Special Meeting of the Fremont Conservation Commission, June 15, 2026
Approved July 6, 2026

Attendees: Bill Knee, Ellen Douglas, Cindy Crane

The meeting was called to order at 6:43 pm.

The purpose of the meeting was to discuss the special exceptions and variances for 391 North Road, tax map/lot 6/63-2, requested by Jockey Cap Stables, LLC. Mr. Joe Nichols attended the meeting to discuss the design for the parcel.

Mr. Nichols confirmed that the Rockingham County Conservation District (RCCD) report on the subject parcel erred with the following statement: "[v]iewing the subdivision plan from August 2000, it seems there **is** a viable alternative location on a sizable upland area further south on this lot, where the old test pits and a septic reserve is shown." The bolded "is" should have been in the past tense ("was"), as acknowledged by the RCCD report in the subsequent sentence: "[t]his upland area was dug out at some time after 2000 and no longer exists."

Mr. Nichols explains that the original building plan approved by the Town of Fremont in 2000 included 2,438 square feet (ft0 of impact to the watershed protection area buffer. This impact was due to placement of the driveway through the buffer to the former upland area where the original design placed the house. The current (2026) design moves the house footprint closer to road. Between the driveway and house footprint, the current design would impact 2,443 square ft of buffer area, which is essentially the same level of impact as associated with the previously approved plan in 2000.

Potential methods to mitigate impacts to the watershed protection area buffer were discussed. Mr. Knee requested that metal posts be installed every 50 ft to 75 ft along the perimeter of the 25-foot vegetative buffer to serve as a permanent demarcation of the vegetative buffer. Mr. Nichols offered to install a French drain along the edge of the driveway where it is near the vegetative buffer to capture runoff from the driveway. Mr. Nichols also offered to install a 2-foot drain around the building foundation to capture stormwater runoff from the roof.

Mr. Nichols stated that the septic system will be Enviroseptic with a 2-chamber septic tank. The 2-chamber septic tank will provide for additional settling of solids before the wastewater discharges to the leach field. The Enviroseptic system leach field has greater nutrient and biological oxidant demand removal efficiency as compared to a conventional leach field. Mr; Nichols also noted that the previously approved building plan was for a 4-bedroom house, and the current plan is for a 3-bedroom house. A 3-bedroom house will generate less wastewater than a 4-bedroom house.

Mr. Knee observed that the applicant is requesting the town to give up approximately half of the setback required by the ordinance, and he is seeking ways to mitigate the potential impacts. Mr. Nichols replied that his client would be willing to install the signs or posts along the vegetative buffer, the drain along the driveway, and the drain around the house.

Ms. Crane made the following motion: to recommend that the Zoning Board of Adjustment approve the requested variance and special exception provided the following conditions are met: 1.) the buildings plans incorporate the French drain along the driveway and 2-foot drain around the house; 2.) the perimeter of the vegetative buffer is demarcated with metal sign posts at 50 to 75 ft intervals; and 3.) the vegetative buffer sign posts are incorporated into the deed. Mr. Knee seconded the motion. The motion passed, 3 to zero.

Mr. Knee made a motion to adjourn the meeting. Ms. Douglas seconded the motion. The motion passed 3 to zero. The meeting adjourned at 7:13 pm.