



## FREMONT SUBDIVISION PLAN CHECKLIST

An application shall include this checklist and the following to be considered complete:

### CHECK LIST FOR PREPARING SUBDIVISION APPLICATION

Processing of this application will be significantly delayed if it is not complete

- ☒ **Cover letter of intent**
- ☐ **Six copies of your plan**
- ☒ **A typed current abutters list** (checked at the Town Office)
- ☐ **The proper check amount**
  - \$350.00 per lot** for the fee
  - 115.00** for the advertising
  - 12.49** per abutter (which includes 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)
- ☒ **Your list of requested waivers**
- ☒ **I do hereby certify that this application for a Subdivision meets all Fremont Zoning Regulation requirements.**
- ☒ **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 Section 5-D of the Subdivision Regulations.**
- ☐ **A copy of this application has been sent to the project Engineer for the Town of Fremont and to the Rockingham Planning Commission for review.**

  
signature:

The application, including this checklist sheet signed by the actual owner, must be sent via **certified mail** to:

FREMONT PLANNING BOARD  
P.O. Box 120  
Fremont, New Hampshire 03044

This checklist is intended to be only a guide. Refer to Subdivision Regulations for complete requirements.





## APPLICATION FOR SUBDIVISION

Name of Applicant(s): NETTIE THOMPSON  
Address: 69 CONLEYS GROVE RD DERRY NH  
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: 95 GPP DRIVE  
(Map #, Lot # and Street Address)

### ZONING INFORMATION

Zoning District of Property: \_\_\_\_\_  
Conditional Use Permit Required: Yes \_\_\_\_\_ No X

Is the property in the Aquifer Protection District? Yes \_\_\_\_\_ No X  
Is the property in the Flood Zone? Yes X No \_\_\_\_\_

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

- ✓ Current owners name(s) and address (es) and contact number(s)
- ✓ Abutters names and addresses (a separate abutters list containing current names and addresses of abutters must also be provided)
- ✓ Subdivision name and/or identifying title and plan number
- ✓ Tax map and parcel number
- ✓ Parcel Information Note = Zoning District, whether the parcel is (or is not) in the Aquifer Protection District or the Flood Zone
- ✓ Surveyor name, address and stamp
- N/A Engineer name, address and stamp
- ✓ Surveyed property lines

- ☐ Locus map
- ☐ Signature block
- ☒ North arrow indicating magnetic or true north
- ☒ Scale (1" = 100' maximum)
- ☒ Date
- ☒ Location of all property lines including entire undivided lot
- ☒ Area, in acres and square feet, of each lot and total parcel, total area left in natural state, wetlands, recreation area and area used
- ☒ Topographical Map (2 ft. intervals & spot elevations at less than 5%)
- ☒ Location of proposed and existing drainage systems, structures and easements
- ☒ Location of all existing structures including wells and septic systems within 200' of the site
- ☒ Location of all proposed and existing wells including 100' well radius
- ☒ Location of all septic systems, leaching fields including the 4,000 sq.ft. reserve area
- ☒ All natural features of the land
- ☒ All man-made features of the land
- ☒ Location of natural and historic features
- ☒ Location of water-courses, standing water or fire ponds
- ☒ Location of existing and proposed fire hydrants
- ☒ Location of floodplains and wetlands, including buffer (identified by soil or wetland scientist)
- ☒ Size and location of all existing public and private utilities
- ☒ Road profiles and appropriate details including location and type of streetlighting and cone of illumination
- ☒ Location of existing driveways and parking
- ☒ HISS of entire site or portion determined by the Board
- ☒ USGS bench marks
- ☒ Storm water drainage control plan (50 year storm)
- ☒ Test pits and logs

- ☒ Tree line
- ☒ Monuments and/or iron pins
- ☒ Location and description of all easements
- ☐ Each existing building or manmade structure
- ☐ Summary of Fremont Zoning Ordinance requirements
- ☒ Any burial site as separate from the remainder of the subdivision
- ☒ All waiver requests in writing

Other items required as applicable;

- ☒ N/A Variances and/or Special Exceptions (dates given) and submit copies
- ☒ N.H. Water Supply & Pollution Control Commission subdivision approval
- ☒ N/A N.H. Wetlands Board "Dredge & Fill" permit
- ☒ N/A N.H. Department of Transportation driveway access permit
- ☒ N/A Traffic impact analysis
- ☒ N/A Erosion and Sediment Control Plan
- ☒ N/A Stormwater runoff calculations
- ☒ N/A Site Specific
- ☒ N/A Other State or Federal permits as required

Notes:

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APPLICANT: \_\_\_\_\_ Date: Aug. 24, 2020

**ABUTTERS LIST  
MAP 2, LOTS 147 & 147-1  
FREMONT, NH**

**MAP-LOT**

**OWNER**

2-147 & 2-147-1

Nettie Thompson  
69 Conleys Grove Rd.  
Derry, NH 03038

**MAP-LOT**

**ABUTTERS**

2-131

Curley Q, LLC.  
PO Box 178  
Sandown, NH 03873-0178

2-146-1

Paul M. Powers, Jr.  
90 Copp Drive  
Fremont, NH 03044

2-146-2

Gregory Wolnick  
350 North Shore Rd.  
Spofford, NH 03462

2-151-5

Eric V. Schuberth  
Brenda L. Castonguay  
11 Kenniston Lane  
Fremont, NH 03044

2-151-5-6

Daniel & Candace Smith  
98 Copp Drive  
Fremont, NH 03044

2-151-5-7

Robert & Lorri Martin  
96 Copp Drive  
Fremont, NH 03044

2-156-1-5

Cafe Trust  
William & Noreen Johnson, Trtees  
110 Copp Drive  
Fremont, NH 03044

2-156-1-24

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

2-181

DCB Properties, LLC.  
8 O'Connell Dr.  
Londonderry, NH 03053

**CONSULTANTS**

**Surveyor**

James M. Lavelle Associates  
2 Starwood Drive  
Hampstead, NH 03841

August 24, 2020

Town of Fremont, N.H.  
Planning Board  
P.O. Box 120  
Fremont, NH 03044

Re: Lot line Adjustment  
Map 2 Lot147 &147-1  
Nettie Thompson

Dear Members of the Board,

Please accept this letter as formal authorization to allow James Lavelle Associates, and/or its agents to represent me before the board for the above referenced project.

Sincerely,

Nettie Thompson

A handwritten signature in blue ink that reads "Nettie Thompson". The signature is written in a cursive style with a large, flowing initial "N".



*James M. Lavelle, LLS*

LICENSED LAND SURVEYORS

2 STARWOOD DRIVE

HAMPSTEAD, NH 03841

603-329-6851

## LETTER OF INTENT

August 24, 2020

Town of Fremont, N.H.  
Planning Board  
P.O. Box 120  
Fremont, NH 03044

Re : Map 2 Lots 147 & 147-1  
Lot Line Adjustment

This site lies in the residential zone. The purpose of this submittal is to show to adjust the lot line between lot 147 & 147-1

Both lots will continue to have the proper frontage and required area. This new configuration will allow for both existing structure to comply with setback requirements.



Timothy P. Lavelle



**Soil Scientist**

Bruce Gilday  
BAG Land Consultants  
43 Rockingham Street  
Concord, NH 03301



# 100 foot Abutters List Report

Fremont, NH  
August 24, 2020

## Subject Properties:

Parcel Number: 002-147-000-000  
CAMA Number: 002-147-000-000  
Property Address: COPP DRIVE

Mailing Address: THOMPSON, NETTIE  
34 HEMLOCK SHORE DRIVE  
ATKINSON, NH 03811

Parcel Number: 002-147-001-000  
CAMA Number: 002-147-001-000  
Property Address: COPP DRIVE

Mailing Address: THOMPSON, NETTIE  
34 HEMLOCK SHORE DRIVE  
ATKINSON, NH 03811

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## Abutters:

Parcel Number: 002-131-000-000  
CAMA Number: 002-131-000-000  
Property Address: MAIN STREET

Mailing Address: CURLEY Q LLC  
PO BOX 178  
SANDOWN, NH 03873-0178

Parcel Number: 002-146-001-000  
CAMA Number: 002-146-001-000  
Property Address: 90 COPP DRIVE

Mailing Address: POWERS JR, PAUL M  
90 COPP DRIVE  
FREMONT, NH 03044

Parcel Number: 002-146-002-000  
CAMA Number: 002-146-002-000  
Property Address: COPP DRIVE

Mailing Address: MEADE, STEPHEN  
150 ROLLINGWOOD  
ELIOT, ME 03923

(Z1 COPP DRIVE) SOLD 5/6/20

Parcel Number: 002-151-005-000  
CAMA Number: 002-151-005-000  
Property Address: 11 KENNISTON LANE

Mailing Address: SCHUBERTH, ERIC V & CASTONGUAY,  
BRENDA L  
11 KENNISTON LANE  
FREMONT, NH 03044

Parcel Number: 002-151-005-006  
CAMA Number: 002-151-005-006  
Property Address: 98 COPP DRIVE Unit 006

Mailing Address: SMITH, DANIEL N & CANDACE A  
98 COPP DRIVE  
FREMONT, NH 03044

Parcel Number: 002-151-005-007  
CAMA Number: 002-151-005-007  
Property Address: 96 COPP DRIVE Unit 007

Mailing Address: MARTIN, ROBERT G & LORRI A  
96 COPP DRIVE  
FREMONT, NH 03044

Parcel Number: 002-156-001-005  
CAMA Number: 002-156-001-005  
Property Address: 110 COPP DRIVE Unit 005

Mailing Address: CAFE TRUST JOHNSON TRTEES,  
WILLIAM & NOREEN M  
110 COPP DRIVE  
FREMONT, NH 03044

Parcel Number: 002-156-001-024  
CAMA Number: 002-156-001-024  
Property Address: COPP DRIVE Unit 024

Mailing Address: TOWN OF FREMONT  
PO BOX 120  
FREMONT, NH 03044-0120

Parcel Number: 002-181-000-000  
CAMA Number: 002-181-000-000  
Property Address: 107 COPP DRIVE

Mailing Address: DCB PROPERTIES LLC  
8 O'CONNELL DRIVE  
LONDONDERRY, NH 03053



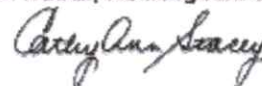
www.cai-tech.com

8/24/2020

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Return to:  
Gregory H. Wolnick  
81 Copp Drive  
Fremont, NH 03044



LCHIP	ROA492469	25.00
TRANSFER TAX	RO096266	6,750.00
RECORDING		14.00
SURCHARGE		2.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Stephen Meade, Married, of 150 Rollingwood Road, Eliot, ME 03903, for consideration paid grant(s) to Gregory H. Wolnick, Single, of 350 North Shore Road, Spofford, NH 03462, with WARRANTY COVENANTS:

A certain parcel of land, together with the improvements thereon, situated on the south side of Copp Drive, in the Town of Fremont, County of Rockingham, State of New Hampshire being shown as Lot 146-2 on a plan of land entitled "Consolidation & Subdivision Plan, Tax Map 2, Lots 144, 145, 146-2 & 147, Copp Drive, Fremont, NH Owned by Kasher Corporation, Scale 1" = 80', dated November 6, 2018, last revised March 14, 2019, prepared by James M. Lavelle Assoc., 2 Starwood Drive, Hampstead, NH 03841" recorded at the Rockingham County Registry of Deeds as Plan No. D-41386, which plan may be referenced for a more particular description.

Said parcel to contain 335,998 S.F. or 7.71 acres, more or less, as shown on said plan.

The premises is conveyed subject to all matters as shown on Plan D-41386.

Meaning and intending to describe and convey the same premises conveyed to Stephen Meade by deed dated May 24, 2019 and recorded in the Rockingham County Registry of Deeds in Book 6003, Page 1257.

This is not homestead property.

Return to:  
Gregory H. Wolnick  
81 Copp Drive  
Fremont, NH 03044



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