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Fremont NH 03044



**TOWN OF FREMONT PLANNING BOARD  
PO BOX 120  
FREMONT, NEW HAMPSHIRE 03044  
NOTICE OF DECISION**

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You are hereby notified that at a Public Hearing, held on March 15, 2023, at the Fremont Town Hall, members of the Fremont Planning Board did unanimously vote to approve the Land Subdivision Application for Commercial Use at the Iron Horse Park located at Tax Map 2, Lot 151-2 on Iron Horse Drive in Fremont, NH. Applicant Fremont Land LLC has been approved to subdivide the subject parcel into two (2) parcels creating a new 3.931-acre lot identified as Map 2, Lot 151-2-4 with legal frontage on Iron Horse Drive. This approval was made pursuant to the information and drawings submitted titled Land Subdivision, Commercial Use, Iron Horse Park, located at Map 2, Lot 151-2 on Iron Horse Drive, 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 County 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. NHDES Subdivision Approval for proposed Lot 151-2-4 is received, and permit number noted on the approved plans and recorded mylar.
4. Town of Fremont Driveway Permit is obtained.
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. Technical edits as requested by the Planning Board at the March 15, 2023 hearing are made to the approved plans and mylars.

SIGNED:

A handwritten signature in black ink, appearing to read 'Paul Powers', with a stylized flourish at the end.

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 March 15, 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 measuring 94.794 acres. The Applicant contended that the proposed new lot measuring 3.931 acres is completely mapped and they have provided topography and wetlands for 66 acres of the existing parcel with a total area of 98.725 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 19, 2022 most recently updated 3/15/23 "Town Engr., RPC, and Select Board".
5. The Board received and considered the following comments in relation to the application:
  - a. Professional review letter by Rockingham Planning Commission dated March 6, 2023.
  - b. Professional Review letters from KNA dated March 1 and 3, 2023.
  - c. Comments from Road Agent, Select Board and Fire Department.
6. Permits required under this application include: (a) NHDES Subdivision Approval (for proposed Lot 151-2-4); and (b) Town of Fremont Driveway Permit.