

March 6, 2024

Fremont Planning Board
Town Offices 295 Main Street
Fremont, NH 03044

Site Plan Review Lot 151-2-6 Iron Horse Drive

Dear Members of the Board,

Ceiba Tree LLC is submitting an application for a major site plan review.

Ceiba Tree LLC is proposing to build a 13,125 sq foot building with 15 parking spaces. This will be a multi- use building for Contractor/storage and warehousing units with related offices.

The Property is located in the main street zoning district and is within the Aquifer Protection Overlay District.

Sincerely yours,

Ceiba Tree LLC

FREMONT NH APPLICATION FOR MAJOR SITE PLAN REVIEW

CONTACT INFORMATION

Name of Applicant(s):		Ceiba Tree LLC
Address:		35 Kelsey Mill Rd Northwood NH
Owner(s) of Property concerned if different from above:		
Owner(s) mailing address if different from above:		
Phone:	Email:	603-717-1518 mike.kelseymill@gmail.com
Location of Property (Map #, Lot # and Street Address):		Tax map 2, Lot 151-2-6 Iron Horse Drive
Intent of Application:		<input checked="" type="checkbox"/> Original Site Plan Review <input type="checkbox"/> Amendment to Existing Site Plan Review

ZONING INFORMATION

Zoning District of Property:

Conditional Use Permit Required for District? ☐ Yes ☒ No

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

Conditional Use Permit Required for Aquifer Protection District?: ☐ Yes ☐ No

Is the property in the Flood Zone? ☒ Yes ☐ No **Partial**

Please ensure that your application supports the PURPOSES as noted in the SITE REVIEW Regulations. And that you have read, understand and complied with all aspects of the regulations.

INFORMATION CHECKLIST

Submission and 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.

- ☒ A. Intended site plan must meet all relevant land use regulations in effect at the time of filing.
- ☐ B. Provide fees as required in Section 1.25.
- ☐ C. Provide requested waivers as required in Section 1.28.
- ☒ D. Provide a signed copy of the Site Plan Review Application Checklist. A copy of the checklist and applications may be obtained from the Town's website or through the Land Use Office.
- ☐ E. Provide a typed list of names and addresses anyone whose property physically abuts, or is directly across a street or river from, the subject property, applicant(s), anyone whose professional seal or stamp appears on the plan, and the holders of conservation, preservation or agricultural restrictions as defined in RSA 477:45 not more than five (5) days before the date of submittal of the application. The names and addresses of all abutters shall be obtained from the Town records. Provide digital and hard copy of list.
- ☒ F. Provide a digital copy of the complete application package including all plans and supporting legal documentation.

- ☒ G. the full-size plans will be colored, to the Fremont Planning Board. All copies must have a plat revision system properly noted. All subsequent submissions must reflect proper plat revision. All plans are required to be drawn by a Licensed Land Surveyor licensed in New Hampshire, and in some cases as determined by the Board, stamped by a NH Licensed Professional Engineer.
- ☒ 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.

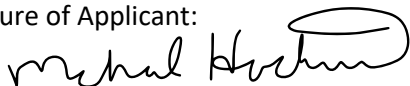
1. The location, size, direction of travel, and if appropriate, curbing, paving, and radii of existing and proposed streets, driveways, access ways, and sidewalks within the site and its relationship to the off-site system.
 2. The size, location, and layout of all on-site parking, loading facilities, 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:



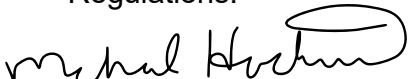
Date:

03/06/24

FREMONT NEW HAMPSHIRE SITE PLAN REVIEW APPLICATION CHECKLIST
THIS FORM MUST ACCOMPANY APPLICATION

Check all items included that apply according to the Site Plan Review Regulations

- ☒ A detailed letter of intent.
- ☐ Two (2) full size and eight (8) 11" x 17" sets of plans; at least one (1) of the full-size plans will be colored. This is a minimum.
- ☒ A digital copy of the plan set(s) and complete signed application.
- ☐ A spreadsheet (or typed list) of current abutters report (checked by Applicant at the Town Office). 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). Format must include Map and Lot Number, First Name, Last Name, Company Name, Address, City, State, Zip.
- ☐ Check for fees consistent with the Town of Fremont Fee Schedule (Check website for most current fee schedule.)
 - ☐ \$350.00 for the Site Plan Review Fee
 - ☐ \$350.00 for total of the first three (3) units for Elderly Housing and
 - ☐ \$50.00 for each additional Elderly Housing unit thereafter:
 - ☐ A minimum application fee amount of three hundred and fifty (\$350.00) dollars for up to one hundred thousand (\$100,000.00) dollars of construction cost PLUS two (\$2.00) dollars per thousand over one hundred thousand (\$100,000.00) dollars of construction as levied by the Town shall accompany each application for Site Review.
 - ☐ \$250.00 for each Site Plan Review Amendment
 - ☐ \$125.00 for the advertising, or current rate. (Current rate as of December 2021 is \$125.00).
 - ☐ \$15.65 per abutter (\$6.00 plus current priority mail postage rate).
 - ☐ List of requested waivers
- ☐ The designated Town Engineer selected by the applicant is _____ as per 1.14-H of the Site Plan Review Regulations. Contact the Land Use Office for the most current list of pre-selected Town Engineers.
- ☐ Letter of owner authorization, if required.
- ☐ A digital and hard copy of this application and plans have been sent to the Rockingham Planning Commission.
- ☐ A digital and hard copy of this application and plans have been sent to the Planning Board's Town Engineer, if necessary.
- ☒ I do hereby certify that this application for a Site Plan Review meets all Fremont Zoning Regulation requirements.
- ☒ I do hereby agree that I am responsible for all costs for engineering assistance and /or all consulting costs for this Site Plan Review as per 1.25 of the Site Plan Review Regulations.



Owner Signature (or authorized agent)

03/06/24

Date:

Application may be sent via mail or hand delivered to:
FREMONT PLANNING BOARD
P.O. Box 120
Fremont, NH 03044

It is the Applicant's responsibility to obtain confirmation of receipt of application by Town Hall staff.

Abutters Information

Parcel Number	Property Address	Owners Name	Owners Address
Map 2 151-002-005	Iron Horse Drive	Fremont Land LLC	453 Route 125 Brentwood NH 03833
Map 2 151-002-006	Iron Horse Drive	Fremont Land LLC	453 Route 125 Brentwood NH 03833
002-151-002-007	Iron Horse Drive	Casset Holdings LLC	73 Newton Road Plaistow NH 03044
002-151-005-003	18 Kenniston Lane	Jarmen, William J Karen M	18 Kenniston Lane Fremont NH 03044
002-151-005-004	12 Kenniston Lane	Hunt, Bradley W Karen E	12 Kenniston Lane Fremont NH 03044
002-151-005-005	6 Kenniston Lane	Stocker, Thomas W Cassandra L	6 Kenniston Lane Fremont NH 03044
002-151-005-006	98 Copp Drive	Michael Czy, William Kristina	98 Copp Drive Fremont NH 03044
002-148-001-001	60 Copp Drive	Voisne, Brian D Melissa S	60 Copp Drive Fremont NH 03044

Alex Ross
 Ross Engineering
 909 Islington St #6
 Portsmouth NH 03801
 603-433-7560