

Freedom Planning Board

August 18, 2016

Members Present: Anne Cunningham, Jean Marshall, Peter Park, Ernie Day Jr., Maynard Thomson, Paul Elie, Bill Elliott, Dann Lewis (alternate), Paul Olzerowicz (alternate)

Members Absent: Les Babb

Others Present: Dianne Park, Margie Amico, Jennifer Molin, Theresa Swanick, Bill White, Bonnie Elie, Nancy Cristoferi

Minutes recorded by Dianne Park

Meeting called to order at 7:00pm.

Minutes

A motion was made by Peter, seconded by Paul, to approve the minutes from July 21, 2016, as amended. All were in favor.

Change any reference to ~~-Dan Lewis~~ to ~~-Dann Lewis~~

Mount Washington Citizens Energy Team – Theresa Swanick

Theresa passed out ~~-Energy Efficiency & Renewable Energy for Planning Boards~~ and went over all pages. Questions were:

Anne asked if a town did not have solar energy ordinances could someone put up solar panels.

Theresa said yes, as long as they did not violate town zoning ordinances.

Paul asked about reference to storage and did it mean battery or on the grid.

Theresa said it meant on the grid.

Paul also asked what payback was PSNH giving and Theresa did not know.

Jennifer Molin asked if there were restrictions for vertical windmills.

Theresa said there would be restrictions only if the town has a wind ordinance.

Jean asked what ~~-PV~~ meant.

~~-PV~~ stands for ~~-Photo Voltaic~~ (Panel).

There will be a Master Plan Energy Writing Workshop in 2017. Theresa will make sure the Freedom Planning Board receives the dates.

Peguawket Bike Path – Margie Amico

Margie explained about the grant money now available in New Hampshire and presented a traffic count for Peguawket Trail. The current proposition is 80% of the funding would be through grants and 20% from the town. She further explained that she was looking into additional grants to cover the 20%. Margie was looking for a letter in support of the grant from the Planning Board. The letter would not mean support for the project just support of grant money. A motion was made by Maynard, seconded by Paul, to send a letter of support, for the grant, from the Freedom Planning Board. All were in favor.

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

Article 9, Section 904 Accessory Dwelling Units

The board had a discussion on Accessory Dwelling Units (ADU) and how to have the town of Freedom meet the standards the State of New Hampshire is setting for 2017. The question was to either repeal and replace or change the existing ordinance. The board decided to change the existing ordinance. The new ordinance must state the ADU must have only 1 bedroom, a door between the 2 units and the ADU must not be larger than 800 square feet. A discussion followed on whether to have 800 square feet or 30% of the floor area of the primary dwelling units. It was decided to use 800 square feet.

The board discussed whether to allow detached ADU's. Jean will look at other New Hampshire town ordinances that support detached ADU's. On the agenda for next month is to discuss additional changes to the ADU ordinance.

Merger of Lots

A merger of lot 8 and lot 7-3 for tax map 38. Nancy Cristoferi was present for this merger and understands these lots cannot be subdivided once merged. A motion was made by Peter, seconded by Bill, to accept the merger of lot 8 and lot 7-3 for tax map 38. All were in favor.

Camp Cody

A new parking lot has been added at Camp Cody and there was a question whether the new cabin was too close to the road. Bill and Peter met with the Zoning Officer. The Zoning Officer and the Building Inspector went to Camp Cody and found the cabin was not too close to the road but the parking lot was not on the original plan. The Zoning Officer sent a letter to Camp Cody. Peter read the letter to all board members. A discussion followed on what direction the Planning Board wanted to go. A letter will be written to Camp Cody asking them to come before the Planning Board to explain.

Sherwood Forest

The board discussed whether Sherwood Forest had met all conditions of approval. Condition #2 said the road was to be built 1 foot above grade and a road plan was to be given to the town before construction. The road plan is not on file and the road was not built 1 foot above grade. Planning Board members have signed a plan stating the road has been built to town specifications. Peter gave background information on his concern with the closeness of the foundation for the first house, to the road. Originally each unit was on a separate lot but then the project was changed to Condominium Units and that meant the front setbacks did not have to be met. The board decided to have their attorney write a letter to Sherwood Forest and ask them to come back to the Planning Board to explain the condition of the road. All board members agreed.

Such business as properly presented to the board

The minutes from July 24, 2016 will be on the agenda for next month.

A motion was made by Peter, seconded by Bill, to adjourn the meeting. Meeting adjourned at 9:25pm.

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