

Ⓟ 003-037-2

May 30, 2020

PPM Fremont Holding
326 Main St, Unit 11 Fremont, NH
Thomas Nisbet

RECEIVED
JUL 01 2020

BY: 

LETTER OF INTENT – CHANGE OF USE

We have a tentative agreement to sell newly constructed Unit 12 located at 326 Main St to Rate Liner, Inc represented by Ryan Boccelli. The building is 7600 sq and is located within a 2005 subdivision D-33264. We are not requesting changes to the subdivision plan, only the use of the building.

We are requesting approval for a change in use for the building. I've included a letter from the potential buyer describing their business and how they would use the property.

Parking: Plan D-3326426 shows 26 parking spots available for Unit 12. Rate Liner estimates they need 25.

Additional noise: Vehicle traffic only.

Thomas Nisbet



APPENDIX "E"

APPLICATION FOR MINOR SITE PLAN REVIEW

A Site Plan Review plan shall contain the following information, where applicable, to be considered complete:

Name of Applicant: **PPM Fremont Holding, LLC**

Address: **326 Main St. Unit 11 Fremont, NH 03044**

Owner(s) of Property concerned: **PPM Fremont Holding, LLC**

(If same as above, write "same") **SAME**

Mailing Address: **SAME**

(If same as above, write "same")

Contact information: **Thomas Nisbet Tel 603 895-5112 Cell 603 765-8814**

Location of Property: **326 Main St Unit 12 Fremont, NH**

(Map #, Lot # and Street Address) **Tax Map 3 Lot 37-2 326 Main St Unit 12**

Intent of Application: Original Site Plan Review: **Change in use**

Amendment to Existing Site Plan Review: **NO**

ZONING INFORMATION

Zoning District of Property:

Village District

Conditional Use Permit Required: Yes No

Is the property in the Aquifer Protection District? Yes No

Is the property in the Flood Zone? Yes No

SUBMISSION AND INFORMATION REQUIREMENTS (Section 1.13).

In order for a project to be considered for a Minor Site Plan Review it must not require any criteria of a Major Site Plan Review.

Major Minor (see section 1.8.1 Minor Site Plan Review)

__ A - Intended site plat must meet all relevant land use regulations in effect at the time of filing.

-- B - Provide fees and letters as required in section 1.18.

_ C - Provide requested waivers as required in section 1.21.

-- D - 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.

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_ E - (Major) Provide 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.

-- (Minor) Provide eight (8) 11" x 17" sets of plans to the Fremont Planning Board.

All copies must have a plat revision system properly noted. All subsequent submissions must reflect proper plat revision.

_ F - Provide copies of all required State, Federal and Town approvals, including but not limited to: Dredge and Fill, State Highway access, Wetlands Board approval.

_ G - 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.

-- H - 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.

_ I - Provide a plan for the type and location of solid/liquid waste disposal facilities.

-- J - Provide an estimate/calculation of the road traveled mileage and route from the local fire and rescue department.

K - Provide an estimate/calculation of the increased daily average automobile traffic within the Town.

-- K - 1 - Provide an estimate of noise generations.

_ L - 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.

-- M - Provide an architectural rendering showing all elevation views of all proposed

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buildings and their exterior design. Provide plans reflecting shape, size, height and location of existing structures located on the site and within two hundred feet (200') of the site.

_ N - Provide a parking areas and access plan sufficient for review to insure compliance to applicable standards as set forth in this document.

_ N - 1 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.

-- N- 2 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.

_ O - Provide a landscaping plan sufficient for review to insure compliance to applicable standards as set forth in this document. 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.

_ P - 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.

_ Q - 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.

_ R- Provide mitigation strategies for all nuisance elements: ie: odor, noise, light, visual effects

S - Provide general information and site plan format on all plats:

-- 1. Proposed site name, name of property owner of record and reference numbers

-- 2. Name, address and phone number of sub-divider and surveyor or engineer

-- 3. Date, north point, plat revision, property map references and reference numbers

-- 4. Names and addresses of owners of abutting properties

-- 5. Location and exact dimensions of all property lines

_ 6. Location, name and width of all existing and proposed streets, rights-of-way, or easements

-- A. Minor: Existing streets, rights-of-way or easements only.

_ 7. 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

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_ 8. A scale of not less than one (1) inch equals one hundred (100) feet.

-- A. Minor: Must be to scale; applicant may choose the scale.

-- 9. Space for the Planning Board Chairman and Secretary to sign and date the approved plans

-- 10. Tax map and parcel number, title and deed reference

_ 11. 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.

_ 12. Area, in acres and square feet, of the entire site of proposed site prior to

development. 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

_ 13. 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

_ 14. Clear delineation of wetlands and watershed protection districts peripheral area must be provided.

_ 14.1 Major only: Wetlands shall be delineated by a NH Licensed Wetland Scientist or Soil Scientist.

_ 15. Iron rods, pipes, pins or drill holes must be so noted and placed at all lot corners and angle changes

_ 16. Location of all land intended for public use and any conditions on such use.

__ 17. Specify the number and type of non-residential units.

__ Minor = one (1): Major = two (2) or more

__ 18. Specify the water sources to be designated for fire protection and control. Define the adequacy of water supply for fire protection.

__ 19. Hours of operation

_ T- 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.

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- 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.

__ U - 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.

__ V - The location, size and design of proposed signs and other advertising or instructional devices.

__ W - The location, type and design of outdoor lighting.

_ X - Construction details, including but not limited to pavement, walks, steps, curbing, drainage and structures, fire hydrants, and erosion and sedimentation control techniques.

_ Y- Other exhibits or data that the Planning Board required in order to evaluate adequately the proposed development; such as but not limited to:

1. Information on the composition and quantity of wastewater generated.
2. Information on air, water, or land pollutants, discharged
3. Estimates of noise generations
4. Special Submissions - Erosion and Sediment Control Plans
5. Listing of all amounts and description of liquids, inflammables, and/or chemicals.
6. A fiscal study/data relative to the potential impact too 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.

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



May 28, 2020

To Whom it May Concern;

Rate Liner was established in 2012. We offer full-service Warehousing, Fulfillment and Transportation solutions to clients of all sizes. Approximately 60% of our business and Wine and Spirits with 1500 delivery points across NH and peripheral states. We have both the Carrier and Warehousing License through the New Hampshire State Liquor Commission. The remainder of our business is final mile delivery services for a variety of customers (think Amazon.) We are looking at Fremont as an additional location with our corporate offices in Concord, NH.

In Fremont, we are estimating a daily warehouse and office staff of seven employees and eight drivers. Our office and warehouse hours will be 0500 – 1600. With our business, there is minimal traffic. We are estimating a fleet size of 8-10 trucks/vans. Once our vehicles are loaded, they are gone for the day. Occasionally, drivers do perform multiple runs.

From a site lay out, there is plenty of parking space for employees and vehicles. We will have 24 hour surveillance on the facility and vehicles. We do not carry any Hazmat or high value items.

We are a very good business neighbor and involved in the community and would love to have our location here in Fremont.

Please let me know if you have any questions, and I would be happy to discuss with you further.

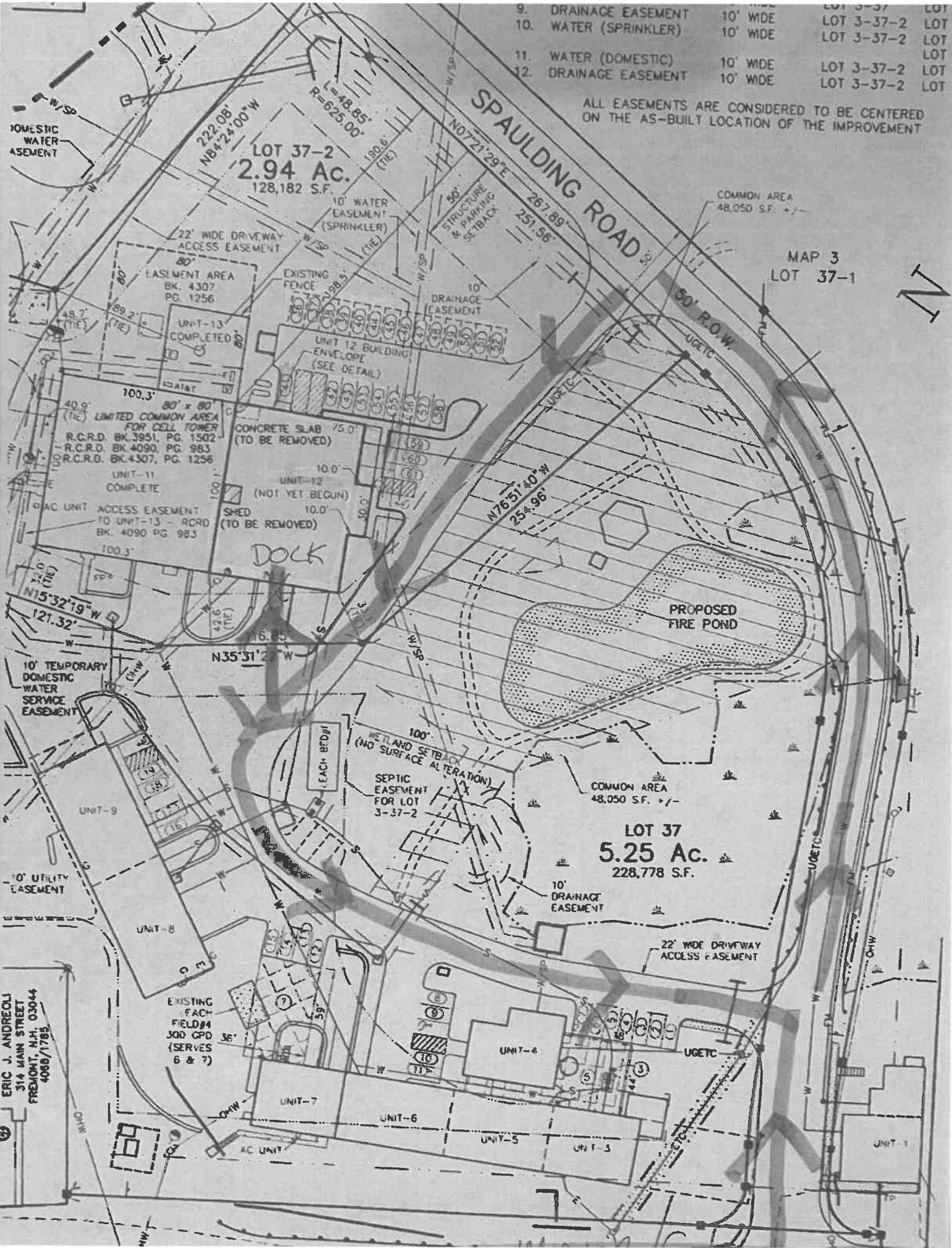
Sincerely,

Ryan Boccelli

President

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|-----------------------|----------|------------|-----|
| 9. DRAINAGE EASEMENT | 10' WIDE | LOT 3-37-1 | LOT |
| 10. WATER (SPRINKLER) | 10' WIDE | LOT 3-37-2 | LOT |
| | | LOT 3-37-2 | LOT |
| 11. WATER (DOMESTIC) | 10' WIDE | LOT 3-37-2 | LOT |
| 12. DRAINAGE EASEMENT | 10' WIDE | LOT 3-37-2 | LOT |

ALL EASEMENTS ARE CONSIDERED TO BE CENTERED ON THE AS-BUILT LOCATION OF THE IMPROVEMENT



MAP 3
LOT 37-1



ERIC J. ANDREOLI
314 MAIN STREET
FREMONT, N.H. 03044
4086/1785

