

**Memo To:** Town of Fremont Planning Board

**From:** Madeleine DiIonno, Regional Planner, Rockingham Planning Commission

**Date:** January 26, 2022

**Subject:** Review of Subdivision Application – Tax Map 1 Lot 60

Rockingham Planning Commission has received and reviewed a 4-lot Subdivision application for Tax Map 1 Lot 60 (173 South Road) submitted by WNRV, LLC of 7B Emery Lane, Stratham, NH. The site is located in the Flexible Use Residential District. My specific comments are as follows:

1. The applicant has requested a waiver from Subdivision Regulation 3.3 to not delineate wetlands and soils for the rear portion of the property. Given the size of the parcel and the lack of development proposed in this area, the waiver request appears reasonable.
2. The applicant will need to obtain local driveway permits for all four lots. This should be included as a condition of approval.
3. An estimate/calculation of the number of school age children brought to bear on the Town due to the proposed subdivision should be noted on the plan (SR 3.4.A).
4. An estimate/calculation of the road traveled mileage and route from the local fire and rescue department and from the local school should be noted on the plan (SR 3.4.B).
5. A note on the plan should be provided indicating that "all road and drainage work to conform to the standard specifications for construction in the State of New Hampshire" (SR 3.4.L).