

## Freedom Planning Board April 21, 2016

**Members Present:** Anne Cunningham, Chairman; Peter Park, Vice-Chairman; Maynard Thompson; Paul Elie; Bill Elliott; Pam Clemons-Keith alternate

**Members Absent:** Les Babb, Jean Marshall

Minutes recorded by Janice Zecher  
Meeting called to order at 7:00pm.

### Minutes

Page 2, under HEB Engineers change subdivision of 2 lots to 1 lot.  
Page 2 last line, add and easement to grant access to the back lot

A motion was made by Park, seconded by Elliott to approve the minutes from March 17, 2015 as amended. All were in favor.

Regarding the Planning Board Rules of Procedure, Chairman Cunningham asked if there was any further discussion on the changes identified in the March 17, 2016 minutes. There was none. Park made a motion to accept changes, Thompson seconded. All were in favor.

Chairman Cunningham brought out modified plans for Camp Cody as required at the March 17, 2016 Planning Board meeting. She had reviewed and approved the modifications. Plans were signed by the board.

- The Freedom Planning Board will consider the Minor Subdivision Application of Melissa Aros of 322 Youngs Hill Road, Tax Map #16, Lot # 6 to determine if the application is complete.

Ronald Briggs was in attendance to present the application for the Aros Minor Subdivision. The board received a second set of plans after the planning board deadline. Chairman Cunningham reviewed the rules of the deadlines and told Mr. Briggs that the second set of plans could not be incorporated into tonight's meeting. Mr. Briggs stated that he understood.

Chairman Cunningham and the Board preliminarily reviewed the application to be assured it met the requirements for a minor subdivision, it met the following criteria:

- The subdivision will result in no more than 3 lots;
- It is fronting on existing street;
- It does not involve new streets or extension of municipal facilities nor the creation of any public improvements.

Chairman Cunningham noted that with the minor subdivision comes a restriction of no further subdivision under the minor subdivision process for a period of 10 years from the date of the most recent minor subdivision.

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

Chairman Cunningham pointed out that page 26-28 of the Subdivision Regulations has the calculations for Minimum Lot Sizes Based on Soil and Slopes. We will send Mr. Briggs examples of the calculations. Mr. Briggs will need to have all changes submitted by April 28, 2016 in order to be added to the May agenda.

- a) *Name of municipality and subdivision; names and addresses of the subdivider and the designer. **Satisfied.***
- b) *Names and addresses of abutting property owners, subdivisions and buildings within 100 feet of the parcel to be subdivided; roads, streets, and driveways within 200 feet of the parcel to be subdivided. **Satisfied.***
- c) *Name and seal of land surveyor licensed by the State of New Hampshire who prepared the Final Plat. **Satisfied.***
- d) *A general site location map locating the proposed Minor Subdivision boundaries in relation to major roads. **Satisfied.***
- e) *Boundaries and areas of the entire parcel referenced to a Town Highway intersection or USGS bench mark; north point, bar scale, date and dates of any revisions. The Board may waive the requirement of a perimeter survey for the entire parcel and may require specific data only for lots for which sale or lease is contemplated; in such instances, the Final Plat shall include a general map insert which indicates approximately the size and shape of the entire parcel to be subdivided. **Mr. Briggs will add boundaries. A waiver for a perimeter survey was submitted because there is a blowdown of trees in one corner of the property which makes it very difficult to measure. Boundary and topographic information is provided for the entirety of lot 2 and lot 3, and for a portion of lot 1 sufficient to qualify lot 1 as a building lot. Paul, Peter, and Pam are in favor of granting the waiver as long as stone walls exist on the property lines. Bill would like to see the markers placed. Anne asked if the deed shows that the stone walls are the boundaries. Mr. Briggs will research. Decision on waiver was tabled.***
- f) *Approximate contour lines at 5 foot intervals for the entire parcel, sketched from a standard USGS map or a Town base map. **Waver was requested and unanimously agreed on by the board. Granted.***
- g) *Existing and proposed building sites, angles and dimensions, lot sizes in square feet and acres, consecutive numbering of lots. **Satisfied.***
- h) *Location of existing and proposed easements, deed restrictions, zoning setback lines, parks and other open space, water courses, and significant natural and man-made features. **There is 1 easement for power line. Mr. Briggs will put this on the plan.***

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- i) *Soil test data, sewage disposal information and approvals as required in Section 8 (General Requirements). (The planning board may act on your application before all approvals, but will not grant final approval until all approvals are received.) TBD. Each lot must have access for completion of test pits.*
- j) *Boundaries and designations of Zoning Districts within the subdivision; municipal boundary, if any; land use designations from Zoning Ordinances. Sheet #1, spell out "Rural Residential".*

Chairman Cunningham clarified that Mr Briggs will address the following for the next meeting:

- Verify that the deeds state the boundaries are marked by stone walls
- Power line easement will be added to the plan
- Spell out "Rural Residential" on sheet 1.

Mr. Martin, one of the property abutters stated he has no objection to the subdivision.

The Minor Subdivision Application of Melissa Aros of 322 Youngs Hill Road, Tax Map #16, Lot # 6 will be continued to the May 19<sup>th</sup> meeting.

### **Merger of Lots**

Merger of lots for tax map 41 lots 50 and 50-1 for Luc Fauteau located at 22 Birchwood Farm Road. A motion was made by Peter, seconded by Paul, to merge tax map 41 lots 50 and 50-1. All were in favor.

### **Priorities 2016**

- Peter stated that he went to a joint meeting of the FAC and FCC. This joint meeting is mandatory once per year and Peter suggested an annual joint meeting between the Planning Board and the ZBA. Everyone on the board was in favor. Chairman Cunningham will reach out to Scott Lees, ZBA Chairman to discuss this.
- Chairman Cunningham suggested a presentation of the Master Plan perhaps at a Community Club meeting. Peter suggested July 16 or July 23<sup>rd</sup> for a meeting about this. Anne will send out a reminder.
- Chairman Cunningham would like to see how other towns handle septic and well density zoning regulations. Paul felt ok as the regulations stand. Peter and Bill would like the Density section researched, Maynard is ok to look at the section but feels the state's regulations are ok. It was decided that some research will be done.
- Parking regulations were noted as being unrealistic. Peter is working on these.
- Zoning Changes: Chairman Cunningham will review elderly housing article with John Krebs.
- Chairman Cunningham will update population, housing, natural resources, land use, transportation and town facilities sections of the Master Plan.
- Maynard presented his list of priorities for 2016 which included;
  - Advise the community of the potential for adverse economic trends.
  - Urge PB counterparts across the northern part of the state to collaborate on identifying impediments to economic development, regulatory and structural.

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- Meet with real estate experts to determine the regulatory changes needed to permit profitable development of housing in Freedom that young, working families can afford.
- Propose zoning and other regulatory changes that can address hurdles identified through #3, while retaining Freedom's character.

List was discussed and Chairman Cunningham said that she has been a member of a regional team in the Mt. Washington Valley that focuses on these issues. This team has not been successful in finding answers. She felt that this was not the focus of the Planning Board.

### **Other Business**

Dann Lewis came to meet the Planning Board and submitted his resume to become an alternate to the board. Paul Olzerowicz also submitted his letter of interest to become an alternate to the board. Peter made a motion to accept both applicants to a 3 year term as alternates. Bill seconded. All voted in favor.

A member of the public spoke about her experience in southern NH living among rental properties. She said the sense of community is what sets Freedom apart from other towns that she is familiar with. Affordable housing and rental properties can have negative impacts on social service needs within the town.

Paul noted that Green Mtn Conservation has a study about water storage. Freedom had a zoning ordinance change in 1998 regarding water storage. Chairman Cunningham will look into the change to see why it was made.

Bill made a motion to adjourn the meeting at 8:50 PM. Pam seconded.