

NOTICE OF DECISION

YOU ARE HEREBY NOTIFIED THAT AT A PUBLIC HEARING, HELD ON OCTOBER 16, 2019 AT THE FREMONT TOWN HALL, THE ATTENDING MEMBERS OF THE FREMONT PLANNING BOARD DID UNANIMOUSLY VOTE TO APPROVE THE AMENDED SITE PLAN REQUESTED BY FREMONT LAND, LLC PURSUANT TO THE INFORMATION AND AMENDED SITE PLAN SUBMITTED AND INCLUDING ALL APPROVED WAIVERS, TO ALLOW THE APPLICANT TO OPERATE RAGNAR ORIGINAL INNOVATIONS AT 662 MAIN STREET, MAP 2 LOT 151-2 WITH THE FOLLOWING CONDITIONS:

1. ALL CONDITIONS OF APPROVAL BE NOTED ON THE FINAL PLAN SET AND ON THE RECORDABLE MYLAR SHEETS.
2. ALL LICENSED PROFESSIONALS WHOSE NAMES APPEAR ON THE APPROVED PLAN SHALL HAVE ORIGINAL STAMPS AND SIGNATURES.
3. ALL STATE AND FEDERAL PERMITS HAVE BEEN RECEIVED AND PERMIT NUMBERS NOTED ON THE PLAN, INCLUDING BUT NOT LIMITED TO EPA NOI PERMIT, NHDES SUBSURFACE PERMIT, NHDES ALTERATION OF TERRAIN PERMIT, AND NHDOT DRIVEWAY PERMIT.
4. A RECORDABLE MYLAR BE RECORDED AT THE ROCKINGHAM REGISTRY OF DEEDS.
5. ESCROW HAS BEEN POSTED WITH THE TOWN FOR SITE COMPLIANCE MONITORING UNDER SPR 1.19.
6. SURETY OF THE SITE UNDER SPR 1.21 FOR SITE COMPLIANCE MONITORING HAS BEEN ESTABLISHED.
7. A PRECONSTRUCTION MEETING IS TO OCCUR PRIOR TO THE START OF CONSTRUCTION.
8. ALL CONDITIONS OF APPROVAL ARE MET WITHIN TWO YEARS OF THE APPROVAL DATE. THE PLANNING BOARD MAY GRANT AN EXTENSION OF ITS ORIGINAL APPROVAL WITH GOOD CAUSE.
9. ANY SIGNIFICANT CHANGE TO THE APPROVED SITE PLAN REQUIRED TO MEET STATE FIRE CODE, BUILDING CODE OR STATE OR FEDERAL PERMIT MUST BE REVIEWED BY THE PLANNING BOARD.

REFERENCE PLAN

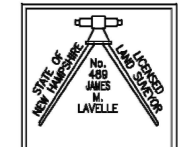
1. "TAX MAP 2 LOT 151 - SUBDIVISION PLAN OF LAND - AS DRAWN FOR PAINT MINE HILLS, INC - LOCATED IN FREMONT, NH" - SCALE: 1"=200', DATED JUNE 1, 1994, BY JAMES M. LAVELLE ASSOCIATES. R.C.R.D. PLAN D-22932

ZONING :

COMMERCIAL HIGHWAY ZONE:
 MINIMUM LOT SIZE = 2 ACRES WITH 1 ACRE OF CONTIGUOUS UPLAND (MIN.)
 MINIMUM FRONTAGE REQUIREMENT = 200 FEET
 STRUCTURE SETBACKS = 50 FT FRONT, 30 FT SIDE AND REAR
 SEPTIC SYSTEM SETBACKS = 30 FT TO LOT LINE, 100 FT TO WETLANDS
 MAXIMUM IMPERVIOUS COVERAGE PER LOT = 30%
 NO CONSTRUCTION ALLOWED WITHIN 100 FT WETLAND BUFFERS

NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED DEVELOPMENT FOR "ROI INNOVATIONS INC" AND SHOW THE ENTIRE SUBJECT PARCEL.
2. SEE GRAVEL PERMIT AMENDED NUMBER WPP-4436A DATED 6/13/2001.
3. NRCS SOILS:
 12B AND 12C - HINCKLEY FINE SANDY LOAM, 3 TO 15% SLOPES
 140C - CHATFIELD - HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES
 295 - GREENWOOD MUCKY PEAT
 313A AND 313B - DEERFIELD FINE SANDY LOAM, 3 TO 15% SLOPES
 447B - SITUATE-NEWFIELDS COMPLEX, VERY STONY, 3 TO 8% SLOPES
4. BOUNDARY WAS DERIVED FROM THE PLAN REFERENCED ON THIS PLAN. PARCEL "A" IS SUBJECT TO RIGHTS-OF-WAY FOR PURPOSE OF INGRESS AND EGRESS FROM STATE HIGHWAY 107 TO PARCELS "B" AND "C" OVER EXISTING ROADS AND TO RIGHTS-OF-WAY OF LEGAL TOWN WIDTH RUNNING TO BOTH PARCELS "B" AND "C" FROM ANY FUTURE TOWN ROAD BUILT ON PARCEL "A". PARCEL "B" IS SUBJECT TO A RIGHT-OF-WAY OF LEGAL TOWN ROAD WIDTH RUNNING TO PARCEL "A" FROM ANY FUTURE TOWN ROAD BUILT ON PARCEL "B". (SEE PLAN REFERENCE).
5. SUBJECT PARCEL IS LOCATED WITHIN THE COMMERCIAL HIGHWAY ZONE.
6. SUBJECT PARCEL IS NOT LOCATED IN A FLOOD ZONE PER FEMA F.I.R.M. MAP 3301500378E.

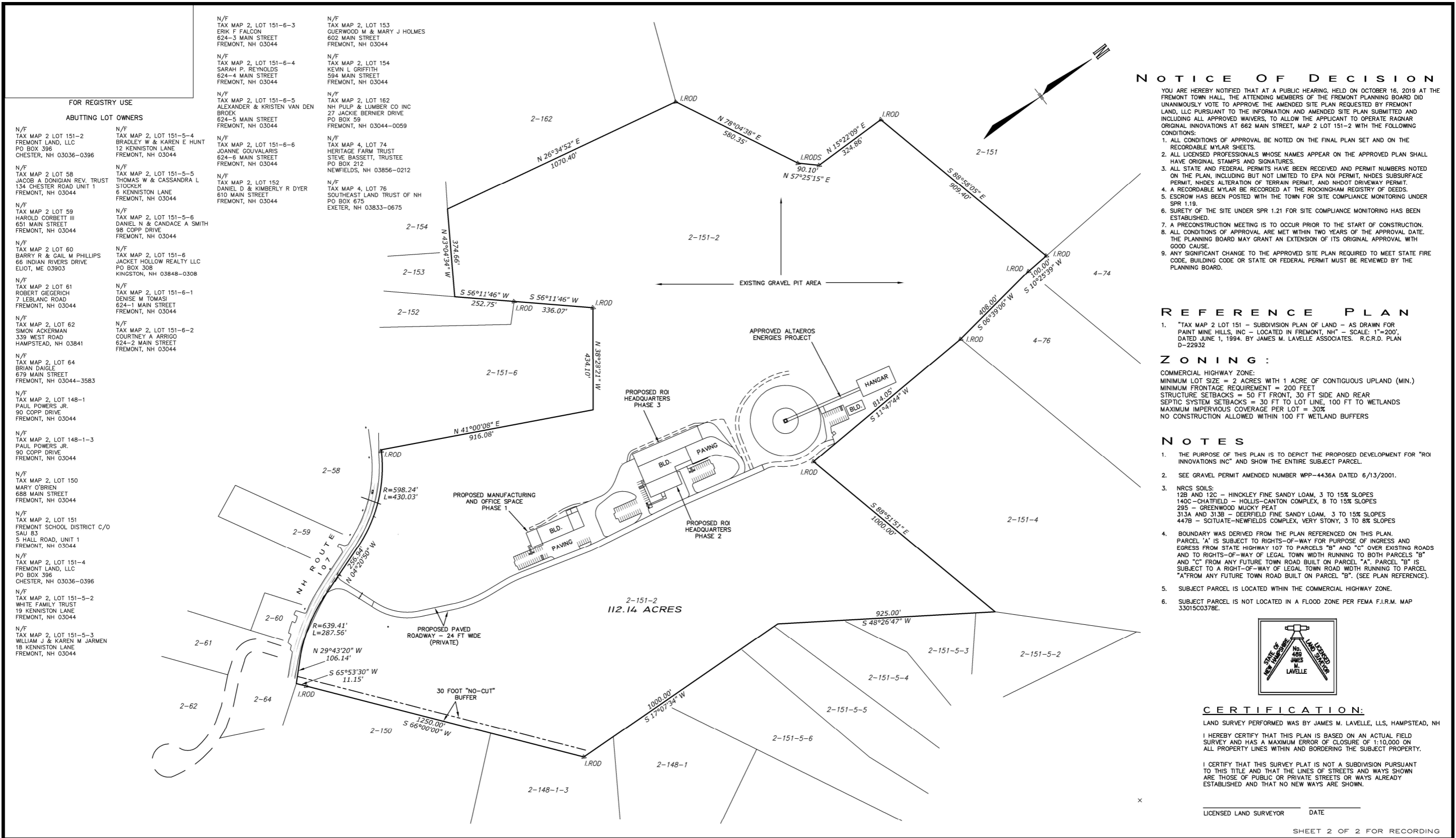


CERTIFICATION:

LAND SURVEY PERFORMED BY JAMES M. LAVELLE, LLS, HAMPSTEAD, NH
 I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAXIMUM ERROR OF CLOSURE OF 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

LICENSED LAND SURVEYOR _____ DATE _____

SHEET 2 OF 2 FOR RECORDING



FOR REGISTRY USE

ABUTTING LOT OWNERS

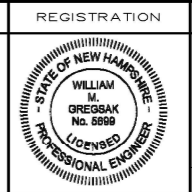
- | | | | |
|--|---|---|---|
| N/F
TAX MAP 2 LOT 151-2
FREMONT LAND, LLC
PO BOX 396
CHESTER, NH 03036-0396 | N/F
TAX MAP 2, LOT 151-5-4
BRADLEY W & KAREN E HUNT
12 KENNISTON LANE
FREMONT, NH 03044 | N/F
TAX MAP 2, LOT 151-6-3
ERIK F FALCON
624-3 MAIN STREET
FREMONT, NH 03044 | N/F
TAX MAP 2, LOT 153
GUERWOOD M & MARY J HOLMES
602 MAIN STREET
FREMONT, NH 03044 |
| N/F
TAX MAP 2 LOT 58
JACOB A DONIGIAN REV. TRUST
134 CHESTER ROAD UNIT 1
FREMONT, NH 03044 | N/F
TAX MAP 2, LOT 151-5-5
THOMAS W & CASSANDRA L
STOCKER
6 KENNISTON LANE
FREMONT, NH 03044 | N/F
TAX MAP 2, LOT 151-6-4
SARAH P. REYNOLDS
624-4 MAIN STREET
FREMONT, NH 03044 | N/F
TAX MAP 2, LOT 154
KEVIN L GRIFFITH
594 MAIN STREET
FREMONT, NH 03044 |
| N/F
TAX MAP 2 LOT 59
HAROLD CORBETT III
651 MAIN STREET
FREMONT, NH 03044 | N/F
TAX MAP 2, LOT 151-5-6
DANIEL N & CANDACE A SMITH
98 COPP DRIVE
FREMONT, NH 03044 | N/F
TAX MAP 2, LOT 151-6-5
ALEXANDER & KRISTEN VAN DEN
BROEK
624-5 MAIN STREET
FREMONT, NH 03044 | N/F
TAX MAP 4, LOT 74
HERITAGE FARM TRUST
STEVE BASSETT, TRUSTEE
PO BOX 212
NEWFIELDS, NH 03856-0212 |
| N/F
TAX MAP 2 LOT 60
BARRY R & GAIL M PHILLIPS
66 INDIAN RIVERS DRIVE
ELIOT, ME 03903 | N/F
TAX MAP 2, LOT 151-6
JACKET HOLLOW REALTY LLC
PO BOX 308
KINGSTON, NH 03848-0308 | N/F
TAX MAP 2, LOT 151-6-6
JOANNE GOVALARIS
624-6 MAIN STREET
FREMONT, NH 03044 | N/F
TAX MAP 4, LOT 76
SOUTHEAST LAND TRUST OF NH
PO BOX 675
EXETER, NH 03833-0675 |
| N/F
TAX MAP 2 LOT 61
ROBERT GIEGERICH
7 LEBLANC ROAD
FREMONT, NH 03044 | N/F
TAX MAP 2, LOT 151-6-1
DENISE M TOMASI
624-1 MAIN STREET
FREMONT, NH 03044 | N/F
TAX MAP 2, LOT 151-6-2
COURTNEY A ARRIGO
624-2 MAIN STREET
FREMONT, NH 03044 | |
| N/F
TAX MAP 2, LOT 62
BRIAN DAIGLE
679 MAIN STREET
FREMONT, NH 03044-3583 | | | |
| N/F
TAX MAP 2, LOT 148-1
PAUL POWERS JR.
90 COPP DRIVE
FREMONT, NH 03044 | | | |
| N/F
TAX MAP 2, LOT 148-1-3
PAUL POWERS JR.
90 COPP DRIVE
FREMONT, NH 03044 | | | |
| N/F
TAX MAP 2, LOT 150
MARY O'BRIEN
688 MAIN STREET
FREMONT, NH 03044 | | | |
| N/F
TAX MAP 2, LOT 151
FREMONT SCHOOL DISTRICT C/O
SAU B3
5 HALL ROAD, UNIT 1
FREMONT, NH 03044 | | | |
| N/F
TAX MAP 2, LOT 151-4
FREMONT LAND, LLC
PO BOX 396
CHESTER, NH 03036-0396 | | | |
| N/F
TAX MAP 2, LOT 151-5-2
WHITE FAMILY TRUST
19 KENNISTON LANE
FREMONT, NH 03044 | | | |
| N/F
TAX MAP 2, LOT 151-5-3
WILLIAM J & KAREN M JARMEN
18 KENNISTON LANE
FREMONT, NH 03044 | | | |

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED PER CONDITIONAL APPROVAL	10/23/19

AMENDED OVERALL SITE PLAN
 TAX MAP 2 - LOT 151-2
RAGNAR ORIGINAL INNOVATION, INC.
OFFICE AND MANUFACTURING FACILITY
 662 MAIN STREET
 FREMONT, NEW HAMPSHIRE

PREPARED FOR:
 OWNER:
 FREMONT LAND, LLC.
 P.O. BOX 396
 CHESTER, NH 03036

PREPARED BY DESIGN ENGINEER
GREGSAK & SONS, INC.
 ENGINEERING, ARCHITECTURE
 & CONSTRUCTION MANAGEMENT
 P.O. BOX 271
 CHESTER, NEW HAMPSHIRE 03036
 PH: (603) 887-6979
 WWW.GREGSAK.COM



REGISTRATION
OCT. 1, 2019
 SCALE
 1"=200'
 SHEET 2 OF 18
 JOB # 2575