



**TOWN OF FREMONT  
ZONING BOARD OF ADJUSTMENT  
PO BOX 120  
FREMONT, NEW HAMPSHIRE 03044**

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**NOTICE OF DECISION**

Case #021-004

You are hereby notified that at a Public Hearing held on Tuesday, May 25, 2021 at the Fremont Town Hall, the attending members of the Fremont Zoning Board of Adjustment did vote to grant applicant Joseph Seluk a Variance to the terms of Article V, Section 503 (*Expansion of Non-conforming Structures*) and Article XII, Section 1201.5 (*Watershed Protection District*) of the Fremont Zoning Ordinance to allow the expansion of an existing non-conforming structure (home) located within a watershed protection area. The proposed structure is located at 34 Tibbetts Road in Fremont, New Hampshire with a parcel identification of Map 7, Lot 006. The Variance to Article XII, Section 1201.5 was granted under the condition that there will be no further encroachment into the front or side setbacks. Specifically, the proposed building will be no closer to the front property boundary than 25.32 feet and no closer to the river than the north corner of the existing building.

SIGNED:

Doug Andrew, Zoning Board Chair, Fremont NH

Dated: 26 May 2021

**Notes:** Application for rehearing on the above determination may be taken within 30 days of said determination by the Board of Adjustment, any party to the action or any party directly affected thereby according to NH Revised Statutes Annotated, Chapter 677. Said Statutes are available at the Fremont Town Offices. According to Town of Fremont Zoning Ordinance, special exceptions shall be valid only if exercised within two (2) years of the date of final approval. The Board of Adjustment, at the Applicant's request, may grant a single, twelve (12) month extension.