



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

NOTICE OF DECISION

Case #022-006

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 unanimously to approve a **Variance Request to the terms of Article 9, Section 902 of the Fremont Zoning Ordinance** 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 where 200 feet of frontage is normally required.

This approval was approved with the following conditions:

1. Applicant shall provide a sample easement for Town Counsel review and approval prior to the recording of this Notice of Decision.
2. Easement shall be recorded before any building permit is issued.
3. No further subdivision of this lot takes place, and no additional dwellings or land uses, other than residential, shall use the easement access without it being upgraded to roadway status.
4. The conditions of this approval should be recorded as part of the deed.
5. 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.