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

You are hereby notified that at a Public Hearing, held on January 17, 2024, at the Fremont Town Hall, members of the Fremont Planning Board did unanimously vote to approve the Land Subdivision Application for Residential Use as submitted by Fred Leclair & Sons to subdivide Tax Map 2, Lot 77-1 and create a new parcel, identified as Map 2, Lot 77-1-4 which will have 200 feet of frontage on Red Brook Road in Fremont NH. This approval is granted with the following conditions:

1. This Notice of Decision shall be recorded at the Rockingham County Registry of Deeds.
2. Plan Sheets 1 and 2 Mylars shall be recorded at the Rockingham County Registry of Deeds and a digital copy of the Mylars shall be provided for Town Land Use file.
3. Two paper copies of the full and final plan set (1 full size and 1 half size) shall be signed for Town Land Use files.
4. Any significant change to the approved site plan required to meet state fire code, building code, or state permit must be reviewed by the Planning Board prior to implementation.
5. All fees incurred by the Planning Board, including but not limited to consulting, engineering, and legal fees, have been paid by the applicant.
6. All the above conditions of approval are met within 365 days of this approval date. The Planning Board may grant an extension of its original approval with good cause.

SIGNED:



Andrew Kohlhofer, Vice Chairman, Fremont NH Planning Board

In support of this decision, the Board has made the following findings of fact and votes:

1. The Board met on January 3 and 17, 2024, to review the Subdivision Application.
2. Kevin Hatch of Cornerstone Survey Inc. represented the applicant, Fred Leclair & Sons.

3. The Board **voted to grant** waivers from Article III, Section 3 of the Subdivision Regulations, specifically Sections 3.E., 3.H., and 3.L. with regard to wetlands and topography on the parent lot Map 2, Lot 177-1 approximately 50 acres. The Applicant contended that sufficient information was provided on the parent lot to prove the remaining land will meet zoning.
4. The final plan set which was reviewed and to which approval was granted with conditions above was dated November 2023 and last revised on January 3, 2024.
5. Subdivision approval #eSA2024010903 was granted.
6. The Board in their approval considered professional review letters by Rockingham Planning Commission dated December 21, 2023 and Keach Nordstrom Associates, Inc. dated January 15, 2024.