



## FREMONT SUBDIVISION PLAN CHECKLIST

An application shall include this checklist and the following to be considered complete:

### CHECK LIST FOR PREPARING SUBDIVISION APPLICATION

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

- XX **Cover letter of intent**
- XX **Six copies of your plan**
- XX **A typed current abutters list** (checked at the Town Office)
- XX **The proper check amount**
  - \$350.00 per lot** for the fee
  - 115.00** for the advertising
  - 12.49** per abutter (which includes 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)
- XX **Your list of requested waivers**
- XX **I do hereby certify that this application for a Subdivision meets all Fremont Zoning Regulation requirements.**
- XX **I do hereby agree that I am responsible for all costs for engineering assistance and /or all consulting costs regarding this Site Plan Review as per Section 5-D of the Subdivision Regulations.**
- XX **A copy of this application has been sent to the project Engineer for the Town of Fremont and to the Rockingham Planning Commission for review.**

\_\_\_\_\_  
**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

**This checklist is intended to be only a guide. Refer to Subdivision Regulations for complete requirements.**



## **APPLICATION FOR SUBDIVISION**

Name of Applicant(s): Fremont Land, LLC  
Address: 453 NH Route 125, Brentwood, NH 03833  
Owner(s) of Property concerned: Same  
(If same as above, write "same")

Mailing Address: Same  
(If same as above, write "same")

Contact information:

Location of Property: Map 2, Lot 151-2, Iron Horse Drive  
(Map #, Lot # and Street Address)

### **ZONING INFORMATION**

Zoning District of Property: Main Street Zoning District  
Conditional Use Permit Required: Yes \_\_\_\_\_ No XX

Is the property in the Aquifer Protection District? Yes XX No \_\_\_\_\_  
Is the property in the Flood Zone? Yes XX No \_\_\_\_\_

### **A subdivision plan shall contain the following information, where applicable, to be considered complete:**

- XX Current owners name(s) and address (es) and contact number(s)
- XX Abutters names and addresses (a separate abutters list containing current names and addresses of abutters must also be provided)
- XX Subdivision name and/or identifying title and plan number
- XX Tax map and parcel number
- XX Parcel Information Note = Zoning District, whether the parcel is (or is not) in the Aquifer Protection District or the Flood Zone
- XX Surveyor name, address and stamp
- XX Engineer name, address and stamp
- XX Surveyed property lines

<u>XX</u>	Locus map
<u>XX</u>	Signature block
<del>XX</del>	North arrow indicting magnetic or true north
<u>XX</u>	Scale (1" = 100' maximum)
<u>XX</u>	Date
<u>XX</u>	Location of all property lines including entire undivided lot
<u>XX</u>	Area, in acres and square feet, of each lot and total parcel, total area left in natural state, wetlands, recreation area and area used
<u>XX</u>	Topographical Map (2 ft. intervals & spot elevations at less than 5%)
<u>XX</u>	Location of proposed and existing drainage systems, structures and easements
<u>XX</u>	Location of all existing structures including wells and septic systems within 200' of the site
<u>XX</u>	Location of all proposed and existing wells including 100' well radius
<u>XX</u>	Location of all septic systems, leaching fields including the 4,000 sq.ft. reserve area
<u>XX</u>	All natural features of the land
<u>XX</u>	All man-made features of the land
<u>XX</u>	Location of natural and historic features
<u>XX</u>	Location of water-courses, standing water or fire ponds
<u>XX</u>	Location of existing and proposed fire hydrants
<u>XX</u>	Location of floodplains and wetlands, including buffer (identified by soil or wetland scientist)
<u>XX</u>	Size and location of all existing public and private utilities
<u>XX</u>	Road profiles and appropriate details including location and type of streetlighting and cone of illumination
<u>XX</u>	Location of existing driveways and parking
<u>Waiver</u>	HISS of entire site or portion determined by the Board
<u>XX</u>	USGS bench marks
<u>NA</u>	Storm water drainage control plan (50 year storm)
<u>XX</u>	Test pits and logs

- XX Tree line
- XX Monuments and/or iron pins
- XX Location and description of all easements
- XX Each existing building or manmade structure
- XX Summary of Fremont Zoning Ordinance requirements
- XX Any burial site as separate from the remainder of the subdivision
- XX All waiver requests in writing

Other items required as applicable;

- NA Variances and/or Special Exceptions (dates given) and submit copies
- Pending N.H. Water Supply & Pollution Control Commission subdivision approval
- NA N.H. Wetlands Board "Dredge & Fill" permit
- NA N.H. Department of Transportation driveway access permit
- NA Traffic impact analysis
- NA Erosion and Sediment Control Plan
- NA Stormwater runoff calculations
- NA Site Specific
- Other State or Federal permits as required

Notes:

---

---

---

---

---

---

---

---

---

---

APPLICANT: \_\_\_\_\_ Date: \_\_\_\_\_



**GREGSAK & SONS, INC.**  
**ENGINEERING, ARCHITECTURE & CONSTRUCTION MANAGEMENT**

May 3, 2023

Fremont Planning Board  
Town of Fremont  
PO Box 120  
Fremont, NH 03044-0120

Re: Letter of Intent  
Fremont Land, LLC  
Iron Horse Drive  
Map 2, Lot 151-2  
Fremont, NH

To Whom It May Concern,

Fremont Land LLC is proposing to subdivide four (4) lots from an existing parcel known as Tax Map 2, Lot 151-2. The existing parcel consists of 94.794 acres. Each lot has a minimum of 200 feet of frontage. The proposed subdivision will consist of the following lots:

1. Lot 2-151-2 94.794 acres (remainder parcel).
2. Lot 2-151-2-5 6.902 acres.
3. Lot 2-151-2-6 3.357 acres
4. Lot 2-151-2-7 3,839 acres
5. Lot 2-151-2-8 7.191 acres.

The following is information regarding the proposed development:

1. It is 1.6 miles from the Fremont Fire Rescue to the location of the proposed buildings.
2. The traffic generated by this development is undetermined since each lot may have a different use.
3. The buildings will be serviced by private wells and septic systems.
4. No pollutants for air, water or land are expected to be discharged.
5. The noise generated is anticipated to be very minimal.

If you have any questions, please do not hesitate to call.

Very truly yours,

William M. Gregsak, PE



## GREGSAK & SONS, INC.

ENGINEERING, ARCHITECTURE & CONSTRUCTION MANAGEMENT

May 3, 2023

Fremont Planning Board  
Town of Fremont  
PO Box 120  
Fremont, NH 03044-0120

Re: Fremont Land, LLC  
Iron Horse Drive – Lots 5, 6, 7, and 8  
Map 2, Lots 151-2  
Fremont, NH

Dear Board Members,

In reference to the proposed Subdivision Plan for Fremont Land, LLC at Tax Map 2, Lot 151-2, we are hereby requesting waivers from the following Subdivision Regulations, Town of Fremont, New Hampshire:

1. Article III - Section 3.D - The applicant is requesting relief from this section. The existing parcel is 94.794 acres. We have provided topography and wetlands for 62 acres of the area of that which includes the proposed lots.
  - a. The granting of this waiver would not impact public health, safety, or general welfare. The area of the proposed lots has been flagged for wetlands and a topographic survey has been performed.
  - b. The request does not conflict with the intent of the regulations because the developed areas and the proposed developed areas have been flagged for wetlands and surveyed.
  - c. This request does not conflict with the Fremont Zoning Ordinance.
2. Article III - Section 3.E - The applicant is requesting relief from this section. The existing parcel is 94.794 acres. We have provided topography and wetlands for 62 acres of the area of that which includes the proposed lots.
  - a. The granting of this waiver would not impact public health, safety, or general welfare. The area of the proposed lots has been flagged for wetlands and a topographic survey has been performed.
  - b. The request does not conflict with the intent of the regulations because the developed areas and the proposed developed areas have been flagged for wetlands and surveyed.
  - c. This request does not conflict with the Fremont Zoning Ordinance...
3. Article III - Section 3.H - The applicant is requesting relief from this section. The existing parcel is 94.794 acres. We have provided topography and wetlands for 62 acres of the area of that which includes the proposed lots.
  - a. The granting of this waiver would not impact public health, safety, or general welfare. The area of the proposed lots has been flagged for wetlands and a topographic survey has been performed.
  - b. The request does not conflict with the intent of the regulations because the developed areas and the proposed developed areas have been flagged for wetlands and surveyed.
  - c. This request does not conflict with the Fremont Zoning Ordinance.

We look forward to meeting with you at your earliest convenience. If you have any questions, please do not hesitate to call.

Very truly yours,

William M. Gregsak, PE

FREMONT LAND. LLC  
FREMONT, NEW HAMPSHIRE  
ABUTTER LIST  
TAX MAP 2 LOT 151-2

**APPLICANT & OWNERS**

TAX MAP 2 LOT 151-2  
TAX MAP 2, LOT 151-4  
FREMONT LAND, LLC  
453 NH ROUTE 125  
BRENTWOOD, NH 03833

**ABUTTERS**

TAX MAP 2 LOT 58  
JACOB A DONIGIAN REV. TRUST  
134 CHESTER ROAD UNIT 1  
FREMONT, NH 03044

TAX MAP 2 LOT 59  
HAROLD CORBETT III  
651 MAIN STREET  
FREMONT, NH 03044

TAX MAP 2 LOT 60  
665 MAIN STREET, LLC  
140 MAIN STREET  
KINGSTON, NH 03848

TAX MAP 2 LOT 61  
ROBERT GIEGERICH  
7 LEBLANC ROAD  
FREMONT, NH 03044

TAX MAP 2, LOT 62  
SIMON ACKERMAN  
PO BOX 956  
HAMPSTEAD, NH 03841

TAX MAP 2, LOT 64  
BRIAN DAIGLE  
679 MAIN STREET  
FREMONT, NH 03044-3583

TAX MAP 2, LOT 148-1-1  
BRIAN & MELISSA VOISINE  
60 COPP DRIVE  
FREMONT, NH 03044

TAX MAP LOT 148-1-3  
SJENNIGER GIFFORD & BRIAN ORLANDI  
58 COPP DRIVE  
FREMONT, NH 03044

TAX MAP 2, LOT 150  
MARY O'BRIEN  
688 MAIN STREET  
FREMONT, NH 03044

TAX MAP 2, LOT 151  
FREMONT SCHOOL DISTRICT – ELLIS SCHOOL  
432 MAIN STREET  
FREMONT, NH 03044

TAX MAP 2, LOT 151-2-1  
TAX MAP 2, LOT 151-2-2  
PAKARA HOLDINGS, LLC  
125 SOUTH ROAD  
FREMONT, NH 03044

TAX MAP 2, LOT 151-5-2  
WHITE FAMILY TRUST  
19 KENNISTON LANE  
FREMONT, NH 03044

TAX MAP 2, LOT 151-5-3  
WILLIAM J & KAREN M JARMEN  
18 KENNISTON LANE  
FREMONT, NH 03044

TAX MAP 2, LOT 151-5-4  
BRADLEY W & KAREN E HUNT  
12 KENNISTON LANE  
FREMONT, NH 03044

TAX MAP 2, LOT 151-5-5  
THOMAS W & CASSANDRA L STOCKER  
6 KENNISTON LANE  
FREMONT, NH 03044

TAX MAP 2, LOT 151-5-6  
WILLIAM & KRISTINA MICHALCZYK  
98 COPP DRIVE  
FREMONT, NH 03044

TAX MAP 2, LOT 151-6-1  
ROBIN GAGNON  
624-1 MAIN STREET  
FREMONT, NH 03044

TAX MAP 2, LOT 151-6-2  
COURTNEY A ARRIGO  
624-2 MAIN STREET  
FREMONT, NH 03044

TAX MAP 2, LOT 151-6-3  
ERIK F FALCON  
624-3 MAIN STREET  
FREMONT, NH 03044

TAX MAP 2, LOT 151-6-4  
SARAH P. REYNOLDS  
624-4 MAIN STREET  
FREMONT, NH 03044

TAX MAP 2, LOT 151-6-5  
ALEXANDER & KRISTEN VAN DEN BROEK  
624-5 MAIN STREET  
FREMONT, NH 03044

TAX MAP 2, LOT 151-6-6  
JOANNE & ROBERT VALIANTE  
624-6 MAIN STREET  
FREMONT, NH 03044

TAX MAP 2, LOT 152  
RONALD WHITE & MARTHA SCHIMMING-WHITE  
610 MAIN STREET  
FREMONT, NH 03044

TAX MAP 2, LOT 153  
GUERWOOD M & MARY J HOLMES  
602 MAIN STREET  
FREMONT, NH 03044

TAX MAP 2, LOT 154  
KEVIN GRIFFITH  
594 MAIN STREET  
FREMONT, NH 03044

TAX MAP 2, LOT 162  
THOMAS & ELAINE MCGALL  
546 MAIN STREET  
FREMONT, NH 03044

TAX MAP 4, LOT 74  
HERITAGE FARM TRUST  
STEVE BASSETT, TRUSTEE  
PO BOX 212  
NEWFIELDS, NH 03856-0212

TAX MAP 4, LOT 76  
SOUTHEAST LAND TRUST OF NH  
247 NORTH RIVER ROAD  
EXETER, NH 03833-0675

**CONSULTANTS**

WILLIAM M. GRECSAK, PE  
GRECSAK ENGINEERING, INC.  
P.O. BOX 271  
CHESTER, NH 03036-0271

JAMES M. LAVALLE, LLS  
JAMES M. LAVALLE ASSOCIATES  
2 STARWOOD DRIVE  
HAMPSTEAD, NH 03841

JAMES GOVE  
GOVE ENVIRONMENTAL SERVICES, INC  
8 CONTINENTAL DRIVE, BLDG 2, UNIT H  
EXETER, NH 03833-7526