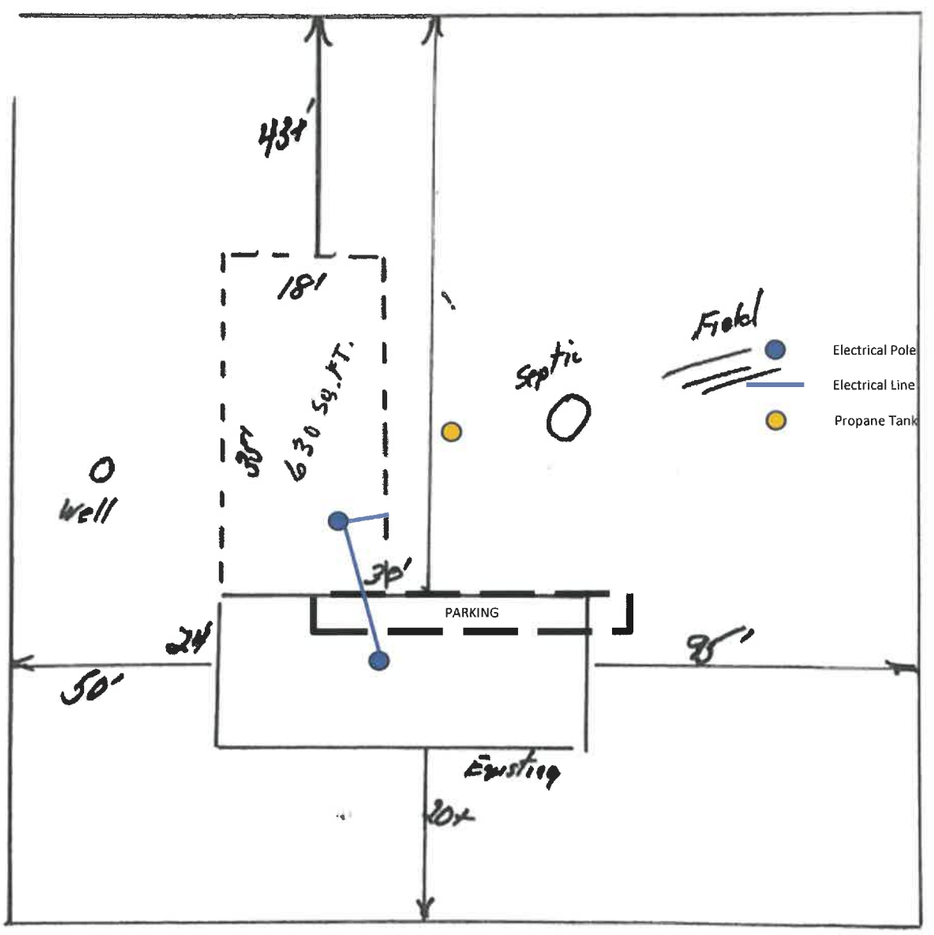
Along with the application, I have included maps, a site plan sketch, a recent septic inspection, overall inspection, and water test results. Upon consulting with town hall members, we feel it is right to

request wavers for all omitted items within the Minor Site Plan Review Form, as they do not pertain to this project. Thank you for the opportunity to move forward with this project. I look forward to being a part of the Fremont community.

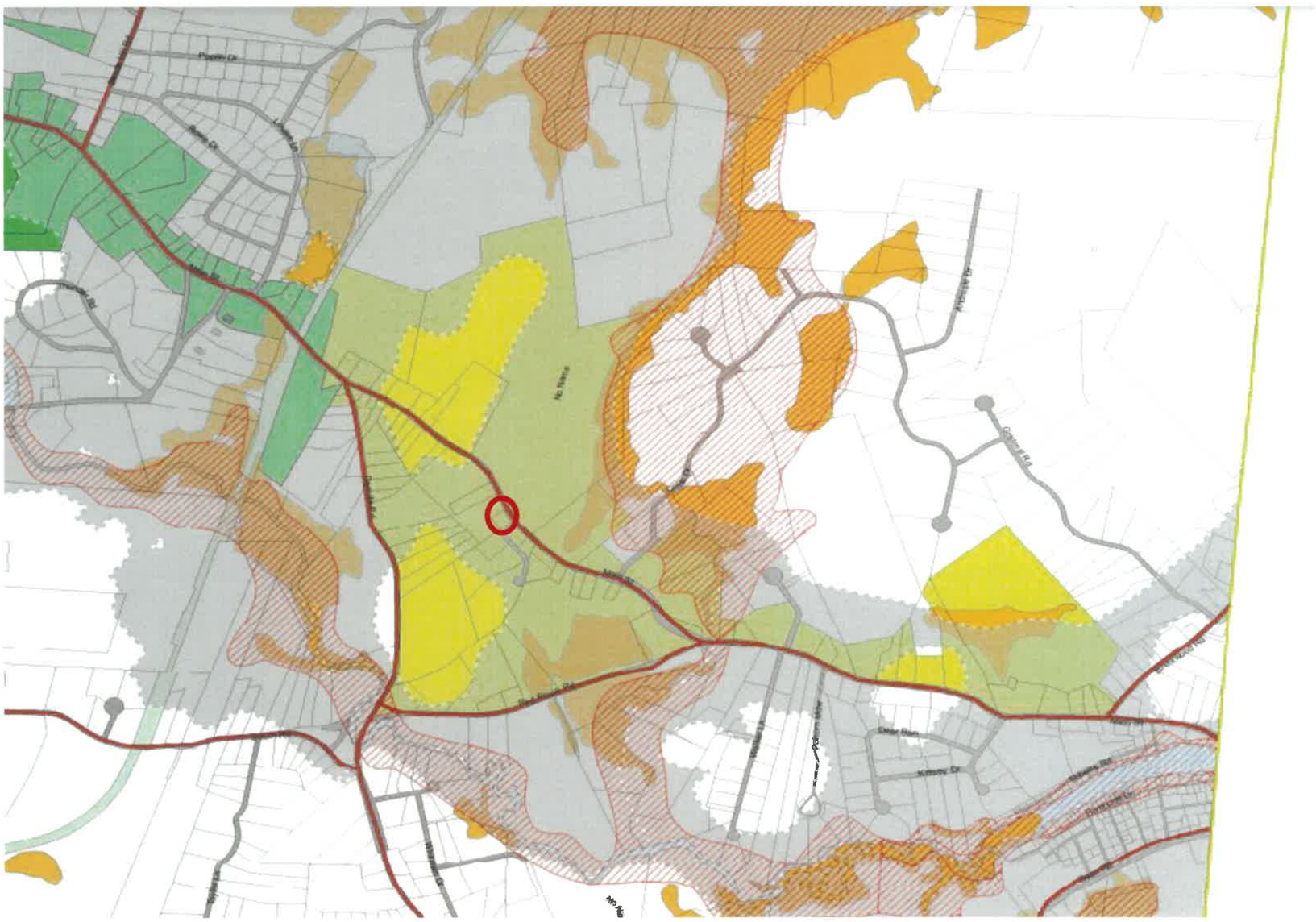
Thank you,
Katie Moran

Site Plan

Prepared by Katherine Moran
1/22/24



Property Location



Town Map

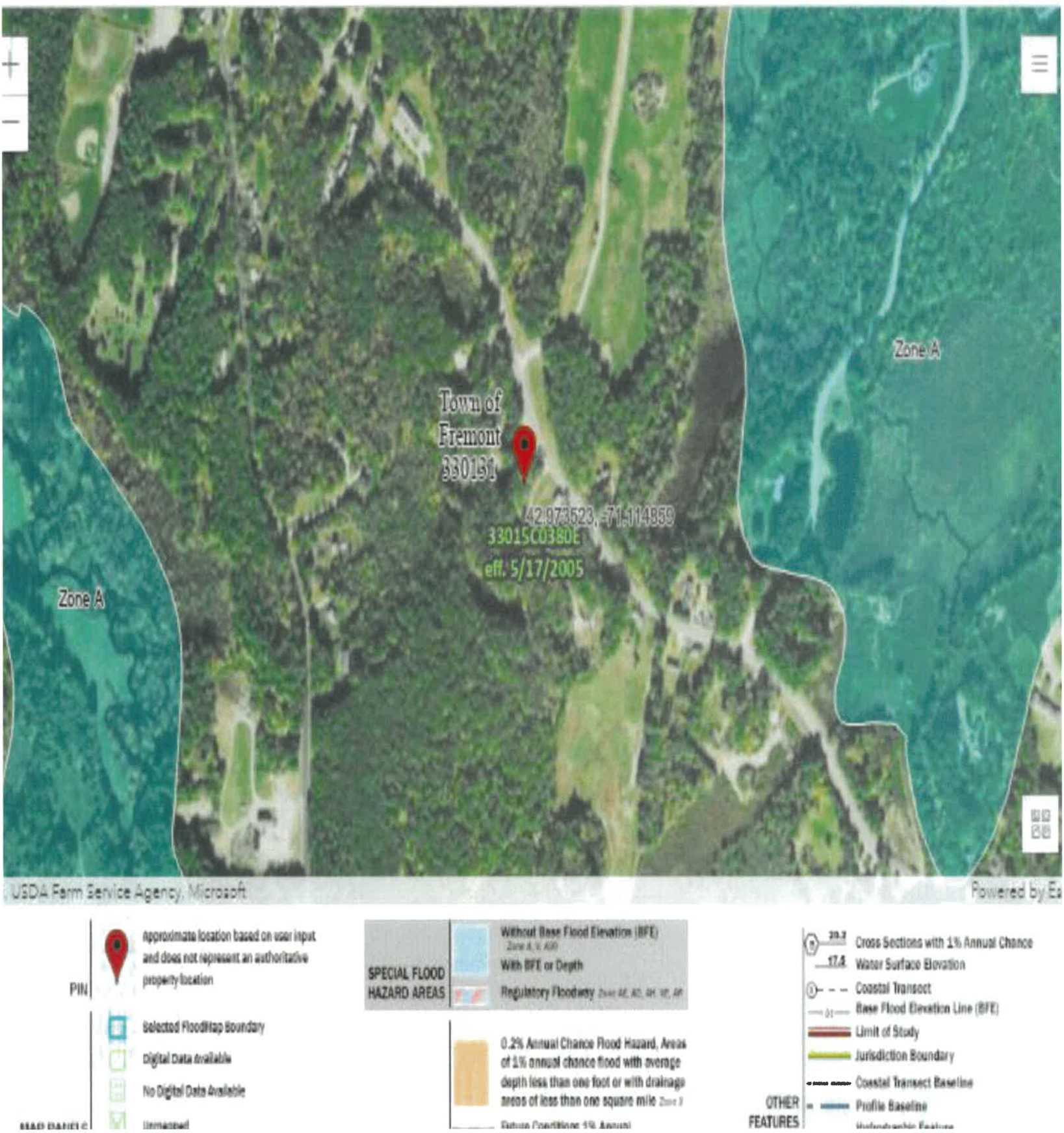

SUBJECT
665 MAIN STREET
FREMONT, NH
BELKNAP
MAINE
YORK
STRAFFORD
MERRIMACK
HILLSBOROUGH
NEW HAMPSHIRE
MIDDLESEX
ESSEX
Gulf of Maine
Atlantic Ocean
Sutton
Warner
Bradford
Concord
Henniker
Hillsboro
Pembroke
Suncook
Bow Bog
North Weare
Hooksett
Goffstown
Bennington
Pinardville
Manchester
Bedford
South Hooksett
Rochester
North Berwick
Wells Beach
Berwick
Rollinsford
South Berwick
Barrington
Mount Agamenticus
Dover
Cape Neddick
York Beach
Durham
Eliot
South Eliot
Kittery
Portsmouth
Newmarket
Exeter
Kingston
Hampton
Seabrook Beach
Salisbury Beach
Newton
Amesbury
Merrimac
Merrimacport
Newburyport
Newbury
Plaistow
Atkinson
Hampstead
Derry
Londonderry
Merrimack
Litchfield
Milford
Amherst
Peterborough
North Pack Monadnock Mountain
Windham
Salem
Haverhill
Groveland
Hudson
Nashua
Hollis
Pelham
Methuen
Lawrence
North Andover
Andover
Tyngsboro
Dracut
Lowell
Ashburnham
Boxford
Georgetown
Ipswich
Rockport
Merrimack
Bus

Neighborhood Map

Satellite View of Neighborhood

Fremont Tax Map

Flood Map


Zone A
Town of
Fremont
330151
42.973523, -71.114859
33015C0380E
eff. 5/17/2005
Zone A
USDA Farm Service Agency, Microsoft
Powered by Es
PIN
Approximate location based on user input and does not represent an authoritative property location
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
With BFE or Depth
Regulatory Floodway
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
OTHER FEATURES
Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline

Abutters Information

Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
002-058-000-000	663 MAIN STREET	DONIGIAN TTEE, JACOB	DONIGIAN REV TRUST, JACOB A	134-1 CHESTER ROAD	FREMONT	NH	03044
002-061-000-000	7 LEBLANC ROAD	GIEGERICH, ROBERT		7 LEBLANC ROAD	FREMONT	NH	03044
002-062-000-000	673 MAIN STREET	ACKERMAN, SIMON		PO BOX 956	HAMPSTEAD	NH	03841-0956
002-151-002-001	IRON HORSE DRIVE	PAKARA HOLDINGS		125 SOUTH ROAD	FREMONT	NH	03044
002-060-000-000	665 Main St	KaeRae Real Estate, LLC		13 HAWTHORNE DRIVE	AUBURN	NH	3032
Applicant	Applicant						

KENT CLEAN SEPTIC SERVICE, LLC
4B CRANE WAY
HOOKSETT, NH 03106
603-668-5368
WEBSITE: WWW.KENTCLEANSEPTICSERVICE.COM
EMAIL: KENTSEPTIC.OFFICE@GMAIL.COM

General Information

Property Location: 665 MAIN STREET FREMONT, NH.

PAID: Yes

INSPECTION DATE: 11/9/2023 **TIME** 12:00 PM

Inspector's Name: Kirk Fournier

Email Address: kentseptic.office@gmail.com; michael.j.fecteau@gmail.com

Septic plan available: No

Approx. Age of Septic System: Unknown **Number of bedrooms:** 1

Water Supply: ☒ Private ☐ Municipal ☐ Unknown

Garbage Disposal: ☐ Yes ☒ No ☐ Unknown
(if there is a garbage disposal, its use is not recommended with private septic systems.)

House is: ☐ Vacant ☒ Occupied

Mike Fecteau
665 Main Street
Fremont

NH

Tank location: We were able to locate the septic tank 30 feet straight out from rear door on the right rear side of the house.

Approximate Tank Size: 1000

Tank condition: Good Condition

Water level: Normal

Back flow present: No

Needs Cleaning: ☐ Yes ☒ No

Next suggested pump out: 365 days

Baffle Information

Inlet baffle: Missing, not an issue

Outlet baffle: Good Condition

Filter: ☐ Yes ☒ No ☐ Plugged and needs to be cleaned

(If yes, it is recommended that it be cleaned at every pumping to avoid clogging & back ups.)

Tank Comments: The inlet pipe was retaining a slight amount of water near the tank and a small amount of debris throughout the pipe. We were unable to run water to clean this pipe out. This did not appear to be an issue at this time, however it may become one in the future.

Additional Tank

Tank location: Not applicable

Approximate Tank Size:

Tank condition:

Water level:

Backflow present:

Needs Cleaning: ☐ Yes ☐ No

Next suggested pump out: days

Inlet baffle:

Outlet baffle:

Filter: ☐ Yes ☐ No ☐ Plugged and needs to be cleaned

If yes, recommend cleaning at every pumping to avoid clogging & back ups)

Tank Comments:

Mike Fecteau

665 Main Street

Fremont NH

System Type: Pipe and stone leaching field ***System Condition:*** good to fair condition

Pumping Station: ☐ Yes ☒ No ☐ Working at time of inspection ☐ Not working at time of inspection

Pump Station comments:

clean rocks

clean sand

field location

Additional disposal area comments:

We were able to locate a pipe and stone leaching field in good to fair condition. The leaching area was inspected which showed clean rocks, clean sand and there was no effluent in the system.

By performing this inspection we are able to determine the general condition of the septic system but we cannot predict how long the septic system will continue to work. In general, septic systems last for approximately fifteen (15) to twenty (20) years. The inspection and report is being furnished on an "opinion only basis". The inspection and report is based upon observations of the conditions that existed only at the time of the inspection.

THIS REPORT IS NON-TRANSFERRABLE

Mike Fecteau
665 Main Street
Fremont
NH

STATE OF NEW HAMPSHIRE
KIRK FOURNIER
License # 00222
SEPTIC SYSTEM EVALUATOR

Signature

Kirk Fournier

490 East Industrial Park Drive
Manchester, NH 03109
www.nelsonanalytical.com
(603)622-0200
NH ELAP Accreditation #NH1005

NELSON ANALYTICAL LAB

RP231128136

Maine State Certification #NH01005
Vermont State Cerfication # VT1005
Maine Radon Certification # ME17500
Massachusetts State Certification #M-NH1005

Report of Analysis

Customer: Upright Home Inspections
Client Sample ID: Moran, Mike
Laboratory ID: 123112218.01
Sample Matrix : Drinking Water
Sample Location: 665 Main Street, Fremont, NH

Date Collected: 11/27/2023 11:00 AM
Collected By : Upright
Date Received : 11/27/2023 11:50 AM
Temperature Rec'd °C: #14.4

Parameters	Results	Acceptable Level	Units	Date Analyzed	Test Method	Test Type	Test Remarks
Total Coliform Bacteria	Absent	Absent	/100mL	11/27/2023 14:11	SM 9223B	Primary	Within Standard
E. coli Bacteria	Absent	Absent	/100mL	11/27/2023 14:11	SM 9223B	Primary	Within Standard
Nitrate-N	<1.0	10	mg/L	11/28/2023 16:18	SM 4500 NO3 D	Primary	Within Standard
Nitrite-N	<0.01	1.0	mg/L	11/27/2023 17:00	SM 4500 NO2B	Primary	Within Standard
Fluoride	3.7	4.0	mg/L	11/27/2023 14:30	SM 4500F-C	Primary	Within Standard
Arsenic	0.0027	0.0050	mg/L	11/28/2023 03:02	EPA 200.8	Primary	Within Standard
Lead	<0.001	0.015	mg/L	11/28/2023 03:02	EPA 200.8	Primary	Within Standard
Copper	<0.010	1.30	mg/L	11/28/2023 03:02	EPA 200.8	Primary	Within Standard
Chloride	42	250	mg/L	11/27/2023 14:30	SM 4500Cl-B	Secondary	Within Standard
pH	8.02	6.5-8.5	SU	11/27/2023 14:37	SM 4500H B	Secondary	Within Standard
Iron	0.065	0.300	mg/L	11/28/2023 03:02	EPA 200.8	Secondary	Within Standard
Manganese	0.024	0.050	mg/L	11/28/2023 03:02	EPA 200.8	Secondary	Within Standard
Conductivity	290	N/A	umhos/cm	11/27/2023 14:30	SM 2510B	N/A	No EPA Limit
Alkalinity	56	N/A	mg/L	11/27/2023 14:30	SM 2320B	N/A	No EPA Limit
Sodium	42	N/A	mg/L	11/28/2023 03:02	EPA 200.8	N/A	No EPA Limit
Total Hardness	37	N/A	mg/L	11/28/2023 03:02	SM 2340B	N/A	No EPA Limit
Radon	<300	See Note	pCi/L	11/28/2023 01:33	SM 7500	N/A	No EPA Limit

ARSENIC NOTE: The New Hampshire Department of Environmental Services has established a state Maximum Contaminant Level (MCL) for arsenic of 0.005 mg/L, which took effect on July 1, 2021 for all NH public water systems. The federal EPA Safe Drinking Water Act MCL for arsenic is 0.010 mg/L. More information can be found at https://www.des.nh.gov/

RADON NOTE: There is currently no legal or regulatory limit for radon in water. The EPA has a proposed limit of 4000 pCi/L. Maine and Vermont have recommended limits of 4000 pCi/L, and Massachusetts 10,000 pCi/L. New Hampshire DES recommends treatment for levels above 10,000 pCi/L, or above 2000 pCi/L if Radon in Air levels exceed 4 pCi/L. More information can be found at www.epa.gov/radon.

Test Types: EPA Primary: Regulated by the EPA as a health related parameter
EPA Seconday: Aesthetic parameter - not regarded as a health concern

Respectfully Submitted

Andrew Nelson, Laboratory Director

Date Reported: 11/28/2023

NELSON ANALYTICAL LAB - TEST DESCRIPTIONS

RP231128136

Total Coliform & E.coli Bacteria (Limit = "ABSENT" per 100ml)

The organisms in the total coliform group are called indicator organisms. That is, if present, they indicate that there is a **possibility, but not a certainty**, that disease organisms may **also** be present in the water. When absent there is a very low probability of disease organisms being present in the water. The ability of the total coliform test to reliably predict the bacterial safety of water relative to the hundreds of possible diseases that might be present is critical since it is impossible, in a practical sense, to check separately for every disease organism directly on a monthly or quarterly basis. The presence of only **Total Coliform** generally does not imply an imminent health risk but does require an analysis of all water systems facilities and their operation to determine how these organisms entered the water system. **Escherichia Coli (E.coli).** This is a specific species (subgroup) within the coliform family. They originate only in the intestines of animals and humans. They have a relatively short life span compared to more general Total Coliform. Their presence indicates a strong likelihood that human or animal wastes are entering the water system, and have a much higher likelihood of causing illness.

Iron & Manganese (Limits = 0.3 & 0.05 mg/l respectively)

Iron and manganese occur naturally in New England's geology. They dissolve into groundwater as acidic rainfall percolates through the soil and rock. In higher concentrations, they can cause staining on laundry and water fixtures Elevated concentrations can also cause the water to have a metallic or vinyl type taste in the water Their appearance can also give an oily "crusty" sheen to the water's surface. The non-health related iron bacteria can clog strainers, pumps, and valves.

NH Department of Environmental Services (DES) is in the process of establishing an enforceable standard of 0.3 mg/L for manganese for all NH public water systems. The effective date is currently July 1, 2022. EPA, at present, has not set health standards for either iron or manganese in drinking water, both are considered aesthetic concerns only.

Hardness

The presence or absence of conventional hardness in drinking water is not known to pose a health risk to users. Hardness is normally considered an aesthetic water quality factor. The presence of some dissolved mineral material in drinking water is typically what gives the water its characteristic and pleasant "taste". At higher concentrations however, hardness creates the following consumer problems:

1. Produces white mineral deposits on tubs, showers, and dishes
2. Reduces the efficiency of devices that heat water. As hardness deposits build in thickness, they act like insulation, reducing heat transfer.
3. Can reduce the ability of soaps to create suds, thus reducing the efficiency of cleaning ability. Can cause problems with laundry.

Nitrate & Nitrite Nitrogen (Limits = 10.0 & 1.0 mg/l respectively)

Nitrate is a component in fertilizer, and both nitrate/nitrite are found in sewage and sanitary wastes from humans and animals. Nitrate/nitrite concentrations are not normally high in New England's wells or surface waters. When elevated, the surrounding area is often heavily developed, used for agricultural purposes, or subject to heavy fertilization. Excessive levels of these nitrogen compounds in drinking water have caused serious illness and sometimes death in infants under six months of age. Symptoms include shortness of breath and blueness of the skin (methemoglobinemia).

Sodium & Chloride (Limit Chloride = 250 mg/l)

The compound known as "salt" consists of the elements sodium and chloride. Substantially higher levels of Sodium and Chloride tend to imply contamination by activities of man including road salt storage, use of road salts, and discharges from water softeners. Typical background levels of Sodium and Chloride for pristine locations in New England's are generally less than 15 mg/L and 30 mg/L respectively.

pH (Acceptable Range = 6.5 – 8.5)

The pH of water is a measure of its acidity or alkalinity. A low pH indicates acidic water, which is therefore likely to be corrosive to household plumbing such as copper pipes. In older homes (prior to mid to late 1980's) the plumbing may also contain Lead in the soldered joints. Corrosive water will dissolve these metals from the plumbing into the water. Dissolved Copper & Lead in drinking water can be a health concern, and can also be a maintenance concern as the water corrodes the plumbing in the home eventually causing water leaks.

Lead & Copper (Limits = 0.015 & 1.3 mg/l respectively)

Found in water with corrosive tendencies (see pH). There is an extremely low occurrence of naturally occurring lead & copper in water. It is nearly always from plumbing systems with copper lines and/or lead solder. Levels are highest after water has been stagnant in the pipes. The recommended method for testing of Lead & Copper when plumbing is a concern is to sample water after it has been sitting in the pipes for 6 – 10 hours, without running the water at all prior to filling the bottle. This is called a "first draw" and simulates a worst case test.

Radioactivity (Limit = 15 pCi/L for Gross Alpha)

New England's bedrock contains naturally occurring radioactivity. A few examples **include Radon, Radium 226, Radium 228 and Uranium**. Radon is a gas (see separate description); the others are minerals. The basic test to determine the total radioactivity from all these sources is **Gross Alpha**.

Alkalinity: A measure of water's acid neutralizing capacity. A low alkalinity in combination with low hardness may increase corrosive tendencies, especially in water that already has a pH below or at the low end of the acceptable range.

Arsenic (NH Limit = 0.005 mg/l EPA Limit 0.010 mg/l)

Arsenic occurs naturally in New England. In fact, arsenic was mined commercially in New England during the 1800s. Arsenic also occurs as a result of human activities. Activities that could have left arsenic residuals include apple orchard spraying and coal ash disposal. Generally it is not possible to predict if a well will have elevated arsenic. Arsenic has no smell, taste or coloration when dissolved in water, even at high concentrations. Arsenic has been classified by the U.S. Environmental Protection Agency (EPA) as a human carcinogen (cancer causing agent). Long term exposure to arsenic has been linked to cancer, cardiovascular disease, immunological disorders, diabetes and other medical issues. The NH DES has established a NH Maximum Contaminant Level (MCL) for arsenic of 0.005 mg/l, which took effect for July 1, 2021 for all NH public water systems. The federal EPA Safe Drinking Water Act MCL for arsenic is 0.010 mg/l. NH DES recommends that at least two tests be processed before concluding the well's arsenic concentration, as well water quality can change due to many factors.

Radon (No EPA regulated limit)

IMPORTANT NOTE: Radon levels may test significantly different when collected from a well that is not in a normal pattern of use, compared to Radon levels from the same well when in normal daily use.

Radon gas is normally found in all well water. Bedrock wells typically have much higher levels then dug or point wells. The most significant concern is the inhalation of Radon from the air. Radon typically enters air via two common pathways:

1. Migration (up from the soil) into the house air through cracks and/or other openings in the foundation.
2. Release of dissolved radon gas into the air from water usage in the home.

In New England's, the migration of radon up from the soil contributes the largest percent of radon found in the average home. Radon from a groundwater type water supply source, particularly a bedrock (artesian, drilled) well, contributes the next largest percentage of radon in the home. The US EPA has set an advisory "action level" of **4 pCi/L for radon gas in indoor air**. Studies show that high levels of radon gas in the air increase the risk of developing lung cancer. **At present there is no federal or state regulated standard for radon in drinking water.** In 2016, the NH DES and the Maine Radon Program recommended that private wells with radon concentrations at or above 10,000 pCi/L be treated to reduce radon levels. Treatment for water with concentrations between 2000 and 10,000 pCi/L (in NH), or 4000 and 10,000 (in ME), may be advisable if the air concentrations in the home exceed 4 pCi/L. The EPA has proposed a limit of 4000 pCi/L, but this has never been enacted. Massachusetts recommends 10,000 pCi/L and Vermont 4,000 pCi/L. A useful equation developed by the EPA to determine the seriousness of Radon in water is that 1 pCi/L of Radon will develop in air for every 10,000 pCi/L in water.

Fluoride (Limit = 2.0/4.0 mg/l secondary/primary)

Fluoride occurs naturally in New England's bedrock. Fluoride has no taste, color or odor. The Centers for Disease Control (CDC) have recommended 1.0 to 1.2 milligrams per liter (mg/L) as the optimum beneficial concentration of fluoride in drinking water for dental protection. In the range of 2.0-4.0 mg/L of fluoride, staining of tooth enamel is possible. At concentrations above 4.0 mg/L, studies have shown the possibility of skeletal fluorosis as well as the staining of teeth.

Volatile Organic Compounds (VOC's)

Volatile Organic Chemicals (VOCs) are a class of chemicals that are carbon containing and vaporize easily into air at normal air temperatures. VOCs are found in a variety of commercial, industrial, and residential products, including gasoline, solvents, cleaners, degreasers, paints, inks and dyes. Many of these compounds are also known human carcinogens. Benzene, for example, may enter groundwater from gasoline or oil spills on the ground surface. Other examples of commonly detected VOCs are trichloroethylene, used in septic system cleaners; and tetrachloroethylene, used in the dry-cleaning industry. MtBE is the abbreviation for the compound "methyl tertiary butyl ether". This compound is a former additive to gasoline.The NH. Department of Health and Human Services developed a health-based drinking water standard for MtBE of 13 micrograms per liter (ug/L).

Sulfide (Rotten Egg Odor) Sulfide can be formed naturally as a by-product of the decomposition of organic material possibly aided by the presence of non-hazardous sulfur reducing bacteria, or by chemical reactions of soil and bedrock minerals containing sulfur. At the concentrations typically found in drinking water, it is not hazardous to health. It is also important to note that the odor threshold for sulfide is considerably lower than the point at which our laboratory test detects it. So you may smell it before we can find it.

Conductivity: A very basic test measuring the total dissolved mineral content of water. Includes all individual minerals separately listed on this page.

Per- and Polyfluoralkyl Substances (PFAS)

(NH Limits PFOA=12 ng/L, PFOS=15 ng/L, PFNA=11 ng/L, PFHxS = 18 ng/L)

PFAS are a group of various man-made compounds. These chemicals include PFOA, PFOS, and other chemicals which are used in the manufacturing of many every day products. Examples of products containing PFAS include food packaging, fire fighting foam, non-stick pans, stain resistant fabrics, microwave popcorn bags, and numerous other common household products. The two most studied compounds of the full list of PFAS chemicals are PFOS and PFOA, which have been given a combined limit of **70 ng/L** by the EPA.

FREMONT NH APPLICATION FOR MINOR SITE PLAN REVIEW

CONTACT INFORMATION

Name of Applicant(s): Kate and Mike Moran
Address: 13 Hawthorne Drive Auburn, NH 03032
Owner(s) of Property concerned if different from above: Same
Owner(s) mailing address if different from above: Same
Phone: 978-204-4986 Email: kmoran@kaeraephotography.com
Location of Property (Map #, Lot # and Street Address): Map 2, Lot 060, 665 Main St. Fremont NH 03044
Intent of Application: ☐ Original Site Plan Review ☐ Amendment to Existing Site Plan Review ☑ Change in Use

ZONING INFORMATION

Zoning District of Property:

Is property in the Aquifer Protection District? ☑ Yes ☐ No

Is the property in the Flood Zone? ☐ Yes ☑ No

BEFORE COMPLETING THIS APPLICATION YOU MUST COMPLY WITH THE FOLLOWING.

If the Board determines that the impact of the proposed project presents greater than minimum impact, the application shall not be eligible for Minor Site Plan Review.

A. The applicant must first schedule a pre-application meeting with the Planning Board.

B. The application must be in full compliance with Fremont Zoning Ordinances.

C. The proposal shall create no impacts that require consideration of mitigation strategies for impacts such as, but not limited to, noise, light, traffic, visual impacts and/or odors.

D. Appropriate buffers – fencing or natural vegetation - exist between abutting properties.

E. The character of the area will not be impacted by the proposal. The nature of the property remains consistent relative to architecture, transportation, scale of coverage, scale of building size, and consistency of adjacent uses.

F. Maximum total floor space of any proposed buildings/structures shall be one thousand (1000) sq feet including the basement.

G. No proposed alterations to the natural terrain or vegetation at the site is planned (except that which is immediate to the any proposed buildings/structures)

H. The proposed activity **shall not** be located within:

i. A flood plain

ii. Any wetlands or wetland protection district

iii. One hundred (100) feet of a Prime Wetland

INSTRUCTIONS: Please ensure that your application supports the purposes as noted in the Site Plan Regulations and that you have read, understand and complied with all aspects of the regulations.
Minor site plans are not required to be prepared by a professional engineer or licensed surveyor, but must accurately depict distances, setbacks, and other required information necessary for Board review. Fees shall be paid in accordance with the Town of Fremont fee schedule. The following items shall be shown on the minor site plan unless a waiver(s) is requested.
The MINOR SITE PLAN APPLICATION CHECKLIST MUST ACCOMPANY THIS APPLICATION.

Information Requirements: Each application shall contain the following information, where applicable, to be considered complete in accordance with Section 1.14 (Application Procedures) of the Fremont NH Site Plan Review Regulations. Check all that apply or request waiver.
Site Plans must include the following information:

- ☑ A. The name and addresses of the property owner, authorized agent, the person or firm preparing the plan, and the person or firm preparing any other data to be included in the plan.
- ☑ B. Scale, north arrow, and the date prepared.
- ☑ C. Location of the site (vicinity sketch), street, address, zoning district location, abutting properties and owners, and applicable tax map information.
- ☑ D. Description of the existing site and proposed changes thereto, including, but not limited to: approximate size (including height) and placement of new buildings and accessory structures, new parking and loading areas, new signage, new lighting, new landscaping and the amount of land to be disturbed.
- ☐ E. Location of existing and proposed easements, (if any). Copies of such easement language must be submitted to the Board.
- ☑ F. Location of existing and/or proposed water supply, sewage disposal facilities, gas and/or electric lines, paved areas, structures, (both primary and accessory), driveways, parking areas,
- ☐ G. A completion schedule of all proposed improvements.

- ☐ 1. The size and location of all public and private utilities including water lines, sewage facilities, gas lines, power lines, telephone lines, fire alarms connections, underground utilities, but not limited to other utilities.
- ☐ 2. The location, size and design of proposed signs and other advertising or instructional
- ☐ 3. The location, type and design of outdoor lighting.
- ☐ 4. Construction details including but not limited to pavement, walks, steps, curbing, drainage and structures, fire hydrants, signs and lighting, erosion, and sedimentation control techniques.

- ☐ H. Provide copies of all required State, Federal, and Town approvals, including, but not limited to: Dredge and Fill, State highway access, Wetlands Board approval.
- ☐ I. 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.
  - ☐ 1. Contours shall be depicted at two (2) foot levels, referenced to sea level, reflective of
  - ☐ 2. Clear delineation of wetlands areas must be provided on all topography maps.
  - ☐ 3. Clear delineation of all watershed protection districts must be provided on all topography maps and any septic design plans.
  - ☐ 4. Include lot line setbacks as well as wetland setbacks.

- ☐ J. 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.
- ☐ K. Provide a plan for the type and location of solid/liquid waste disposal facilities.
- ☐ L. Provide an estimate/calculation of the road traveled mileage and route from the local fire and rescue department.
- ☐ M. Provide an estimate/calculation of the increased daily average automobile traffic within the Town.
- ☐ N. Provide estimates of noise generations.
- ☐ O. Provide complete plans and profiles for all internal access ways and parking to include:
  1. Curve data, horizontal and vertical at the street center lines
  2. Street data at fifty (50) foot intervals, to include cross sections
  3. Intersection, turn-around and/or cul-de-sac radii
  4. All Storm Drainage design
  5. Design of any bridges or culverts
  6. Proposed finished grades of streets & adjacent roadsides within the right-of-way.
- ☐ P. 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 (200) feet of the site.
- ☐ Q. Provide a parking areas and access plan sufficient for review to ensure compliance to applicable standards as set forth in this document.
  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.
  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.
- ☐ R. Provide a landscaping plan sufficient for review to ensure compliance to applicable standards as set forth in this document.
- ☐ S. 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.
- ☐ T. 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 1.21 (Waste Disposal and Water Supply).
- ☐ U. Provide plans for erosion and sediment control. No site plan shall be approved without plans for erosion and sediment control plans, unless a written waiver is applied for and approved by the Planning Board.
- ☐ V. Provide Traffic Analysis. Reference Section 1.14, Item X-6. 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.
- ☐ W. Provide general information and site plan format on all plats:
  1. ☐ Provide site name, name of property owner of record.
  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.
- ☐ 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.
- ☐ 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, street address.
- ☐ 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 (1000) feet of the site.
- ☐ 12. Area, in acres and square feet, of the entire 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 the proposed site. Acre, square feet, and percentage of total area for the following segments of information; Total area, area left in natural state, area wetlands, and area used.
- ☐ 14. Clear delineation of wetlands and watershed protection districts peripheral area must be provided. 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. Street right-of-way shall be marked by a four inch by four inch by thirty six inch (4" x 4" x 36") stone or concrete monument.
- ☐ 16. Location of all land intended for public use and any conditions on such use.
- ☐ 17. Specify the number the type of non-residential units.
- ☐ 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. The Board reserves the right to revisit and revise the approved hours of operation if and when it deems necessary to do so.
- ☐ X. Other information may be required during the course of the review. Other exhibits or data that the Planning Board may require 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. Erosion and Sediment Control Plans.
  - ☐ 4. Listing of all amounts and description of liquids, inflammables and/or chemicals.
  - ☐ 5. A fiscal study/data relative to the potential impact to 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.

Other items required as applicable;

- ☐ N.H. Water Supply & Pollution Control Commission subdivision approval

- ☐ N.H. Wetlands Board "Dredge & Fill" permit
- ☐ N.H. Department of Transportation driveway access permit
- ☐ Stormwater runoff calculations per Section 1.20 or request for exemption
- ☐ Stormwater Management Plan
- ☐ Spill Prevention, Control, Countermeasures (SPCC) Plan
- ☐ National Pollutant Discharge Elimination System (NPDES) permit
- ☐ Other State or Federal permits as required

Signature of Applicant:	Date:
Kathleen M	2/7/24

APPLICATION FOR A CONDITIONAL USE PERMIT
TOWN OF FREMONT, N.H.

Name of Applicant(s): Mike and Katie Moran (KaeRae Real Estate LLC)
Address: 665 Main Street Fremont, NH 03044
Owner(s) of Property concerned: Same
(If same as above, write "same")

Mailing Address: 13 Hawthorne Drive Auburn NH, 03032 (Applicant address)
(If same as above, write "same")
Contact information:
kmoran@kaeraephotography.com; caf.mike.moran@gmail.com

Location of Property: Map 2, Lot 060 665 Main Street Fremont, NH 03044
(Map #, Lot # and Street Address)
ZONING INFORMATION
Zoning District of Property: Mixed Use/Flexible Use
Conditional Use Permit Required: Yes x No

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

CONDITIONAL USE PERMIT - GIVE A BRIEF DESCRIPTION OF THE PROJECT

The project will consist of converting an existing diner and apartment building into a photography studio. The existing diner will be replaced by a new building with the same footprint. The apartment will be renovated and connected to form one structure.

"I hereby authorize the Fremont Planning Board and its agents to access my land for the purpose of reviewing this plan, performing road inspections and any other inspections deemed necessary by the Board or its agents, to insure conformance of the on-site improvements with the approved plan and all Town of Fremont ordinances and regulations."

2/7/2024
Date

Owner's Signature

CHECK LIST FOR PREPARING CONDITIONAL USE PERMITAPPLICATION
THIS CHECKLIST FORM MUST ACCOMPANY EACH APPLICATION
(signed by the actual owner)

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

__x__ 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 = see appendix "C" of the Subdivision Regulations.

__x__ Copy of this "Checklist for Preparing Conditional Use Application" signed by the owner or legal representative.

__x__ **A typed current abutters list** (checked at the Town Office not longer than ten (10) days prior to submission)

__x__ **The proper check amount**
$100.00 for the fee
$115.00 for the advertising (no newspaper 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)

_____ **I do hereby certify that this application for a Conditional Use Permit meets all Fremont Zoning Regulation requirements.**

__x__ **I do hereby agree that I am responsible for all costs for all consulting costs regarding this Plan Review.**

__x__ **A copy of the plan has been submitted to the Rockingham Planning Commission.**

_____
signature:

The application, **including this checklist sheet signed by the actual owner, must be sent via certified mail to:**

FREMONT PLANNING BOARD
P.O. Box 120
Fremont, New Hampshire 03044