

Freedom Planning Board
October 15, 2015

Members Present: Anne Cunningham, Les Babb, Peter Park, Bill Elliott, Maynard Thomson, Paul Elie, Pam Keith (alternate)

Members Absent: Jean Marshall

Others Present: Jennifer Molin, Dianne Park, Paul Olzerowicz, Scott Cunningham, Bill White, Paul E. Gauthier, Joe Donovan

Minutes recorded by Dianne Park

Meeting called to order at 7:00pm.

Pam Keith is a voting member of the board tonight in place of Jean Marshall.

Minutes

A motion was made by Peter, seconded by Maynard, to approve the minutes from September 17, 2015 as written. All were in favor.

Public Hearing

Preliminary Layout of the Major Subdivision Application of Sherwood Forest LLC of Ossipee Lake Rd. Tax Map# 7 Lot# 5-1.

Les recused himself as a Planning Board Member and presented the application.

Both Les and Anne gave background information. Sherwood Forest LLC is proposing an Elderly Housing Complex with 18 dwelling units. Units are 2 and 3 bedrooms, one floor living, each unit will be owned and sold separately on 1/3 acre, have applicable monthly HOA fees with sewage and septic for each unit.

Paul Olzerowicz and Bill White asked if the calculation of acreage included roadways. Anne's opinion was that the roads did not have to be taken out of the calculation.

Les Reviewed Section 902 Elderly Housing from 902.1 through 902.2.12 and 902.3. Joe Donovan and Paul E. Gauthier had a question on age requirement and Les explained that one person living in the home must be 55 years of age. Paul E. Gauthier also asked if the project was for Freedom residence only. Les explained the project was not just for Freedom residence. Paul thought this project was a ploy to get younger people in the town and thought the project was totally wrong.

The board and Les discussed whether this project fell under Section 902 Elderly Housing or Subdivision Regulations. The board decided this subject was to be brought up before the Town Counsel and Anne explained the present Town Counsel will be working on the project in conjunction with Sherwood Forest and the Planning Board would need to get another legal counsel. Les wanted the Planning Board to vote on whether the Subdivision Regulations or

Check future meeting minutes for any amendments or changes to these minutes.

Elderly Housing Regulations applied and Anne explained the board was not ready to vote on that subject without legal advice.

The board reviewed Subdivision Regulations:

- Section 5B Review of Preliminary Layout

5:04 Procedure

5:05 Description of Layout

5:06 Information Required

5:06 a ó m

- Section 5C Review of Final Plat

5:12 Additional Information for Final Plat

5:12.a1 ó 9

5:12b Subdivision Street and Utility Plan

5:12b1 ó 3

5:12c Flood Hazard Plan

5:12d Requests for Modifications or Waivers

5:12e Information if a Performance Bond is Required From the Subdivider

Board Comments:

Peter said he would like to see the road built to town specs and Les and Anne explained if the Covenants stated the road can never be considered a town road that would satisfy this requirement. The board also asked to see copies of the sewage plans.

Public Comments:

Paul Olzerowicz asked if visitor parking would be on the street, on the lot or in the driveway. Les said the parking would be in the driveway.

Bill White asked about the minimum age limit and Les said this question will be brought up with their attorney for possibly being put into the Covenants. Bill also asked if the project was staked out yet and if a comment regarding limiting changes to the outside of any unit could also be added to the Covenants. Les said the project was staked out and he would ask their attorney about changes to the outside of the units being added to the Covenants.

This Public Hearing will be continued to the November Planning Board Meeting.

Public Hearing ended 9:00pm.

Review Draft of the Master Plan Survey Presentation

Draft copies of the Planning Board review of the survey were passed out and after some discussion the board decided to wait for the presentation to the town. A specific presentation date was not set up. The board will read through the document.

A motion was made by Peter, seconded by Bill, to adjourn the meeting.
Meeting adjourned at 9:15pm.

Check future meeting minutes for any amendments or changes to these minutes.