



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

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

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

To Whom It May Concern,

Fremont Land, LLC is proposed to install solar panels within 50-feet of the wetlands as approved by the Fremont Zoning Board of Adjustment on November 28, 2023.

The following is information regarding the proposed development:

1. It is 1.6 miles from the Fremont Fire Rescue to the site.
2. There is no traffic generated by this proposal.
3. There are no proposed buildings.
4. No pollutants for air, water or land are expected to be discharged.
5. No noise will be generated.

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

Very truly yours,

William M. Gregsak, PE

**CHECK LIST FOR PREPARING SITE PLAN REVIEW APPLICATION**

(processing of this application will be significantly delayed if it is not complete)

**THIS CHECKLIST FORM MUST ACCOMPANY EACH APPLICATION**

(signed by the actual owner)

XX

**A detailed letter of intent**

XX

**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.**

XX

**A typed current abutters list (checked at the Town Office)**

XX

**The proper check amount for fees consistent with the Town of Fremont Fee**

**Schedule – -currently**

**\$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**

**\$115.00 for the advertising**

**\$ 12.59 per abutter (\$6.00 plus current postage) 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)**

NA

**Your list of requested waivers**

XX

**I do hereby certify that this application for a Site Plan Review meets all Fremont Zoning Regulation requirements.**

XX

**A copy of this application has been sent to the Town Engineer and to the Rockingham Planning Commission.**

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 1.18-D of the Site Plan Review Regulations.**

\_\_\_\_\_  
**signature:      Date:**

The application must be sent via **certified mail** to:

FREMONT PLANNING BOARD

P.O. Box 120

Fremont, New Hampshire 03044

## **APPLICATION FOR MAJOR SITE PLAN REVIEW**

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 44 Iron Horse Drive  
(Map #, Lot # and Street Address)

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

### **ZONING INFORMATION**

Zoning District of Property: Main Street  
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        No XX

### **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 Fill, 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.

[~~N~~A] 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.

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

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

[~]NA 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.

[ ] NA 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.

[ ] NA 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.

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

[ ] NA 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.

[ ] NA 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.

[ ] NA 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.

☐ NA 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.

☒ 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

[NA] 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:

- . 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.

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

[XX] 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;

~~NA~~ 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:

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



# SINGLE DAY INSTALL

## SunTurf<sup>®</sup> Ground Mount System



SunModo offers the next generation Ground Mount System with SunTurf. The streamlined design combines the strength of Helio Rails with steel pipes to create the perfect ground mount solution.

SunTurf is ideal for solar installers looking for a durable and cost-effective system that can accommodate a wide variety of soil conditions.

### The SunTurf Ground Mount Advantage

- ✓ Easily scalable from kilowatts to multimegawatts PV Arrays.
- ✓ Foundation design solution for every soil condition.
- ✓ Online configuration tool available to streamline design process.
- ✓ Components optimized for strength, durability and fast installation.
- ✓ UL 2703 Listed by Intertek.



## Key Features of SunTurf® Ground Mount System



SunTurf Ground Mount System easily integrate Helio Rails with Schedule 40 steel pipes. No drilling is required to attach the aluminum rails to the horizontal pipe. Optional bracing can provide additional structural rigidity for sites with high snow or wind load conditions. Anchor any ground mount installation using one of our foundation types including helical piles, precast ballasts and concrete piers.



## Augers and Ground Screws

Our augers are suitable for use in weak to moderate strength soils and areas with a high-water table. Our ground screws are ideal for use in hard packed earth or soils with large amounts of cobbles and gravel.



**Ground Screw**



**Earth Auger**

### Technical Data

<b>Application</b>	Ground Mount
<b>Material</b>	High grade aluminum, galvanized steel and 304 stainless steel hardware
<b>Module Orientation</b>	Portrait and Landscape
<b>Tilt Angle</b>	Range between 10 to 50 degrees
<b>Foundation Types</b>	Post in concrete, helical earth auger, ground screw anchor and ballast
<b>Structural Integrity</b>	Stamped engineering letters available
<b>Certificate</b>	UL2703 listed by ETL
<b>Warranty</b>	25 years



# 100 feet Abutters List Report

Fremont, NH  
February 01, 2024

## Subject Property:

Parcel Number: 002-151-002-000  
CAMA Number: 002-151-002-000  
Property Address: 44 IRON HORSE DRIVE

Mailing Address: FREMONT LAND LLC  
453 ROUTE 125  
BRENTWOOD, NH 03833

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## Abutters:

Parcel Number: 002-058-000-000  
CAMA Number: 002-058-000-000  
Property Address: 663 MAIN STREET

Mailing Address: DONIGIAN TTEE, JACOB A DONIGIAN  
REV TRUST, JACOB A  
134-1 CHESTER ROAD  
FREMONT, NH 03044

Parcel Number: 002-059-000-000  
CAMA Number: 002-059-000-000  
Property Address: 651 MAIN STREET

Mailing Address: CORBETT III, HAROLD R  
651 MAIN STREET  
FREMONT, NH 03044

Parcel Number: 002-148-001-001  
CAMA Number: 002-148-001-001  
Property Address: 60 COPP DRIVE

Mailing Address: VOISINE, BRIAN D & MELISSA S  
60 COPP DRIVE  
FREMONT, NH 03044

Parcel Number: 002-148-001-003  
CAMA Number: 002-148-001-003  
Property Address: 58 COPP DRIVE

Mailing Address: GIFFORD, JENNIFER ORLANDI, BRIAN  
58 COPP DRIVE  
FREMONT, NH 03044

Parcel Number: 002-151-000-000  
CAMA Number: 002-151-000-000  
Property Address: JACKIE BERNIER DRIVE

Mailing Address: FREMONT SCHOOL DISTRICT C/O  
ELLIS SCHOOL  
432 MAIN STREET  
FREMONT, NH 03044

Parcel Number: 002-151-002-001  
CAMA Number: 002-151-002-001  
Property Address: IRON HORSE DRIVE

Mailing Address: PAKARA HOLDINGS LLC  
125 SOUTH ROAD  
FREMONT, NH 03044

Parcel Number: 002-151-002-002  
CAMA Number: 002-151-002-002  
Property Address: IRON HORSE DRIVE

Mailing Address: PAKARA HOLDINGS LLC  
125 SOUTH ROAD  
FREMONT, NH 03044

Parcel Number: 002-151-002-003  
CAMA Number: 002-151-002-003  
Property Address: MAIN STREET

Mailing Address: FREMONT LAND LLC  
453 ROUTE 125  
BRENTWOOD, NH 03833

Parcel Number: 002-151-002-004  
CAMA Number: 002-151-002-004  
Property Address: IRON HORSE DRIVE

Mailing Address: PLAY LAUGH N GROW CHILDCARE &  
PRESCHOOL LLC  
9 ESSEX DRIVE  
RAYMOND, NH 03077

Parcel Number: 002-151-004-000  
CAMA Number: 002-151-004-000  
Property Address: SPRUCE SWAMP

Mailing Address: FREMONT LAND LLC  
453 ROUTE 125  
BRENTWOOD, NH 03833



[www.cai-tech.com](http://www.cai-tech.com)

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# 100 feet Abutters List Report

Fremont, NH  
February 01, 2024

Parcel Number: 002-151-005-002 CAMA Number: 002-151-005-002 Property Address: 19 KENNISTON LANE	Mailing Address: WHITE TTEES, BERTRAM M & DARLENE M WHITE FAMILY TRUST 19 KENNISTON LANE FREMONT, NH 03044
Parcel Number: 002-151-005-003 CAMA Number: 002-151-005-003 Property Address: 18 KENNISTON LANE	Mailing Address: JARMEN, WILLIAM J & KAREN M 18 KENNISTON LANE FREMONT, NH 03044
Parcel Number: 002-151-005-004 CAMA Number: 002-151-005-004 Property Address: 12 KENNISTON LANE	Mailing Address: HUNT, BRADLEY W & KAREN E 12 KENNISTON LANE FREMONT, NH 03044
Parcel Number: 002-151-005-005 CAMA Number: 002-151-005-005 Property Address: 6 KENNISTON LANE	Mailing Address: STOCKER, THOMAS W & CASSANDRA L  6 KENNISTON LANE FREMONT, NH 03044
Parcel Number: 002-151-005-006 CAMA Number: 002-151-005-006 Property Address: 98 COPP DRIVE	Mailing Address: MICHALCZYK, WILLIAM & KRISTINA 98 COPP DRIVE FREMONT, NH 03044
Parcel Number: 002-151-006-000 CAMA Number: 002-151-006-000 Property Address: 624 MAIN STREET #1-6	Mailing Address: JACKET HOLLOW REALTY LLC PO BOX 308 KINGSTON, NH 03848-0308
Parcel Number: 002-151-006-000 CAMA Number: 002-151-006-001 Property Address: 624-1 MAIN STREET #1	Mailing Address: GAGNON, ROBIN 624-1 MAIN STREET FREMONT, NH 03044
Parcel Number: 002-151-006-000 CAMA Number: 002-151-006-002 Property Address: 624-2 MAIN STREET #2	Mailing Address: ARRIGO, COURTNEY A 624-2 MAIN STREET FREMONT, NH 03044
Parcel Number: 002-151-006-000 CAMA Number: 002-151-006-003 Property Address: 624-3 MAIN STREET #3	Mailing Address: FALCON, ERIK F 624-3 MAIN STREET FREMONT, NH 03044
Parcel Number: 002-151-006-000 CAMA Number: 002-151-006-004 Property Address: 624-4 MAIN STREET #4	Mailing Address: REYNOLDS, SARAH P 624-4 MAIN STREET FREMONT, NH 03044
Parcel Number: 002-151-006-000 CAMA Number: 002-151-006-005 Property Address: 624-5 MAIN STREET #5	Mailing Address: WYRSCH, ALAINA KRIEGER, MASON 624-5 MAIN STREET FREMONT, NH 03044
Parcel Number: 002-151-006-000 CAMA Number: 002-151-006-006 Property Address: 624-6 MAIN STREET #6	Mailing Address: VALIANTE, JOANNE & ROBERT 624-6 MAIN STREET FREMONT, NH 03044



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# 100 feet Abutters List Report

Fremont, NH  
February 01, 2024

Parcel Number: 002-152-000-000  
CAMA Number: 002-152-000-000  
Property Address: 610 MAIN STREET

Mailing Address: WHITE JR, RONALD W & SCHIMMING-  
WHITE, MARTHA L  
610 MAIN STREET  
FREMONT, NH 03044

Parcel Number: 002-153-000-000  
CAMA Number: 002-153-000-000  
Property Address: 602 MAIN STREET

Mailing Address: HOLMES, GUERWOOD M & MARY J  
602 MAIN STREET  
FREMONT, NH 03044

Parcel Number: 002-162-000-000  
CAMA Number: 002-162-000-000  
Property Address: 564 MAIN STREET

Mailing Address: McGALL, THOMAS W & ELAINE  
PO BOX 59  
FREMONT, NH 03044-0059

Parcel Number: 004-074-000-000  
CAMA Number: 004-074-000-000  
Property Address: SPRUCE SWAMP

Mailing Address: BASSETT TTEE, STEPHEN L HERITAGE  
FARM TRUST  
PO BOX 212  
NEWFIELDS, NH 03856-0212

Parcel Number: 004-076-000-000  
CAMA Number: 004-076-000-000  
Property Address: SPRUCE SWAMP

Mailing Address: SOUTHEAST LAND TRUST OF NH  
247 NORTH RIVER ROAD  
EPPING, NH 03042-1519



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*Cathy Ann Stacey*RECORDING  
SURCHARGE14.00  
2.00DocId: 20205246  
Tx: 40845197

Return to:  
Leanne Miner, Fremont Land Use  
PO Box 120  
Fremont NH 03044



**TOWN OF FREMONT  
ZONING BOARD OF ADJUSTMENT  
PO BOX 120  
FREMONT, NEW HAMPSHIRE 03044**

**NOTICE OF DECISION**

Case #023-004

You are hereby notified that at a Public Hearing held on November 28, 2023 at the Fremont Town Hall, the attending members of the Fremont Zoning Board of Adjustment did vote to grant a Special Exception in accordance with Article 12, Section 1201.8 of the Fremont Zoning Ordinance to Fremont Land LLC of Fremont NH to permit the construction of a solar panel array within the 100 foot wetland buffer at 44 Iron Horse Drive, identified as tax parcel Map 2, Lot 151-2, as shown on a the plan submitted with the application entitled Solar Panel Conceptual Layout, dated October 4, 2023 with conditions noting restrictions in Watershed areas per the Zoning Ordinance Article 12, Section 1203.8, Item D (Prohibited Uses) including, but not limited to disposal of brush or stumps, use of road salt or other de-icing chemicals, dumping of snow containing de-icing chemicals brought from outside the district.

\* in Fremont NH.

SIGNED:

Doug Andrew, Zoning Board Chair, Fremont NH

Dated: 28 November 2023

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

Documents provided to the Board included the following:

- Plan Sheet 1, Titled Solar Panel Conceptual Layout, dated October 4, 2023.
- Letter of Intent dated October 24, 2023
- Application for Special Exception received October 24, 2023
- Letter of Denial from Fremont Building Inspector dated November 2, 2023



- Letter permitting William Gregsak, PE of Gregsak and Sons, Inc. and Ryan Lavelle of Lavelle Associates to act as representatives for the applicant.
- Specification Sheet from Sunmodo showing construction of SunTurf® Ground Mount System
- Report by Michael Cuomo, Soil and Wetland Scientist with the Rockingham County Conservation District (RCCD), dated November 21, 2023.

William Gregsak of Gregsak and Sons Inc. presented the case on behalf of the Applicant Fremont Land LLC.

- Mr. Gregsak showed limitations on the parcel which led to the proposed placement of the solar array. Phase 1 of the existing manufacturing development has been built. Placement of the array is limited around the building due to septic (south), shading by the building (west), building roof slopes west, and the panels must face to the south. The wetland buffer is very close to the building area and the parking area covers the front of the building up to the roadway. The land is very flat. There is an earthen berm approximately 50 feet from the wetlands that was found to contain tree stumps. The array is situated outside this berm, approximately 50 feet from the wetland. This site was previously a gravel pit and the berm and stumps were left from clearing during gravel pit operations.
- Member Yokela stated that in his opinion the project did not meet the criteria that the proposed project is “essential to the productive use of land”. He also stated his opinion that this use is benign and does not have a “detrimental impact” to the land.
- The Conservation Commission stated no opposition to the project. The Commission also asked that the decision by the Board include conditions noting restrictions in Watershed areas per the Zoning Ordinance Article 12, Section 1203.8, Item D (Prohibited Uses) including, but not limited to disposal of brush or stumps, use of road salt or other de-icing chemicals, dumping of snow containing de-icing chemicals brought from outside the district.
- The Planning Board viewed the project favorably at a Preliminary Meeting and referred the project to the ZBA for a Special Exception.
- RCCD report related to special exception criteria of “detrimental impact” concluded that the solar array can be constructed and is positioned to minimize any significant detrimental impact of the use upon the wetland.
- The Fremont NH Health Officer commented in favor of the project as long as the recommendations by the Conservation Commission are abided by for this project. This comment was received on December 4, 2023, in accordance with Article 12, Section 1201.8 of the Fremont Zoning Ordinance.

**Notes:**

Application for rehearing on the above determination may be taken within 30 days of said determination by the Board of Adjustment, any party to the action or any party directly affected thereby according to NH Revised Statutes Annotated, Chapter 677. Said Statutes are available at the Fremont Town Offices.

According to Town of Fremont Zoning Ordinance Article 17 Section 1702.18, special exceptions shall be valid only if exercised within two (2) years of the date of final approval. The Board of Adjustment, at the Applicant’s request, may grant a single, twelve (12) month extension.