



**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 February 21, 2024, at the Fremont Town Hall, members of the Fremont Planning Board did unanimously vote to approve Conditional Use Permit and Minor Site Plan applications submitted by Steffan and Kurt Morgenstern of Peace Coast Skateboards to operate a light manufacturing business involving the production of skateboards, screen-printing and retail services at 326 Main Street, Unit 5, known as Tax Parcel Map 3 Lot 37 in Fremont, NH. The existing commercial condominium unit is approximately 2200 square feet. The approval of this Minor Site Plan Application comes with the following conditions:

1. The handling, disposal, storage, processing, or recycling of hazardous or toxic materials is prohibited.
2. A site inspection and Fremont Change of Tenant Permit must be completed and approved by the Building Inspector and Fire Chief or other Town designated agent prior to occupancy.
3. The Applicant shall provide confirmation of NHDES compliance for proposed spray booth operations as part of the inspection.
4. As an industrial facility located in the Aquifer Protection District known to the Code Enforcement Officer as using or storing regulated substances in containers with a capacity of five gallons or more, this facility is subject to inspections under Fremont Zoning Ordinance Article 12, Section 1203.8, Item J at the applicant's expense.
5. Should operations change such that the use requires the storage, handling, and use of regulated substances in quantities exceeding 55 gallons or 660 pounds dry weight at any one time, the applicant must submit an adequate spill prevention, control and countermeasure (SPCC) plan, in accordance with Fremont Zoning Ordinance Article 12, Section 1203.7 which must be approved by the Health Officer, Fire Chief, Code Enforcement Officer or other Town designated agent and the applicant's expense.

6. This Notice of Decision shall be recorded at the Rockingham County Registry of Deeds.
7. Any significant change to the approved Site Plan required to meet state fire code, building code, or any state permit requirements must be reviewed by the Planning Board prior to implementation.
8. All fees incurred by the Planning Board, including but not limited to consulting, engineering, and legal fees, have been paid by the applicant.
9. 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:

Paul Powers, Chairman, Fremont NH Planning Board

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

1. The Board met on February 21, 2024, to review the applications.
2. The Board considered professional review comments by Rockingham Planning Commission, Madeleine DiIunno, February 15, 2024.
3. The Board granted a Conditional Use Permit in accordance with Article 12, Section 1203.8 of the Fremont Zoning Ordinance to allow for a light manufacturing business in the Aquifer Protection District. based on materials provided including MSDS sheets of chemicals used in manufacture and screen-printing processes, description of waste handling, treatment, and discharge, and responses to comments received by the Fire Chief and Emergency Response Coordinator.
4. MSDSs were provided and chemicals to be used indicated non-hazardous.
5. Spraying will be done in a ductless spray booth with carbon filtration. No fumes will be vented to the exterior of the building.
6. There are no floor drains. All wastewater is contained and treated to clean water standards before discharge to the septic.
7. Site Plan details submitted were highlighted on Site Plan drawings from recorded Coopers Corner Condominium Site Plan drawings dated December 2, 2005 (D-33484 Sheets 1 to 4 and from recorded Coopers Corner Condominium Site Plan dated June 15, 2005 (D-33264, Sheets 1 and 2)
8. This commercial business is planned to have one operator with the potential of adding one employee in the future. Operations will start no earlier than 9AM and will end no later than 9PM, Sunday through Saturday. Any sign installed at the building will measure less than 3 square feet.
9. Approximately 240 square feet of the building will be used as retail space requiring 2 parking spaces per the Parking Schedule in the Fremont Site Plan regulations (SPR 1.18.D). There are four existing parking spaces for the unit.