



## **LETTER OF INTENT**

*August 17, 2020*

**Town of Fremont  
295 Main Street  
Fremont, NH 03044  
Attn: Planning Board Committee**

**RE: 25 Spaulding Rd. Expansion Project**

To The Fremont Planning Board,

The purpose of this letter is to notify **the Town of Fremont, NH** that it is the intent of Pine Bucket, LLC to complete phases 2 & 3 of the development at 25 Spaulding Road.

The anticipated start date for this Project will be **November 2nd, 2020**, or at such time when all necessary approvals are in place.

The proposed projects will utilize the existing foundations for units 19-22. Please reference Site Plan dated 01/12/05 and found at Exhibit A.

The attachments listed below are intended to support the proposed Project.:

Exhibit A: Coopers Village Plan Set dated 01/12/05

Exhibit B: Proposed Interior Layout dated 08/13/20

Jewett Construction, LLC reserves the right to provide supplementary documentation at a later date to support this Project due to design changes, or otherwise requested or required by the Town.

We look forward to this exciting project in Fremont. If you have any questions, please call **Nick Jewett at (603) 370-0594**. Thank you.

**Jewett Construction Co., LLC**

# EXHIBIT A:

## USAGE AREAS

LOT #	NEW AREA	"NATURAL STATE" AREA	WETLAND AREA	RECREATION AREA	USED AREA
37	5.25 AC.	0.66 AC.	0.49 AC.	0.53 AC.	4.59 AC.
37-1	10.80 AC.	5.15 AC.	3.58 AC.	0.03 AC.	5.65 AC.
37-2	2.94 AC.	0.17 AC.	-	0 AC.	2.77 AC.
37-3	5.32 AC.	0.37 AC.	-	0 AC.	4.95 AC.

## EXCLUSIONARY USES

IN NO CASE WILL THE PROPOSED RETAIL AND COMMERCIAL SPACES INCLUDE THE FOLLOWING:  
 1. ANY USE THAT PRODUCES EXCESSIVE SMOKE, SOOT, NOISE OR HAZARDOUS WASTE.  
 2. ANY ADULT USES (TOPLESS BAR, ADULT BOOK STORE, ETC.)  
 ALL CONDOMINIUM USES ARE SUBJECT TO SITE REVIEW BY THE TOWN BUILDING INSPECTOR AND PLANNING BOARD.

## NOTES

- SEE SHEET 1 FOR NOTES, OWNER'S SIGNATURE, PLAN REFERENCES, MONITY PLAN, AND TAX MAP SKETCH. SEE SHEET 5 FOR LOT CHARACTERISTICS.
- THIS DEVELOPMENT WILL BE CONDOMINIUMIZED INTO TWO ASSOCIATIONS:  
 A. LOTS 37, 37-2 AND 37-3; UNITS 3-13 AND UNITS 23-29  
 B. LOT 37-1; UNIT 1 AND UNITS 14-22
- PARKING CALCULATIONS:  
 MANUFACTURING: 1 SP./1,000 S.F. + 1.5 SP./RESIDENTIAL UNIT (62,836 S.F./1,000 S.F.) = 9 UNITS x 1.5 SP. = 13.5 SPACES  
 TOTAL REQUIRED SPACES (MANUFACTURING) = 77 SPACES REQUIRED  
 77 SPACES PROPOSED (PLUS 35 GRAVEL SPACES)  
 RETAIL:  
 RESTAURANT: 50 SEATS @ 1 SP./3 SEATS PLUS 1 PER EMPLOYEE ON LARGEST SHIFT = 21.7 SPACES  
 EXERCISE STUDIO: 3250 S.F. @ 1 SP./150 S.F. = 21.7 SPACES  
 BEAUTY SALON: 3250 S.F. @ 1 SP./250 S.F. = 13 SPACES  
 CONVENIENCE STORE & PHARMACY: 3250 S.F. @ 1 SP./200 S.F. = 16.3 SPACES  
 EXERCISE GYM: 3250 S.F. @ 1 SP./150 S.F. = 21.7 SPACES  
 DAYCARE CENTER: 10 EMPLOYEES @ 2 SP./EMPLOYEE = 20 SPACES  
 MEDICAL OFFICES: 3250 S.F. @ 1 SP./250 S.F. = 13 SPACES  
 PROFESSIONAL OFFICES: 3250 S.F. @ 1 SP./250 S.F. = 13 SPACES  
 PROFESSIONAL OFFICES: 3250 S.F. @ 1 SP./250 S.F. = 13 SPACES  
 APARTMENTS: 3 UNITS x 1.5 SP./UNIT = 4.5 SP  
 PROFESSIONAL OFFICES: 6 UNITS x 1500 S.F. x 1 SP./500 S.F. = 18 SP  
 = 26.7+21.1+13+16.3+21.7+20+13+13+13+4.5+18 = 180.9 SPACES REQUIRED  
 TOTAL REQUIRED SPACES (RETAIL) = 181 SPACES REQUIRED  
 181 SPACES PROPOSED  
 TOTAL SPACES REQUIRED: 77 + 181 = 258 SPACES  
 TOTAL PROPOSED PARKING SPACES SHOWN = 208 SPACES (PLUS ADDITIONAL 35 GRAVEL SPACES)

4. HOURS OF OPERATION: 6 AM TO 10 PM.

## PROPOSED USES

- |   |  |
|---|--|
| UNIT 1: EXISTING BUILDING PROPOSED 2844 S.F. LIGHT MANUFACTURING                                    | UNIT 18: EXISTING BUILDING PROPOSED 3376 S.F. EXERCISE GYM & 1500 S.F. PROF. OFFICE          |
| UNIT 3: EXISTING BUILDING PROPOSED 2225 S.F. LIGHT MANUFACTURING                                    | UNIT 19: EXISTING BUILDING PROPOSED 3376 S.F. DAYCARE CENTER & 1500 S.F. PROF. OFFICE        |
| UNIT 4: EXISTING BUILDING PROPOSED 3232 S.F. LIGHT MANUFACTURING                                    | UNIT 20: EXISTING BUILDING PROPOSED 3334 S.F. DOCTOR & DENTISTS OFFICE & 1-BR APARTMENT      |
| UNIT 5: EXISTING BUILDING PROPOSED 2075 S.F. LIGHT MANUFACTURING                                    | UNIT 21: EXISTING BUILDING PROPOSED 3334 S.F. ACCOUNTANT & INSURANCE OFFICE & 1-BR APARTMENT |
| UNIT 6: EXISTING BUILDING PROPOSED 2830 S.F. LIGHT MANUFACTURING                                    | UNIT 22: EXISTING BUILDING PROPOSED 3670 S.F. CHIROPRACTOR & GENERAL OFFICE & 1-BR APARTMENT |
| UNIT 7: EXISTING BUILDING PROPOSED 2034 S.F. LIGHT MANUFACTURING                                    | UNIT 23: EXISTING BUILDING PROPOSED 3250 S.F. LIGHT MANUFACTURING & 1-BR APARTMENT           |
| UNIT 8: EXISTING BUILDING PROPOSED 3232 S.F. LIGHT MANUFACTURING                                    | UNIT 24: EXISTING BUILDING PROPOSED 3250 S.F. LIGHT MANUFACTURING & 1-BR APARTMENT           |
| UNIT 9: EXISTING BUILDING PROPOSED 3228 S.F. LIGHT MANUFACTURING & 2-BR HOUSE                       | UNIT 25: EXISTING BUILDING PROPOSED 3250 S.F. LIGHT MANUFACTURING & 1-BR APARTMENT           |
| UNIT 10: EXISTING BUILDING PROPOSED 3322 S.F. LIGHT MANUFACTURING & 2-BR HOUSE                      | UNIT 26: EXISTING BUILDING PROPOSED 3250 S.F. LIGHT MANUFACTURING & 1-BR APARTMENT           |
| UNIT 11: EXISTING BUILDING PROPOSED 10,049 S.F. LIGHT MANUFACTURING                                 | UNIT 27: EXISTING BUILDING PROPOSED 3250 S.F. LIGHT MANUFACTURING & 1-BR APARTMENT           |
| UNIT 12: EXISTING BUILDING PROPOSED 7805 S.F. LIGHT MANUFACTURING & 1-BR APARTMENT                  | UNIT 28: EXISTING BUILDING PROPOSED 3250 S.F. LIGHT MANUFACTURING & 1-BR APARTMENT           |
| UNIT 13: EXISTING BUILDING PROPOSED 3628 S.F. CAFE OR RESTAURANT & 1500 S.F. PROF. OFFICE           | UNIT 29: EXISTING BUILDING PROPOSED 3250 S.F. LIGHT MANUFACTURING & 1-BR APARTMENT           |
| UNIT 14: EXISTING BUILDING PROPOSED 3250 S.F. LIGHT MANUFACTURING & 1500 S.F. PROF. OFFICE          |  |
| UNIT 15: EXISTING BUILDING PROPOSED 3376 S.F. EXERCISE STUDIO & 1500 S.F. PROF. OFFICE              |  |
| UNIT 16: EXISTING BUILDING PROPOSED 3430 S.F. BEAUTY SALON & 1500 S.F. PROF. OFFICE                 |  |
| UNIT 17: EXISTING BUILDING PROPOSED 3430 S.F. CONVENIENCE STORE & PHARMACY & 1500 S.F. PROF. OFFICE |  |

## SITE PLAN

**COOPERS CORNERS**  
 TAX MAP 3 • LOTS 37, 37-1  
 ROUTE 107  
**FREMONT, N.H.**

PREPARED FOR  
**COOPER'S CORNER, LLC**  
 326 MAIN ST., UNIT 7A, FREMONT, NH 03044

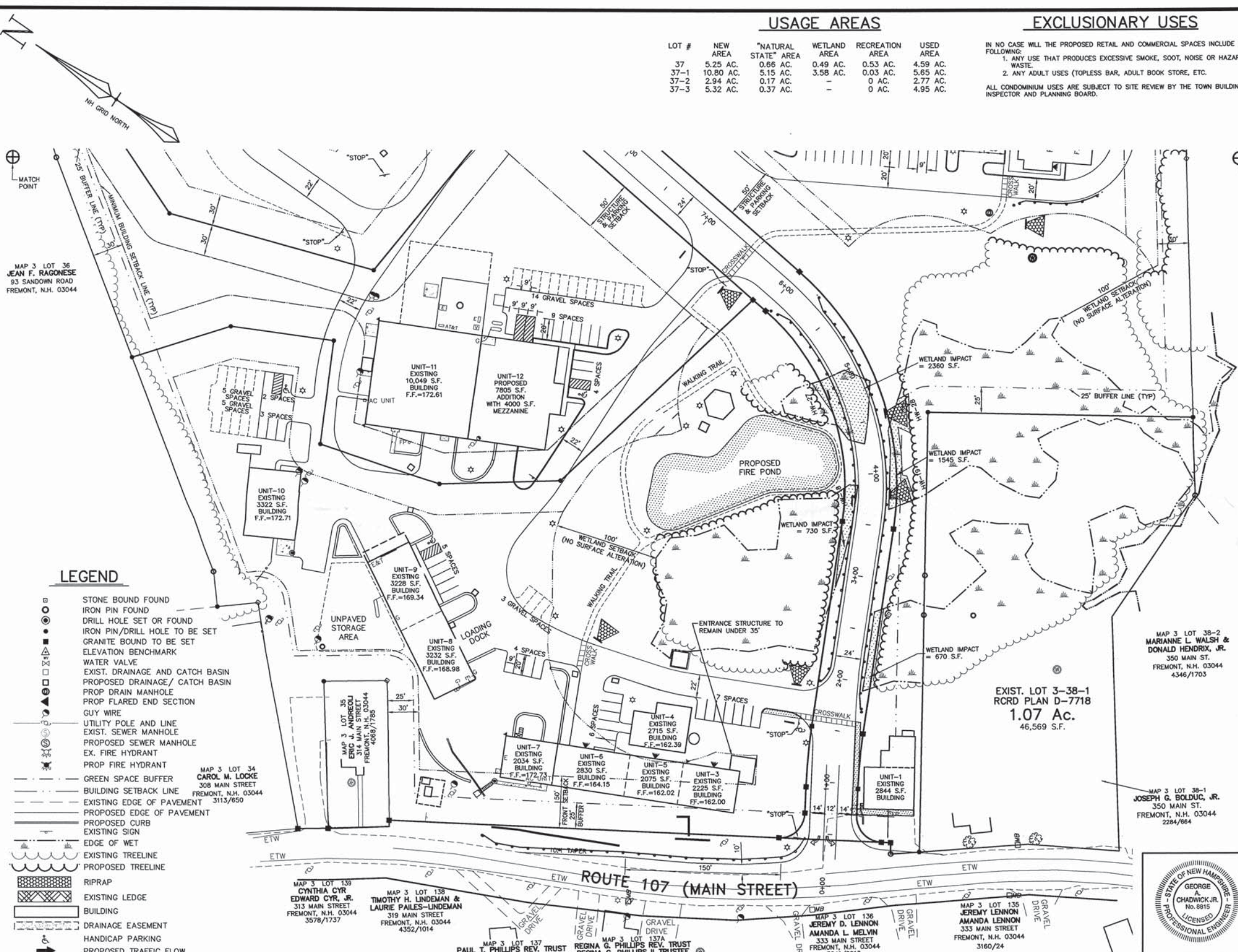
OCTOBER 8, 2004

SCALE: 1" = 50'  
 PREPARED BY

**ERIC C. MITCHELL & ASSOC. INC.**  
 PLANNING - ENGINEERING - SURVEYING - ENVIRONMENTAL  
 P.O. BOX 10298, 55 SO. RIVER RD., BEDFORD N.H. 03110-0298  
 PH. (603) 627-1181

SHEET 4 OF 17

REV: B DWG: 5-9804SITE FLD. BK/PC: JOB NO. (5)98-04



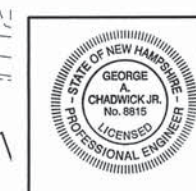
## LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE SET OR FOUND
- IRON PIN/DRILL HOLE TO BE SET
- GRANITE BOUND TO BE SET
- ELEVATION BENCHMARK
- WATER VALVE
- EXIST. DRAINAGE AND CATCH BASIN
- PROPOSED DRAINAGE/ CATCH BASIN
- PROP DRAIN MANHOLE
- PROP FLARED END SECTION
- GUY WIRE
- UTILITY POLE AND LINE
- EXIST. SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EX. FIRE HYDRANT
- PROP FIRE HYDRANT
- GREEN SPACE BUFFER
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING SIGN
- EDGE OF WET
- EXISTING TREELINE
- PROPOSED TREELINE
- RIPRAP
- EXISTING LEDGE
- BUILDING
- DRAINAGE EASEMENT
- HANDICAP PARKING
- PROPOSED TRAFFIC FLOW

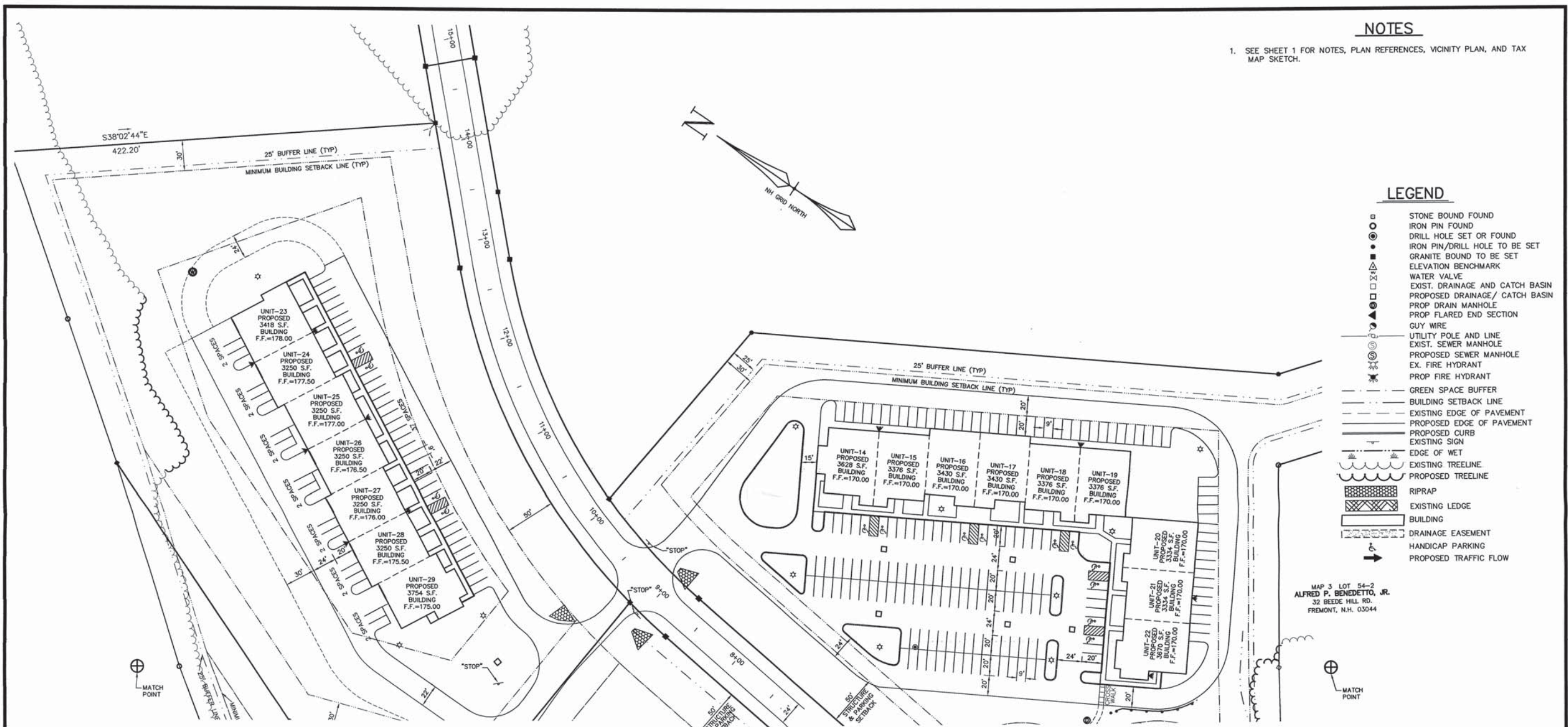
REV.	DATE	DESCRIPTION	BY
B	1/12/05	REVISIONS PER COMMENTS	BAD
A	10/22/04	ADDED SEPTIC SYSTEM DESIGN FLOWS	BAD

200503010

APPROVED BY THE FREMONT, NH  
 PLANNING BOARD ON:  
 CERTIFIED BY: \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_



# EXHIBIT A (CONTINUED):



### NOTES

1. SEE SHEET 1 FOR NOTES, PLAN REFERENCES, VICINITY PLAN, AND TAX MAP SKETCH.

### LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE SET OR FOUND
- ⊙ IRON PIN/DRILL HOLE TO BE SET
- ⊛ GRANITE BOUND TO BE SET
- △ ELEVATION BENCHMARK
- ▽ WATER VALVE
- ⊕ EXIST. DRAINAGE AND CATCH BASIN
- ⊖ PROPOSED DRAINAGE/ CATCH BASIN
- ⊗ PROP DRAIN MANHOLE
- ⊘ PROP FLARED END SECTION
- GUY WIRE
- UTILITY POLE AND LINE
- EXIST. SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EX. FIRE HYDRANT
- PROP FIRE HYDRANT
- GREEN SPACE BUFFER
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EXISTING SIGN
- EDGE OF WET
- EXISTING TREELINE
- PROPOSED TREELINE
- ▨ RIPRAP
- ▩ EXISTING LEDGE
- ▭ BUILDING
- ▮ DRAINAGE EASEMENT
- ♿ HANDICAP PARKING
- ➔ PROPOSED TRAFFIC FLOW

MAP 3 LOT 54-2  
ALFRED P. BENEDETTO, JR.  
32 BEEDE HILL RD.  
FREMONT, N.H. 03044

### NOTES

1. LOT SPECIFICATIONS:
  - A. LOT 37: 19,388 S.F. OF COMMERCIAL AND RETAIL SPACE WITH ONE RESIDENTIAL UNIT  
 REQUIRED ROAD FRONTAGE = 200.00'  
 PROVIDED ROAD FRONTAGE = 940.39'  
 REQUIRED LOT SIZE = 2.00 ACRES  
 PROVIDED LOT SIZE = 5.35 ACRES  
 FRONT SETBACK = 50'  
 SIDE AND REAR SETBACK = 30'
  - B. LOT 37-1: 33,798 S.F. OF RETAIL SPACE WITH THREE RESIDENTIAL UNITS  
 REQUIRED ROAD FRONTAGE = 200' + (20' x 3 UNITS) = 320.00'  
 PROVIDED ROAD FRONTAGE = 1040.72'  
 REQUIRED LOT SIZE = 2.00 ACRES + (12,000 S.F. x 3 UNITS) = 2.83 ACRES  
 PROVIDED LOT SIZE = 10.80 ACRES  
 FRONT SETBACK = 50' + (5' x 3 UNITS) = 65'  
 SIDE AND REAR SETBACK = 30' + (10' x 3 UNITS) = 60'
  - C. LOT 37-2: 17,854 S.F. OF COMMERCIAL AND RETAIL SPACE WITH ONE RESIDENTIAL UNIT  
 REQUIRED ROAD FRONTAGE = 200.00'  
 PROVIDED ROAD FRONTAGE = 300.41'  
 REQUIRED LOT SIZE = 2.00 ACRES  
 PROVIDED LOT SIZE = 2.94 ACRES  
 FRONT SETBACK = 50'  
 SIDE AND REAR SETBACK = 30'
  - D. LOT 37-3: 22,750 S.F. OF COMMERCIAL AND RETAIL SPACE WITH SEVEN RESIDENTIAL UNITS  
 REQUIRED ROAD FRONTAGE = 200' + (40' x 7 UNITS) = 480.00'  
 PROVIDED ROAD FRONTAGE = 521.04'  
 REQUIRED LOT SIZE = 2.00 ACRES + (20,000 S.F. x 7 UNITS) = 5.21 ACRES  
 PROVIDED LOT SIZE = 5.32 ACRES  
 FRONT SETBACK = 50' + (5' x 7 UNITS) = 85'  
 SIDE AND REAR SETBACK = 30' + (10' x 7 UNITS) = 100'

REV.	DATE	DESCRIPTION	BY
B	1/12/05	REVISIONS PER COMMENTS	BAD
A	10/22/04	ADDED SEPTIC SYSTEM DESIGN FLOWS	BAD
REV.	DATE	DESCRIPTION	BY

### REVISIONS



APPROVED BY THE FREMONT, NH  
PLANNING BOARD ON:  
 CERTIFIED BY: \_\_\_\_\_  
 CHAIRMAN: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_

## SITE PLAN

# COOPERS CORNERS

TAX MAP 3 • LOTS 37, 37-1  
ROUTE 107  
FREMONT, N.H.

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OCTOBER 8, 2004

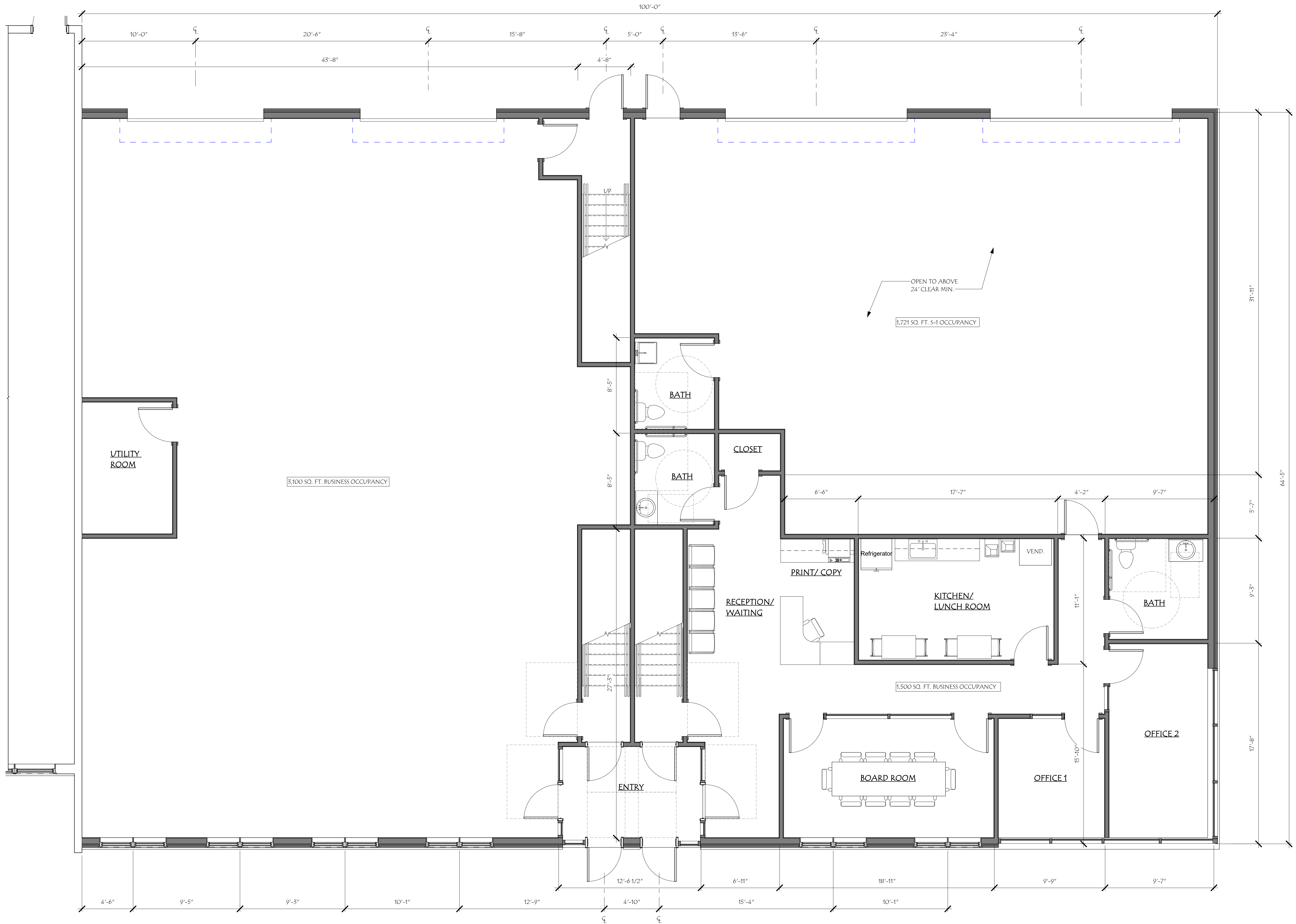
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SHEET 5 OF 17

REV: B | DWG: 5-9804SITE (FLD. BK/PG.) | JOB NO. (5)98-04

EXHIBIT B:



1 OVERALL PLAN - 1ST FLOOR  
1/4" = 1'-0"

**NOT FOR CONSTRUCTION**

**COOPERS VILLAGE ADDITION**

25 SPAULDING RD.X  
FREMONT, NH

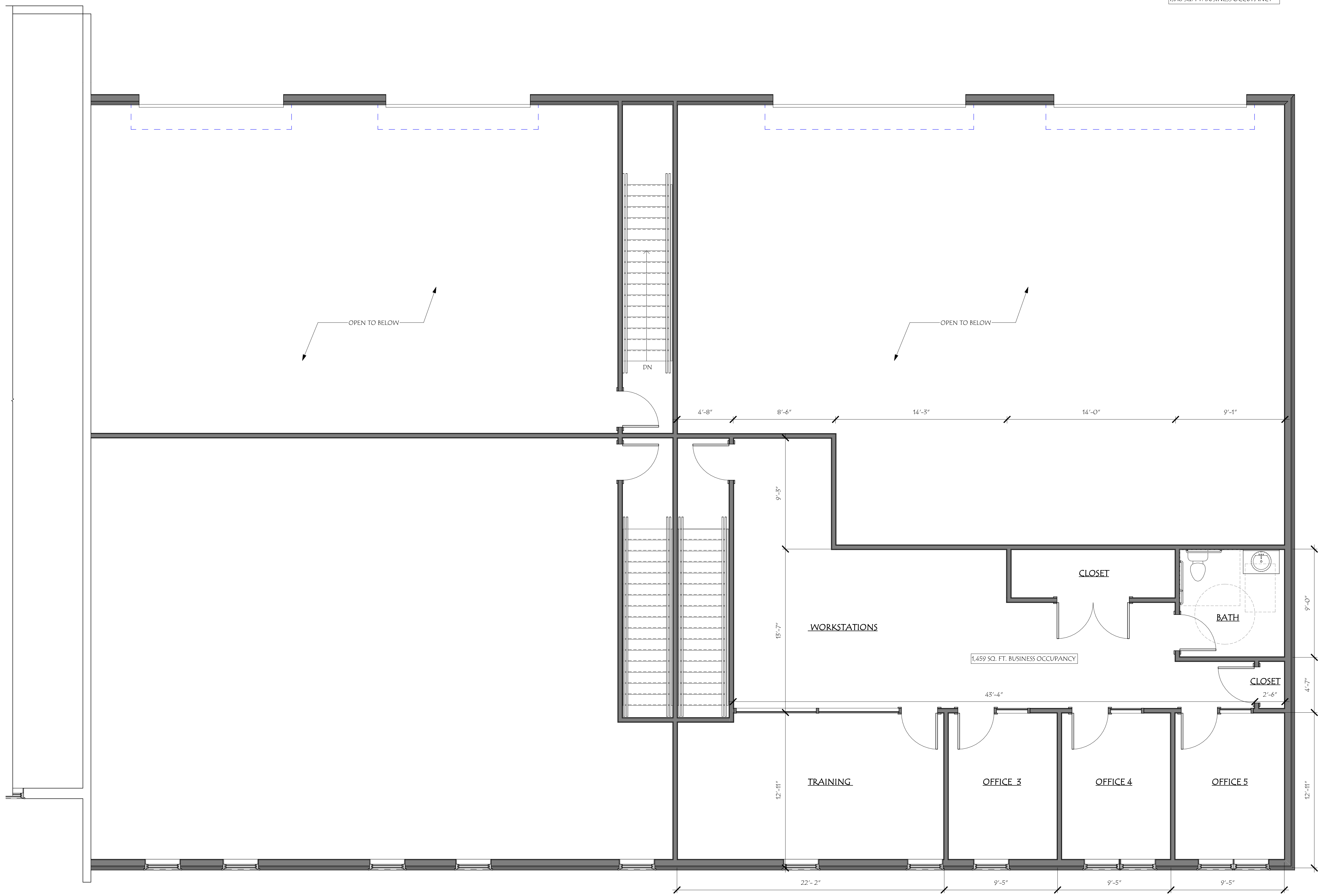
Revisions:	#	Description	Date
1/4" = 1'-0"	CJP	ALW	2020037
Scale:	Drawn By:	Checked By:	Project No.:
			Date:

Title: **PROPOSED FIRST FLOOR PLAN**  
A1.00  
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**NOT FOR CONSTRUCTION**

**COOPERS VILLAGE ADDITION**

25 SPAULDING RD.X  
 FREMONT, NH



1 OVERALL PLAN - 2ND FLOOR  
 1/4" = 1'-0"

Revisions:	Date
# Description	

Scale:	CJP	ALW
1/4" = 1'-0"		
Drawn By:		
Checked By:		
Project No.:	2020037	
Date:	08/13/20	

Title: PROPOSED SECOND FLOOR PLAN  
**A1.01**  
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