



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

NOTICE OF DECISION

Case #022-008

You are hereby notified that at a Public Hearing held on July 13, 2022 at the Fremont Town Hall, the Fremont Planning Board did vote to grant an exception **to allow a building permit to be issued for a lot that has no frontage on a Class V road pursuant to RSA 674:41 II** to construct a single-family residence on a 6.8 acre lot, designated as Map 3, Lot 62-1, utilizing an access easement across Map 3, Lot 62 to Beede Hill Road. The existing lot has no road frontage.

This approval was approved with the following conditions:

1. A Waiver of Liability (as prepared by the Town and approved by Counsel) be signed by the owners and the Select Board and recorded prior to the recording of the ZBA Notice of Decision.
2. The building permit shall meet all applicable fire codes and be done in concert with and at the approval of, the Fire Chief. This should include the driveway and turnaround configuration and construction details. This process should also involve the Town's Road Agent.
3. The driveway number, once issued, shall be clearly posted at the intersection of Beede Hill Road. The sign marker shall be large enough so as to be clearly identifiable for emergency responders.
4. The Fire Chief and Police Chief shall be consulted and provide written approval (with any conditions) in writing to the Building Inspector to accompany the building permit prior to its issuance.
5. The newly constructed driveway access should conform to the State's applicable regulations and be built such as to conform to the Fremont Driveway Regulations as would be applicable for any new home construction. A paved apron at Beede Hill Road shall be

included as part of the driveway design and installation. The Road Agent shall be consulted in addition to the NH DOT. An approved driveway permit from the NH DOT shall be provided as part of the building permit process.

6. No further subdivision of this lot takes place, and no additional dwellings or other land uses, other than Residential, shall use the easement access without it being upgraded to roadway status.
7. The conditions of this approval should be recorded as part of the deed.
8. All fees incurred by the Zoning Board of Adjustment, including but not limited to consulting and legal fees, have been paid by the applicant.

SIGNED: Doug Andrews, Chairman of the Fremont Zoning Board of Adjustment

DATED: July 19, 2022

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.