

James Lavelle Associates

LICENSED LAND SURVEYORS

2 STARWOOD DRIVE

HAMPSTEAD, NH 03841

603-329-6851

LETTER OF INTENT

May 4, 2022

Town of Fremont, N.H.

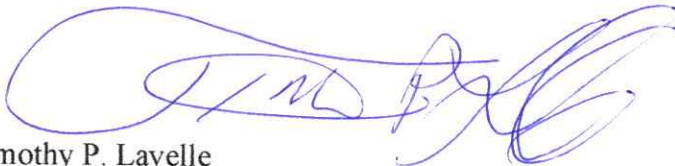
Zoning Board

P.O. Box 120

Fremont, NH 03044

Re : Woodman Family Revocable Trust
Map 3 Lot 62-1

To construct a single-family residence on the 6.8-acre lot utilizing an access easement across lot 62 to Beede Hill Road. This lot has 0' frontage.



Timothy P. Lavelle



TOWN OF FREMONT
Building Inspector/Code Enforcement
PO Box 120
Fremont NH 03044-0120

Telephone 603 895 3200 x 309

Facsimile 603 895 3149

BuildingInspector@fremont.nh.gov

6-7-22

Woodmen Family Rev Trust
Beede Hill Rd
Fremont, NH 03044

Map: 3 Lot:62-1

RE: Building permit denial

The recent letter of intent to construct a dwelling on Map: 3 Lot: 62-1 parcel of land must be denied. Denial for this application is due to the following reasons:

1. Lack of road frontage as stated in the town of Fremont zoning ordinance Section 902 "Every building lot shall have a minimum contiguous lot frontage on Federal, State And Town highways of 200 feet..."
2. RSA 674:41 "Prohibits the issuance of a building permit by a Town Building Inspector if the road which is not a Town maintained Class V road..."

The access road you propose to accommodate this dwelling does not meet these criteria.

Laurence A. Miner

Building Inspector, Code Enforcement



APPLICATION FOR VARIANCE
Zoning Board of Adjustment
Town of Fremont
P.O. Box 120
Fremont, New Hampshire 03044

Do not write in this space.

Case # _____

Date filed: _____

Hearing Date: _____

Total Fees Received: _____

Signed: _____

ZBA

Location of property Map # 3 Lot # 62-1

ZONING INFORMATION

Zoning District of Property: RESIDENTIAL DISTRICT

Is the property in the Aquifer Protection District? Yes ☒ No _____

Is the property in the Flood Zone? Yes _____ No ☒

Name of applicant: WOODMAN FAMILY REVOCABLE TRUST

Address: 79 BEEDE HILL ROAD FREMONT, N.H. 03044

Phone: 603 895 4018

Other contact information: _____

Name of owner: SAME

(if same as applicant, write "SAME AS")

Address: _____

Phone: _____

Other contact information: _____

NOTE: This application is not acceptable unless all required statements in the appropriate section have been completed.
Additional information may be supplied on a separate sheet if the space provided is inadequate.

APPLICATION FOR VARIANCE

A Variance is requested from Article 9 Section 902 of the Zoning Ordinance to permit:
THE CONSTRUCTION OF A SINGLE FAMILY HOME ON A NON CONFORMING LOT OF RECORD

Facts supporting this request:

1. The variance will not be contrary to the public interest because;
THE PROPOSED DWELLING & DRIVE WAY WILL NOT INTERFERE W/ THE PUBLIC
2. The spirit of the ordinance is observed because;
DENSITY WILL NOT BE ADVERSELY EFFECTED
3. Substantial Justice is done because;
ALLOWS FOR PRODUCTIVE USE OF AN EXISTING PROPERTY
4. The values of surrounding properties are not diminished because;
A SINGLE FAMILY DWELLING WILL BE ON A LOT THAT IS TWICE THE REQUIRED SIZE IN THE ZONE
5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
 - (A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:
 - (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property;
THE PROPERTY EXISTS WITHOUT FRONTAGE AN ACCESS HAS BEEN OBTAINED
 - AND;
 - (ii) The proposed use is a reasonable one.
THE PROPERTY WILL HAVE A DRIVEWAY ON BEEDE RD
 - OR
 - (B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Signed:

Cheryl J. Wadman
(Actual property owner)

**Town of Fremont
Zoning Board of Adjustment
PO Box 120
Fremont NH 03044-0120**

APPLICATION and PROCEDURE

PROCEDURE – To apply to the Zoning Board of Adjustment for relief, you must follow these steps:

1. Obtain a letter of denial from the Board of Selectmen or Building Inspector.
2. Compile a typed list of the names and addresses of all current abutters. This is to be obtained from the Fremont Selectmen's Office not longer than ten (10) days prior to submission of this application. An abutter is anyone whose property physically abuts the subject property or is directly across a street or stream. Please include the subject property, applicant, and anyone whose seal or stamp appears on the plan. The accuracy of the abutters list is the sole responsibility of the applicant.
3. All requests for required reports or other correspondence (such as indicated in Article IX Section H) must be sent by the applicant via certified mail with return receipt requested or date stamped by the recipient. This is for proof of date of delivery.
4. Applications can be left at the Town Hall at 295 Main Street in Fremont; or mailed to the Town of Fremont at the above address. The proper check amount for the fees due made payable to the Town of Fremont must be included with your application.

CHECKLIST FOR APPLICATION

This Application Includes:

_____ Letter of denial
_____ ✓ 6 sets of plans
_____ ✓ cover letter of intent
_____ current abutters list
_____ ✓ proper check amount
_____ ✓ letter of approval to allow representation

FEE SCHEDULE

VARIANCE

For the first request, and \$50.00 for each additional request if a separate Zoning Article

\$200.00 = \$ 200⁰⁰

ADVERTISING

(current rate of expense)

\$115.00 = \$ 115⁰⁰

ABUTTER NOTIFICATION (per abutter)

(See "2" above for definitions of an abutter. x 11)

\$ 12.59 = \$ 138.49

TOTAL FEES SUBMITTED = \$ 453.49

**INSTRUCTIONS TO APPLICANTS APPEALING TO
THE ZONING BOARD OF ADJUSTMENT**

May 4, 2022

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

Re: Woodman Family Revocable Trust
Map 3 Lot 62-1

Dear Members of the Board,

Please accept this letter as formal authorization to allow James M. Lavelle and his associates to represent me before the board for the above referenced project.

Sincerely,


Cheryl Woodman

ABUTTERS LIST

3-62-1

FREMONT, NH 03044

OWNER MAP-LOT

3-62-1

OWNER

WOODMAN FAMILY REVOCABLE TRUST
79 BEEDE HILL RD.
FREMONT, NH 03044

ABUTTER MAP-LOT

3-62

OWNER

WOODMAN FAMILY REVOCABLE TRUST
79 BEEDE HILL RD.
FREMONT, NH 03044

4-54

CONNOR & SILINA COPELAND
44 POPLIN DR.
FREMONT, NH 0304

3-68

EDWARD WLODARCZYK
36 POPLIN DR.
FREMONT, NH 03044

3-67

KEVIN J. & JULIE M. O'CALLAGHAN
30 POPLIN DR.
FREMONT, NH 03044

3-66

AARON M. HAINES &
DORI S. SMITH
22 POPLIN DR.
FREMONT, NH 03044

3-65

JULIA A. & SEAN F. SULLIVAN
14 POPLIN DR.
FREMONT, NH 03044

3-63-1

JOHN E. NEWMAN &
SARAH A. RODERICK
55 BEEDE HILL RD.
FREMONT, NH 03044

3-63-2

DOUGLAS H. & LAURIE A. PAGE REV. TRUST
67 BEEDE HILL RD.
FREMONT, NH 03044

SURVEYOR

CONSULTANTS

JAMES M. LAVELLE ASSOCIATES
2 STARWOOD DR.
HAMPSTEAD, NH 03841

VARIANCE

The Board strongly recommends that, before making any appeal, you become familiar with the Zoning Ordinance and also with the New Hampshire Statutes TITLE LXIV, RSA Chapters 672-677 covering planning and zoning.

VARIANCE

A Variance is an authorization, which may be granted under special circumstances, to use your property in a way that is not permitted under the strict terms of the zoning ordinance.

If you are applying for a Variance, you must first have some form of determination that what you propose for your property is not permitted without a Variance. Most often this determination is a denial of a building permit and/or a letter of denial from the Selectmen, or their designee.

For a Variance to be legally granted, you must show that your proposed use meets all of the following conditions:

- (1) The variance will not be contrary to the public interest;
- (2) The spirit of the ordinance is observed;
- (3) Substantial justice is done;
- (4) The values of surrounding properties are not diminished; and
- (5) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
 - (A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:
 - (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
 - (ii) The proposed use is a reasonable one.
 - (B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.