



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

December 21, 2023

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

**RE: Site Plan Review Submittal – Lot 7 Iron Horse Drive**

Dear Members of the Board,

On behalf of our Client, Casset Holdings, LLC, we hereby submit Applications, Fees, Engineering Drawings and Supporting Documents for Major Site Plan Review.

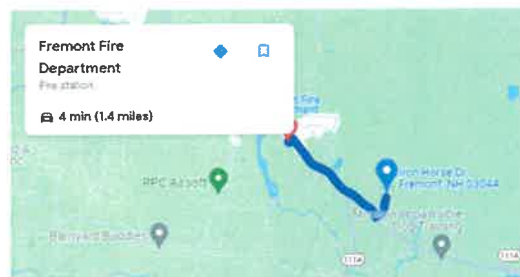
The Applicant proposes to construct a Multi- Use Building approximately 12,700 SF in footprint, with a mezzanine level to house Office Space for a total of 15,200 SF of Space with 30 parking spaces. The Application at this time proposes uses allowed in the Main Street District to include:

- Warehousing
- Contractor/Specialty Trades (with Related Office)
- Professional Office Space

The entire project area is within the Aquifer Protection Overlay District, and as such, we are simultaneously submitting an Application for Conditional Use.

This project will slightly increase traffic in the area, but is expected to be a minimal impact, and falls within the area of what may be considered background increase over time for this corridor. Our Traffic Statement is attached and covers this element in more detail.

In terms of public safety, the site is located approximately 1.4 miles from the Local Fire Department. See image below:



Stormwater and Sanitary Disposal Systems shall be designed and constructed in accordance with the Performance Standards for the Overlay and Site Plan Requirements. Soil and groundwater conditions

TFMoran, Inc.  
48 Constitution Drive, Bedford, NH 03110  
T(603) 472-4488      www.tfmoran.com



TFMoran, Inc. Seacoast Division  
170 Commerce Way–Suite 102, Portsmouth, NH 03801  
T(603) 431-2222

are such that this infrastructure shall perform well in term of ability to treat and effectively infiltrate in a manner so as to recharge groundwater.

We look forward to meting with you, your Consultants and your staff as we move through the review process.

Respectfully Submitted,  
**TF Moran, Inc.**



Alan D. Roscoe  
Senior Project Manager  
[aroscoe@tfmoran.com](mailto:aroscoe@tfmoran.com)

## APPLICATION FOR MAJOR SITE PLAN REVIEW

Name of Applicant(s): Casset Holdings LLC (Jason Settineri & Joseph Castellano)

Address: 73 Newton Road Plaistow, NH 03865

Owner(s) of Property concerned: same  
(If same as above, write "same")

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

Contact information: (Email): jason@builditinc.com, (Phone): 603-974-3146

Location of Property: Map 2, Lot 151-2 (7)  
(Map #, Lot # and Street Address)

Intent of Application: Original Site Plan Review X  
Amendment to Existing Site Plan Review       

### ZONING INFORMATION

Zoning District of Property: Main Street Zoning District

Conditional Use Permit Required: Yes        No X

Is the property in the Aquifer Protection District? Yes X No       

Is the property in the Flood Zone? Yes X No        (Portion only)

### A Site Plan Review plan shall contain the following information, where applicable, to be considered complete:

- ☒ Intended site plat must meet all relevant land use regulations in effect at the time of filing.
- ☒ Provide fees and letters as required in section 1.18
- ☒ Provide requested waivers as required in section 1.21.
- ☒ Provide a typed list of names and addresses of all abutters obtained from the Town records, to include applicant(s), not more than five (5) days before the date of submittal of the application.
- ☒ Provide a minimum of 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 of the proposed layout/plan to the Fremont Planning Board. All copies must have a plat revision system properly noted. All subsequent submissions must reflect proper plat revision.
  - The size and location of all public and private utilities including water lines, sewage facilities, gas lines, power lines, telephone lines, fire alarms connections, and other utilities.
  - The location, size and design of proposed signs and other advertising or instructional devices.
  - The location, type and design of outdoor lighting.
  - Construction details, including but not limited to pavement, walks, steps, curbing, drainage and structures, fire hydrants, and erosion and sedimentation control techniques.
- ☒ Provide copies of all required State, Federal and Town approvals, including but not limited to: Dredge and (As Applicable) State Highway access, Wetlands Board approval.
- ☒ 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. Contours shall be depicted at two (2) foot intervals, referenced to sea level, reflective of US Geodetic Survey markers.

- Clear delineation's of wetlands areas must be provided on all topography maps. Clear delineation of all watershed protection districts must be provided on all topography maps and any septic design plans.

[X] 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.

[X] Provide a plan for the type and location of solid/liquid waste disposal facilities. 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.

[X] Provide an estimate/calculation of the road traveled mileage and route from the local fire and rescue department.

[X] Provide an estimate/calculation of the increased daily average automobile traffic within the Town.

N/A Provide complete plans and profiles for all streets to include:

- Curve data, horizontal and vertical at the street center lines
- Street data at fifty foot (50') intervals, to include cross sections
- Intersection, turn-around and/or cul-de-sac radii
- All Storm Drainage design
- Design of any bridges or culverts
- Proposed finished grades of streets and adjacent roadsides within the right-of-way.

[X] 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.

[X] Provide a parking areas and access plan sufficient for review to insure compliance to applicable standards as set forth in this document.

- 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.
- 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.

[X] Provide and estimated number of cu yds of excavation material to be removed from your site as a result of your project.

[X] Provide a landscaping plan sufficient for review to insure compliance to applicable standards as set forth in this document.

1. 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.

[X] 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 1.16.

[X] Provide plans for erosion and sediment control. No site plan shall be approved without plans for erosion

and sediment control unless a written waiver is applied for and approved by the Planning Board.

[X] Provide Traffic Impact Analysis

All proposed site plans shall be reviewed by the Planning Board to ascertain that adequate provisions have been made by the owner/agent for traffic safety and congestion. To facilitate this review, the Planning Board may require the developer to provide a full traffic impact analysis when deemed necessary by the Board due to the size, location or traffic-generating characteristics of the proposal.

Traffic impact analysis shall address each of the following:

- . Traffic circulation and access, including adequacy of adjacent street and intersections, entrances and exits, traffic flow, sight distances, accident statistics, curb cuts, turning lanes and existing or recommended traffic signals.
- . Pedestrian safety and access.
- . Off-street parking and loading.
- . Emergency vehicle access.
- . Snow removal adequacy.

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.

[X] Provide general information and site plan format on all plats:

- . Proposed site name, name of property owner of record and reference numbers
- . Name, address and phone number of sub-divider and surveyor or engineer
- . Date, north point, plat revision, property map references and reference numbers
- . Names and addresses of owners of abutting properties
- . Location and exact dimensions of all property lines
- . Location, name and width of all existing and proposed streets, rights-of-way, or easements
- . 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
- . A scale of not less than one (1) inch equals one hundred (100) feet.
- . Space for the Planning Board Chairman and Secretary to sign and date the approved plans
- . Tax map and parcel number, title and deed reference
- . 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 (1,000) feet of the site.
- . Area, in acres and square feet, of the entire site of proposed site or subdivision. 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
- . Area, in acres and square feet, of each proposed site/lot. Acreage, square feet and percentage of total area for the following segments of information; Total area, area left in natural state, area of wetlands, and area used.

- . Clear delineation of wetlands and watershed protection districts peripheral area must be provided.
- . Iron rods, pipes, pins or drill holes must be so noted and placed at all lot corners and angle changes.
- . Location of all land intended for public use and any conditions on such use.
- . Specify the number and type of non-residential units
- . Specify the water sources to be designated for fire protection and control. Define the adequacy of water supply for fire protection
- . Tax Map reference numbers for each proposed lot, ie: original tax lot number 14.2, new proposed numbers = 14-2.1...-N.
- . Hours of operation

☒ 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:

(As Applicable)

- . Information on the composition and quantity of wastewater generated.
- . Information on air, water, or land pollutants, discharged
- . Estimates of noise generations
- . Special Submissions - Erosion and Sediment Control Plans
- . Listing of all amounts and description of liquids, inflammables, and/or chemicals.

☒ **SUBMIT: A TYPED ABUTTERS MAILING LIST.** You are responsible for the accuracy of this list.

☒ Submit: **APPENDIX "B" CHECK LIST FOR PREPARING SITE PLAN REVIEW APPLICATION**

Please insure 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. If you so desire, an opportunity for a **PRE-APPLICATION WORK SESSION** can be scheduled.

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

☒ Traffic impact analysis

☒ Erosion and Sediment Control Plan

☒ Stormwater runoff calculations

\_\_\_\_\_ Site Specific

\_\_\_\_\_ Other State or Federal permits as required

Notes:

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APPLICANT: Casset Holdings LLC Date December 21, 2023  
(Jason Settineri & Joseph Castellano)



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

## TRAFFIC MEMORANDUM

Date: December 19, 2023

To: Town of Fremont  
295 Main Street, P.O. Box 120  
Fremont, NH 03044

From: Robert Duval, PE

Re: **Proposed Multi-Use Building**  
**Iron Horse Drive, Fremont, NH**  
TFM Project No. 47561.00

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### **INTRODUCTION**

TFMoran has prepared this traffic memo on behalf of Casset Holdings LLC to evaluate trip generation and the adjacent roadway associated with a proposed mixed-use building on Iron Horse Drive in Fremont.

The existing site (Map 151 Lot 2-7) is zoned Main Street Zoning District and is located on the east side of Iron Horse Drive which is a dead end road originating at Main Street (NH107).

The proposed building is 14,700 sf with office, warehouse and specialty trade contractor space inside. The office space is a 2-story unit located at the northern end of the building with a total of 5,000 sf. The warehouse area is at the center of the building with two overhead garage doors accessing the front pavement area. The southern end of the building will contain three individual contractor spaces, each with a garage door and shared storage space at the rear of the units. 30 parking spaces are proposed, and a wide curb cut onto Iron Horse Drive is proposed for ease of truck maneuvers in and out of the site.

### **DESCRIPTION OF SITE ACCESS ROAD AND DRIVEWAYS**

#### *Iron Horse Drive*

- Classification. Iron Horse Drive is a Town-maintained dead-end roadway that runs north-south from Main Street (NH107).
- NHDOT AADT counts on NH107 about a mile southeast of Iron Horse Drive show 4,966 vehicles per day (2022).
- Lane widths and usage. In the project vicinity, the pavement width is about 24' wide and generally provides one travel lane in each direction.
- Pedestrian facilities. There are no sidewalks along the roadway.
- Signage and Markings. There are no pavement markings on the roadway which is in good condition.
- Adjacent uses and driveways are industrial, research & development.



## **TRIP GENERATION**

Trip generation rates published by the ITE (11<sup>th</sup> Edition) for Land Use Code (LUC) 710 – Office, LUC 150 – Warehousing and LUC 180 – Specialty Trade Contractor were used to calculate the vehicle trips for the proposed uses within the building.

**Proposed Trip Generation - GFA**

	In	Out	Total
<b>General Office Building: 5,000 sf total (LUC 710)</b>			
Weekday AM Peak Hour of Adjacent Street	11	2	13
Weekday PM Peak Hour of Adjacent Street	2	12	14
<b>Warehousing: 4,330 sf (LUC 150)</b>			
Weekday AM Peak Hour of Adjacent Street	1	0	1
Weekday PM Peak Hour of Adjacent Street	0	1	1
<b>Specialty Trade Contractor: 5,370 (LUC 180)</b>			
Weekday AM Peak Hour of Adjacent Street	7	2	9
Weekday PM Peak Hour of Adjacent Street	3	7	10
<b>Proposed New Building</b>			
Weekday AM Peak Hour of Adjacent Street	19	4	23
Weekday PM Peak Hour of Adjacent Street	5	20	25

## **CONCLUSION**

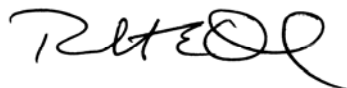
Based on the foregoing, we anticipate the impacts associated with traffic from this project to be minimal. The traffic from this development will add only 23-25 trips during the am and pm peak hours, or about one new trip every 2-3 minutes.

This level of traffic falls within typical day-to-day variations in volumes along the NH107 corridor.

In summary, we find that the traffic associated with this proposal will have minimal effect on NH107 generally, and the Iron Horse Drive intersection and can be safely accommodated without need for improvements.

Please let me know if you have any questions in regard to these items.

**TFMORAN, INC.**



Robert Duval, PE  
Chief Engineer

Proposed Trip Generation
<i>Based on ITE Trip Generation 11th Edition</i>

ITE LUC 710 - General Office Building: 5,000 sf (2-story)

Time Period	Variable: sf		Rate /Eq Used	Trip Ends	Directional Split		Directional Distribution	
	X	Rate			In	Out	In	Out
Weekday AM Peak Hour Adjacent Street	5	$0.86 \ln(X) + 1.16$	EQ	13	88%	12%	11	2
Weekday PM Peak Hour Adjacent Street	5	$0.83 \ln(X) + 1.29$	EQ	14	17%	83%	2	12

LUC 710:

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers.

ITE LUC 150 - Warehousing: 4,330 sf

Time Period	Variable: sf		Rate/ Eq Used	Trip Ends	Directional Split		Directional Distribution	
	X	Rate			In	Out	In	Out
Weekday AM Peak Hour Adjacent Street	4.3	0.17	Rate	1	77%	23%	1	0
Weekday PM Peak Hour Adjacent Street	4.3	0.18	Rate	1	28%	72%	0	1

Description of LUC 150:

A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas.

ITE LUC 180 - Specialty Trade Contractor: 5,370 sf

Time Period	Variable: sf		Rate/ Eq Used	Trip Ends	Directional Split		Directional Distribution	
	X	Rate			In	Out	In	Out
Weekday AM Peak Hour Adjacent Street	5.4	1.66	Rate	9	74%	26%	7	2
Weekday PM Peak Hour Adjacent Street	5.4	1.93	Rate	10	32%	68%	3	7

Description of LUC 180:

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.

Proposed Difference in Trip Generation - New Trips
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TOTAL TRIP GENERATION	Trip Ends	In	Out
Weekday AM Peak Hour Adjacent Street	23	19	4
Weekday PM Peak Hour Adjacent Street	25	5	20



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December 21, 2023

Fremont Planning Board  
Town Offices - 295 Man Street  
Fremont, NH 03044

**RE: Request for Waiver from a portion of Landscaping Requirements – Lot 7 Iron Horse Drive**

Dear Members of the Board,

On behalf of our Client, Casset Holdings, LLC, we hereby request a Site Plan Waiver from strict compliance with the internal parking area landscaping requirements under Section S(8 & 9) of the Fremont Site Plan Regulations as part of the Site Plan Review.

The Applicant proposes to construct a Multi-Use Building approximately 12,700 SF in footprint, with a mezzanine level to house Office Space for a total of 15,200 SF of Space with 30 parking spaces. These use(s) tend to require clear and unobstructed access to a variety of vehicles accessing several bays in the building, which may negatively impact viability and longevity of any landscape materials internal to the parking area.

Additionally, with ad desire to keep the overall project development outside of protective buffers, the design puts many of the improvements in the front portion of the site. This preserves the natural wooded areas remaining in those buffers.

In exchange for the waiver, additional landscaping could be provided within side yard areas to screen adjacent properties which is consistent with the Regulations and with other sites in this subdivision. Please consider this request during your review.

We look forward to meeting with you, your Consultants and your staff as we move through the review process.

Respectfully Submitted,  
TF Moran, Inc.

Alan D. Roscoe  
Senior Project Manager  
[aroscoe@tfmoran.com](mailto:aroscoe@tfmoran.com)

TFMoran, Inc.  
48 Constitution Drive, Bedford, NH 03110  
T(603) 472-4488 [www.tfmoran.com](http://www.tfmoran.com)



TFMoran, Inc. Seacoast Division  
170 Commerce Way–Suite 102, Portsmouth, NH 03801  
T(603) 431-2222

## Fremont New Hampshire Checklist for Preparing Conditional Use Permit

This checklist must accompany each application and be signed by the property owner. Processing of this application will be delayed if this checklist is not complete.

### Initial the following:

- ☒ Application with description of project and how it meets relevant Conditional Use Permit requirements.
- ☒ Two (2) full size color and ten (10) 11" x 17" sets of plans.  
Full sized plans will be colored according to Appendix C of the Subdivision Regulations: Green - wetlands; Blue - water; Gray - pavement; Brown - road shoulders/dirt drives; Red - proposed changes; Orange - existing lot lines; Yellow - setbacks (to side & rear lot lines); Purple - well radius & septic location.
- ☒ Copy of this "Checklist for Preparing Conditional Use Application" signed by the owner or legal representative.
- ☒ 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.
- ☒ Application Fees payable to Town of Fremont (As Part of Site Plan Review Package)
  - ☒ \$100.00 Application Fee
  - ☒ \$125.00 Advertising Fee (or current rate of expense for legal notice in local newspaper
  - ☒ \$14.95 per abutter (\$6.00 plus current cost of applicable postage).
- ☒ Check for minimum escrowed fees to cover reasonable professional fees and administrative costs to cover special investigative studies, review of documents and other matters which may be required by particular applications in accordance with NH RSA 676:4,1(g). See Land Use Office for current fee estimates and policies.
- ☒ I do hereby certify that this application meets all Fremont Zoning Regulations.
- ☒ I do hereby agree that I am responsible for all costs for engineering assistance and /or all consulting costs regarding this application as per NH RSA 676:4,1(g)
- ☒ A copy of the plan has been submitted to the Town Engineer
- ☒ A copy of the plan has been submitted to the Rockingham Planning Commission

JASON SEFTNER CASSET HOLDINGS  
Owner Name:

[Signature]  
Owner Signature

JOSEPH CASAREANO CASSET HOLDINGS  
Owner Name:

[Signature]  
Owner Signature

**Submittal Requirements:** The application, including this checklist signed by the actual owner, must be sent to the Fremont Planning Board via verified mail to: PO Box 120, Fremont NH 03044 OR sent via courier to Fremont Planning Board at 295 Main Street, Fremont NH OR delivered by hand to Land Use Staff with acknowledgement of receipt.



**Application for Conditional Use Permit  
Town of Fremont NH**

Name of Applicant(s): Casset Holdings LLC (Jason Settineri & Joseph Castellano)

Address: 73 Newton Road Plaistow, NH 03865

Owner(s) of Property concerned: same

(If same as above, write "same")

Mailing Address: same

(If same as above, write "same")

Contact information: jason@builditinc.com 603-974-3146

Location of Property: 002-151-002-007 Lot 7 Iron Horse Drive

(Map #, Lot # and Street Address)

**ZONING INFORMATION**

Zoning District of Property: Main Street District (Aquifer Protection Overlay District)

Conditional Use Permit Required for Overlay District? Yes X No       

Is the property in the Aquifer Protection District? Yes X No       

Conditional Use Permit Required? Yes        No X (Proposed Use(s) are Permitted in MSD)

Is the property in the Flood Zone? Yes X No        (Rear Portion of Property)

Give a brief description of the project and how it meets the Conditional Use Permit requirements. Use additional sheets as necessary.

See Attached Hydrogeologic Study and SPCC Plan that addresses Performance Standards and compliance requirements.

"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."

12-20-23

Date

Owner's Signature

12-20-23

Date

Owner's Signature

December 20, 2023

Verdantas Project 19784

Jason Settineri  
Casset Holdings, LLC  
73 Newton Road  
Plaistow , NH 03865

RE: Hydrogeologic Assessment Report  
Tax Map 2 Lot 151-2-7 Iron Horse Drive  
Fremont, New Hampshire

Mr. Settineri:

Verdantas LLC (Verdantas) prepared hydrogeologic report for Casset Holdings, LLC (Casset) based upon our recent communication and email correspondence to provide a hydrogeologic assessment for proposed warehousing and contractor space at Tax Map 2, Lot 151-2-7 in Fremont, NH (the Property). Casset provided a Notice of Decision from the Town of Fremont (the Town) Planning Board indicating that a hydrogeologic assessment is required in accordance with section Fremont Zoning Ordinance section 1203. Specific performance standards for the hydrogeologic study are outlined in section 1203.8B.

It is our understanding that Casset plans to construct an 15,200 square foot commercial building on the Property and development plans are being prepared for submission to the Town. The anticipated use of the building will be used for three or four contractor bays primarily for warehouse space and office space associated commercial activities. You have provided a forecasted description of likely contractors, a conceptual floor plan and associated development details. It is our understanding that regulated chemical storage and use will be minor, no fuel oil/motor oil/chemical underground storage tanks will be considered and an on-site septic system will be utilized exclusively for sanitary discharges from bathrooms at the proposed facility.

Accordingly, this hydrogeologic report includes the following information:

- Review geologic mapping and soils data from test pits and from reasonable accessible through on-line sources and as identified through a site visit to the property;
- Review of development plans provided by Cassett along with follow up discussions;
- Review Fremont requirements as documented through Town Zoning Ordinances regarding Aquifer Protection District Requirements;

- Review of New Hampshire Department of Environmental Services (NHDES) Best Management Practices for Groundwater Protection that could potentially apply to the project;
- Preparation of this letter report outlining the conclusions of the hydrogeologic study for use in discussions with Town.

## HYDROGEOLOGIC CONDITIONS

The project is located with the aquifer protection district based upon the Rockingham Planning Commission Map of surface water resource, aquifer protection, and flood zones dated March 2019 and provided on the Town's web site. Mapping completed by the U.S. Geological Survey (Moore, 1990<sup>1</sup>) confirmed that the site is located within a

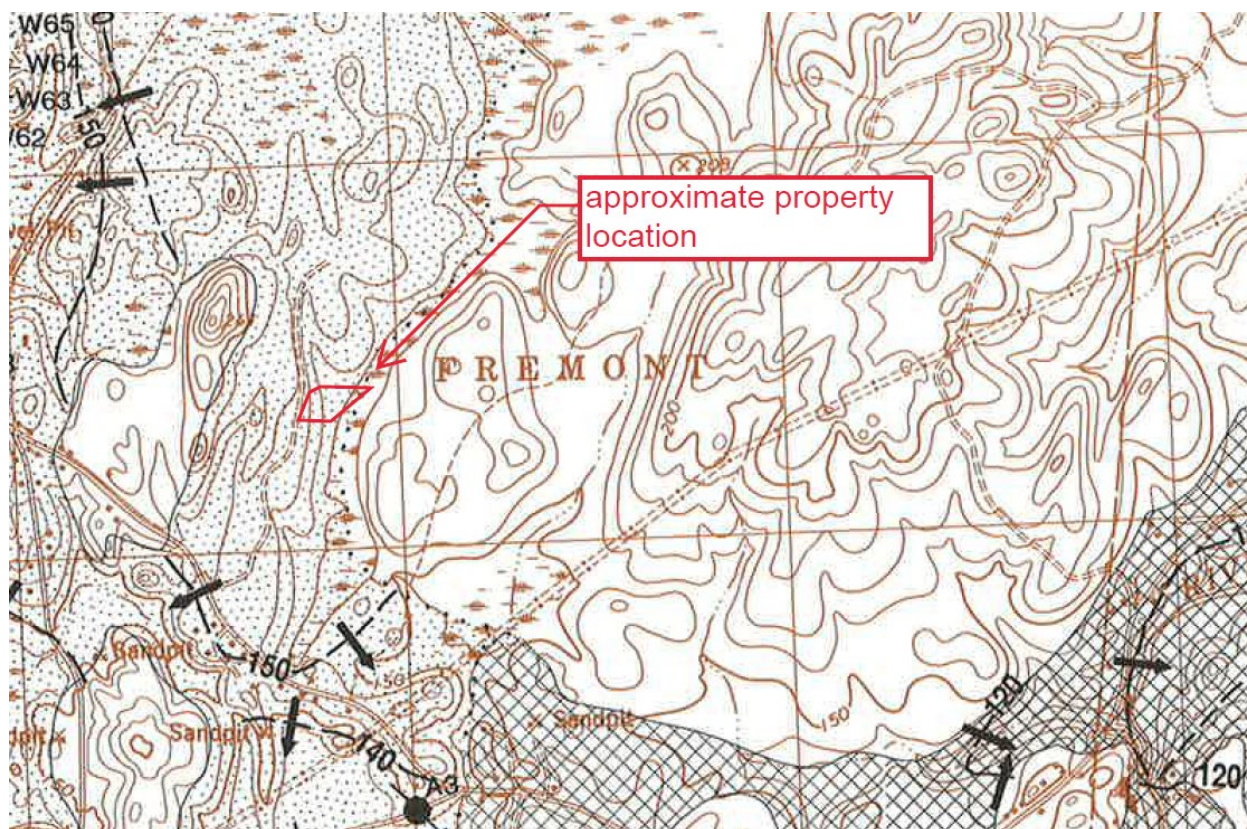


Figure 1: Portion of Plate 4 from Moore 1990 with approximate location of proposed development.

sand and gravel aquifer. A portion of Plate 4 from Moore (1990) provided as Figure 1 shows no actual soil borings completed on the site but infers that groundwater flow is directed to the southwest towards Route 107 (Main Street) and locally possibly to the southeast towards wetlands near the eastern property line.

<sup>1</sup> Geohydrology and Water Quality of Stratified-Drift Aquifers in the Exeter, Lamprey, and Oyster River Basins, Southeastern New Hampshire, Richard B. Moore, USGS Water Resources Investigation Report 88-4128, dated 1990



Google Earth imagery (10/10/2020) shows that gravel was excavated from the west end of the property.

Estimated aquifer thickness and hydraulic conductivity was used by Moore to estimate aquifer transmissivity shown Figure 2. Note that the light blue shading indicates that the aquifer transmissivity is estimated at 500 feet/day. Transmissivities in this range are considered much too low to be considered able to support a community water supply.

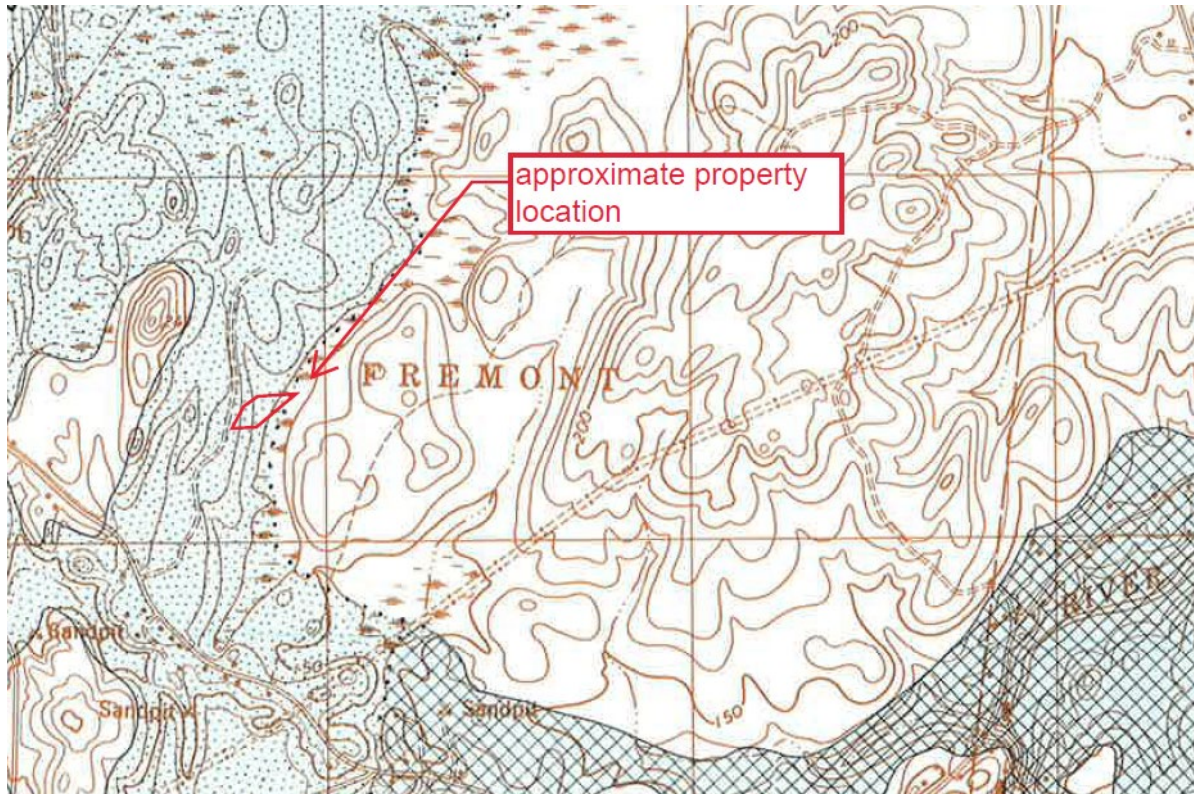


Figure 2: Portion of Plate 8 from Moore 1990 showing estimated aquifer transmissivity

Verdantas visited the site on October 26, 2023 during test pitting activities. Test pit confirmed that subsurface materials were sandy and cobbly consistent with stratified drift aquifer materials. Shallow groundwater was observed in one of the test pits. (see site photographs included as Attachment A).

## DEVELOPMENT PLANS

Land use for the property is anticipated to include an approximately +/- 15,200 square foot building to be constructed as an office and contractor warehousing building. Site building layouts and site development plans are currently being prepared. Casset provided documentation of anticipate building usage in Hydrogeologic Study Notes (Attachment B) and a preliminary floorplan sketch (Attachment C).



The proposed property does not present a significant risk to the aquifer based upon preliminary plans as documented in these attachments and substantiated by discussions with Casset.

The majority of the proposed building will be used as warehouse and office space. In addition, there will be three contractor bays with assumed tenants to include electrical, HVAC, masonry and/or sheet metal contractors. Storage or usage of regulated substances<sup>2</sup> in containers greater than 5-gallons is not anticipated.

Building details and development plans were reviewed with you and, regarding regulated material usage, are summarized as follows:

- underground storage tanks are not currently planned other than a septic tank associated with sanitary wastewater disposal;
- floor drains will not be included in contractor bays or in other locations within the building;
- The septic system will be designed in accordance with all required state and local ordinances. Based upon an anticipated building population of less than 25 employees and assuming a flow rate of 10 GPD per occupant, wastewater generation should be considered small and not a risk to groundwater quality.

## **AQUIFER DISTRICT PERFORMANCE STANDARDS**

Aquifer performance standards are provided in Zoning Ordinance section 1203.6.

### *Stormwater Management*

It is assumed that a stormwater management plan will be prepared associated with property construction. The site development plans usage of porous pavement in the parking lot should be encouraged to manage stormwater flows to enhance aquifer recharge and limit runoff. Stormwater infiltration should maintain a 4-foot vertical separation between the bottom of discharge locations and seasonal high-water table as determined through test pitting.

### *Regulated Material Storage and Use*

Regulated material use is anticipated to be minimal and containers will likely be less than 5 gallons in volume. Storage of regulated materials will be inside and under cover. The facility will be locked when authorized personnel are not present.

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<sup>2</sup> Regulated substances are defined in the Town Aquifer Protection District Ordinance section 1203.4 as petroleum, petroleum products, regulated contaminants for which an ambient groundwater quality standard has been established under RSA 485-C:6, and substances listed under 40 CFR 302.

### *Petroleum and Fuels*

Property heating will use propane which significantly limits potential for aquifer damage through spillage. Implementation of a spill prevention, control, and countermeasures plan is not anticipated to be necessary for propane storage.

### *Wastewater Discharges*

Anticipated wastewater discharge rates are anticipated to be considerably lower than discharge rates requiring a hydrogeologic study and nitrate evaluation (20,000 gallons per day) in New Hampshire Department of Environmental Services (NHDES) groundwater discharge permit programs. Septic system designs should be completed by appropriately licensed designers and septic installers in accordance with Town and NHDES requirements.

## **CONCLUSIONS & RECOMMENDATIONS**

The aquifer in the vicinity of the property is thin and not directly suitable for use as large/municipal water supply. Regardless, the coarse nature of the subsurface materials would provide rapid migration of contaminants, if released to ground or subsurface, allowing possible impacts to properties and water supplies to the south.

The proposed site use, as currently envisioned, does not present a significant risk to groundwater quality. Regulated materials usage and storage will reportedly be minimal, and generation of sanitary wastewater should be well below rates that would require a hydrogeologic study or a groundwater discharge permit through the NHDES. Construction details listed in this letter should be documented on site plans for Town Planning Board review. Best management practices such as the use of porous pavement to limit stormwater impacts should be encouraged.

Plumbing layouts included on design plans should prohibit the installation of janitorial sinks or work sinks where regulated materials could be potentially discharged to the septic system.

## **LIMITATIONS**

This hydrogeologic assessment was based upon discussions with the property developer as documented in sketches and attachments included in this letter. The details regarding practices limiting impact to the aquifer protection district should be documented in final development plans.

Verdantas relied on information provided by the property developer, USGS, NHDES and other on-line sources. Verdantas did not verify the validity of this information.

Subsurface explorations were not conducted by Verdantas to complete this work. Verdantas relied on the site engineer and published sources from the U.S.G.S but subsurface materials may differ from conditions reported in this study.

Verdantas conducted this study in a fashion consistent with other hydrogeologic professionals providing these services. Findings and conclusions provided in the desktop study do not constitute scientific certainties, but rather probabilities based upon our professional judgment.

If there are questions or comments regarding the contents of this letter or the enclosed materials, please contact me at (603) 314-0820.

Sincerely,  
VERDANTAS, LLC

A handwritten signature in black ink, appearing to read "D. A. Maclean".

David A. Maclean, P.G., L.S.P.  
Principal/Senior Consultant

Z:\Project Files\AA-BZ\BuildIt\19784 - Iron Horse Park Hydrogeologic Study\Final Documents and Submittals\Iron Horse Park Hydrogeologic Report - final.docx



Photo 1 showing sandy/cobbly materials from a test pit. Groundwater is visible in the base of the test pit



Photo 2 showing sandy/cobbly materials from test pit. View is north towards Altaeros



Casset Holdings, LLC  
Hydrogeologic Assessment Report

### Site Photographs

Tax Map 2 Lot 151-2-7 Iron Horse Drive  
Fremont, New Hampshire

26-Oct-23

Project Number: 19784



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Hydrogeological Study Notes  
Map 2  
Lot 151-2-7  
Fremont NH

Casset Holdings proposes to construct a +/- 15,000 SF Office and Contractor Warehousing Building within the Main Street District of Fremont NH.

The primary use of the building will be Professional Services, Service and Office Uses.

The anticipated occupant count is below 25 occupants.

There will be no above or underground regulated substances over 5 gallons, nor any discharges of excessive waters to disturb aquifer.

The first Floor will be +/- 12,700 SF and be compromised of:

(1) 300SF Entry Vestibule (Stairs and Entry)

(1) 2,500SF of Business offices (interior partitions, 2 toilet rooms, workstations with computers)

(2) 4,300SF of Warehouse for Build-It Construction (General Contractor) and JANDZ Flooring & Paint (Flooring / paint Installer)

Housing storage shelving for carpet, tile, drywall, studs, tools, sheathing

(3) 1,300 SF Contractor Bays

Presumed tenants to be: Electrical, Electrician, HVAC, Mason, Irrigation

Housing storage shelving for: Wire, piping, tools, sheet metal.

(1) 1,500 SF of future storage workshop interior partitions assembly, shelving and cabinet assembly for the General Contractor

The 2<sup>nd</sup> floor will be +/- 2,500 SF and be comprised of:

(1) 2,500SF of Business offices (interior partitions, 2 toilet rooms, workstations with computers)

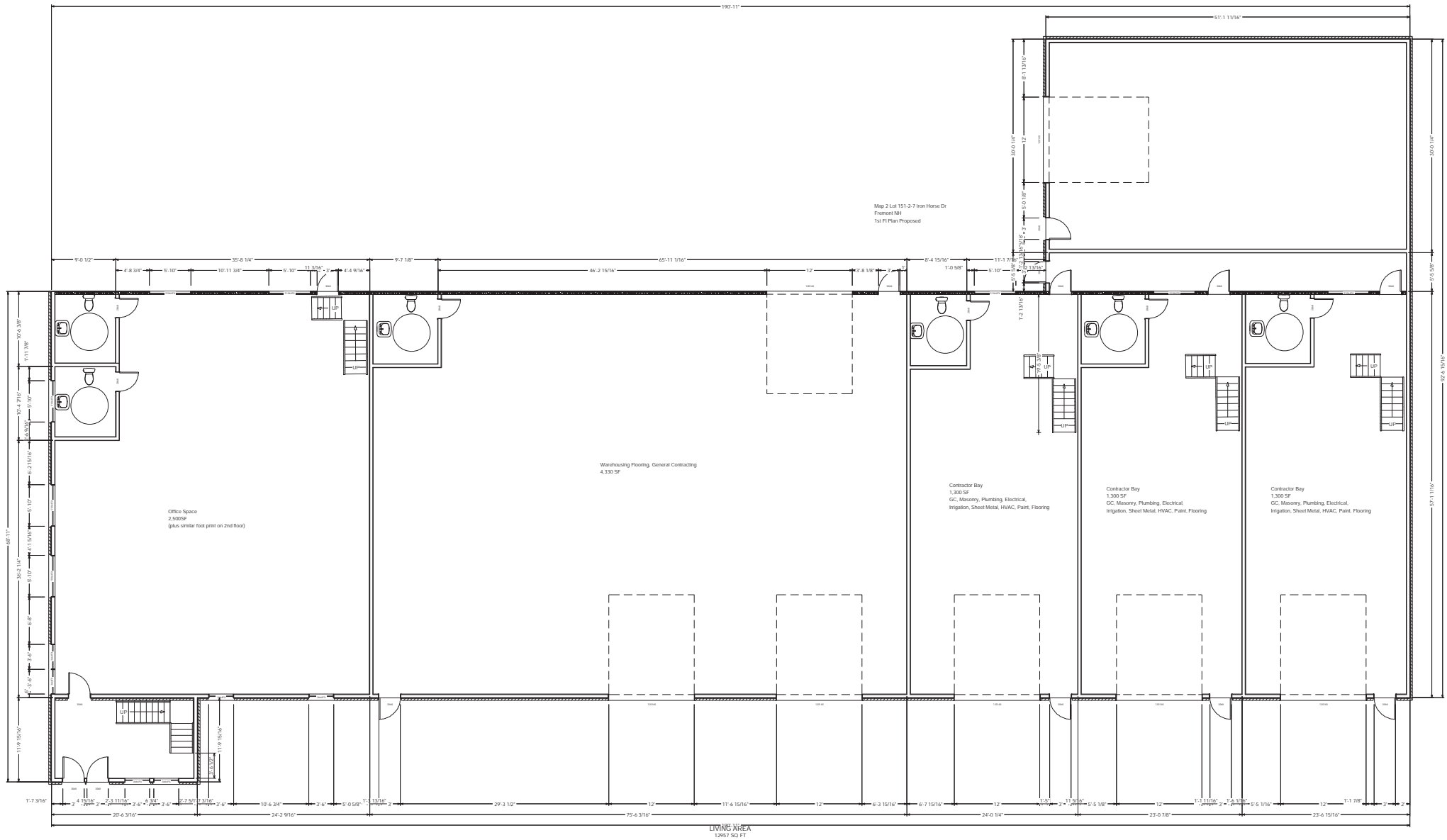
The building will be serviced by a drilled well to service the tenants for:

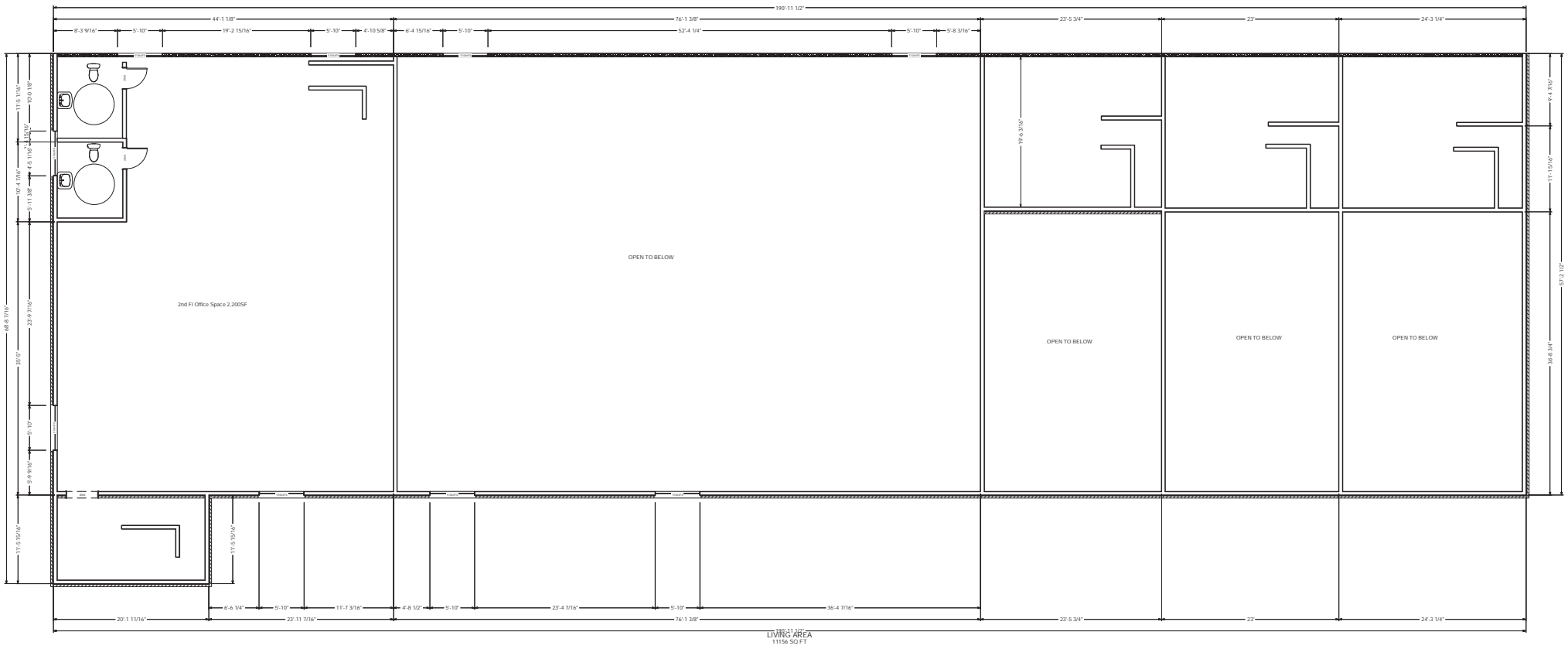
Drinking water, toilet rooms and break rooms

The building will be serviced by a xxx gallon septic system compliant to service the tenants

A storm water discharge system will aid in suppressing the flow of run off and protection of the aquifer

Attachment C





# **SPILL PREVENTION CONTROL AND COUNTERMEASURE PLAN**

Prepared For:  
Lot 7 Multi-Use Project  
Iron Horse Drive  
Fremont, NH

December 2023



**Responsible Parties:**

Property Owner is identified as the Responsible Party to manage the Spill Prevention Effort Under S. 1203.7 of the Fremont Zoning Ordinance (March 14, 2023)

**Cassett Holdings, LLC**  
**73 Newton Road**  
**Plaistow, NH 03865**

Owners: Jason Settineri & Joseph Castellano (603) 974-3146

Physical Layout of the Facility is best depicted on the Site Plan prepared for Review and Approval of the Conditional Use Permit. The Site Plan dated December 21, 2023 depicts the Proposed Building, Drainage System, Sanitary Disposal System and well protective area in the center of the site. By reference here, this Site Plan is made part of this Spill Prevention Control and Countermeasure ("SPCC") Plan.

In the event of a Spill or other emergency related to regulated substances-

Local Point-of-Contact:

Fremont Fire Department  
248 Main Street  
Fremont, NH 03044  
(603) 895-2512

NHDES Contacts:

**EMERGENCY****SPILL REPORTING**

Email Address: [orcb.wmd@des.nh.gov](mailto:orcb.wmd@des.nh.gov)

Phone: [\(603\) 271-3899](tel:(603)271-3899)

**OIL-REMEDIATION-AND-COMPLIANCE****WILLIAM GARDNER WARR**

*Spill Response Supervisor*

Email Address: [gardner.warr@des.nh.gov](mailto:gardner.warr@des.nh.gov)

Phone: [\(603\) 271-3440](tel:(603)271-3440)

#### List of Regulated Materials:

As new tenants or uses are introduced, this document shall be reviewed for potential updates and measures best identified for the changes at the site.

Presently, with construction contemplated; Materials with potential for spills during construction include construction Solvents, Paints and petroleum-based adhesives. Such Materials shall be stored inside or under cover to prevent contact, and reduce potential for spills where these materials can be introduced to subsurface soils.

Following Construction, small amounts of such materials may be present on-site but shall be stored inside.

Suitable materials such as "Speedy-Dry" and absorbent pillows should be on-hand to deploy in the event of a spill. Absorbent pillows shall be placed around any drainage inlets to prevent introduction to the subsurface drainage system.

Training and acquaintance with emergency procedures shall be carried out by the tenants periodically as part of their operations.

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