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**TOWN OF FREMONT PLANNING BOARD**

**PO BOX 120**

**FREMONT, NEW HAMPSHIRE 03044**

**NOTICE OF DECISION**

You are hereby notified that at a Public Hearing, held on January 18, 2023, at the Fremont Town Hall, the attending members of the Fremont Planning Board did unanimouslyvote to approve the Land Subdivision Application for Residential and Commercial Use as requested by Fremont Land, LLC. The subdivision creates a new lot with frontage on Route 107, a state highway, shown as Map 2, Lot 151-2-3. This approval was made pursuant to the information and drawings submitted for the land subdivision located at Map 2, Lot 151-2 on 662 Main Street in Fremont New Hampshire. The approval of this subdivision comes with the following conditions:

* + 1. Plan Sheets 1, 2, 5, and 6 Mylars shall be recorded at the Rockingham Registry of Deeds and a digital copy of the Mylar provided for Town Land Use file.
		2. All licensed professionals whose names appear on the approved plans and Mylars shall have original stamps and signatures.
		3. All required state permits are received, and permit numbers noted on the approved plans and recorded Mylar.
		4. All monuments shall be installed, shown on approved plans and recorded mylars, and certified.
		5. Four paper copies of the final plan set (2 full sized and 2 half size) shall be signed for Town Land Use files.
		6. All conditions of approval are met within 365 days of this approval date. The Planning Board may grant an extension of its original approval with good cause.
		7. All fees incurred by the Planning Board, including but not limited to consulting, engineering, and legal fees, have been paid by the applicant.
		8. The cover sheet will be updated with recent waiver request date and sheet 3 will be updated with a complete list of NRCS soils.

SIGNED:

Paul Powers, Chairman, Fremont NH Planning Board

**In support of this decision, the Board has made the following findings of fact and votes:**

1. The Board met on 2 occasions January 4 and 18, 2023 to review the Subdivision Application.
2. The Board **voted to grant** a series of partial waivers from Article III, Section 3 of the Subdivision Regulations, specifically Sections 3.D., 3.E., and 3.H. with regard to wetlands and topography on the parent lot Map 2, Lot 151-2. The Applicant contended that the proposed new lot is completely mapped and they have provided topography and wetlands for 77 acres of the existing parent lot with a total area of 101.9 acres.
3. William Gregsak, Professional Engineer of Gregsak & Sons, Inc. represented the applicant, Fremont Land LLC.
4. Most relevant to the Board’s conclusion is the revised plan set (8 drawings) dated December 14, 2022 most recently updated 1/5/23 “per RPC, Select Board and KNA Engr. review letters” and a final comment letter from Steven B. Keach, P.E., Keach-Nordstrom Associates, Inc. (KNA) dated January 18, 2023.
5. The Board received and considered the following comments in relation to the application:
	1. Professional review letter by Madeleine DiIonno, Regional Planner, Rockingham Planning Commission dated January 3, 2023.
	2. Professional Review letters from KNA dated January 4, 2023.
	3. Comments from Select Board and Fire Department.
6. State Agency Permits required under this application include: (a) NHDES Subdivision Approval (for proposed Lot 151-2-3); and (b) a NHDOT Driveway Permit for proposed Lot 151-2-3.
7. Surveyed monuments will need to be installed for the newly subdivided parcel.
8. Select Board comments were clarified during the January 4 public hearing whereas by proposing this single-lot subdivision the Applicant is eliminating the last point of return along Route 107 thereby limiting public roadway options for future development to the current 2100 feet of public roadway until such a time as they might connect through another abutting parcel. Mr. Gregsak voiced his understanding and concurrence with this observation.
9. The Board **voted to** **approve** the residential/commercial subdivision of Map 2 Lot 151-2 with the conditions as stated above with a vote of 4 to 0.