

## Freedom Planning Board October 20, 2016

**Members Present:** Les Babb, Jean Marshall, Anne Cunningham, Peter Park, Bill Elliott, Dann Lewis (A), Paul Olzerowicz

**Members Absent:** Paul Elie

**Others Present:** Dianne Park, Marcia Santner, Jennifer Molin, Gerard Costantino, Janice Zecker, Lee Fritz, Carol Anthony, Karl Ogren, Jake Stephens, John Quigley, Scott Lees, Craig Niiler, Janice Zecker

Meeting called to order at 7:00pm.

### Minutes

A motion was made by Peter, seconded by Bill, to approve the minutes from September 15, 2016 as amended. All were in favor.

Page 2, under "Discussion with Camp Cody regarding construction of parking lot not included on February 2016 site plan review application" change: "Les suggested Mr. Ross work with the Zoning Officer to come up with a plan to screen the parking lot. The plan will then go before the Board of Selectmen and then before the Planning Board for approval. Board members agreed with this solution." To: "Les suggested Mr. Ross work with the Zoning Officer to come up with a plan to deal with the parking lot. The plan will then go before the Board of Selectmen and then before the Planning Board for approval. Board members agreed with this solution. Jean also referenced Section 6:15 of the site Plan Review Regulations regarding parking."

Page 3, under "Such business as properly presented to the board" change: "Anne said she went to an Ossipee Planning Board meeting as well as watched their videos and noticed they allow alternates to sit with the board and participate in conversation but only vote when a full member is missing." To: "Anne said she went to an Ossipee Planning Board meeting as well as watched their videos and noticed they allow alternates to sit with the board and participate in conversation but only vote when an elected member is missing."

### Elect Replacement Member to fill the Vacant Seat

Maynard Thomson has resigned from the Planning Board and Paul Olzerowicz has volunteered to replace him. His term will be from now until March, 2017. On the ballot in March will be the vote for 1 person to fill the 2 years remaining of Maynard's Term. A motion was made by Peter, seconded by Bill, to have Paul Olzerowicz replace Maynard Thomson, until March, 2017. All were in favor.

### Joint meeting with the Freedom Zoning Board of Adjustment (ZBA)

ZBA Members Present: Karl Ogren, Jake Stephens, John Quigley, Scott Lees, Craig Niiler, Janice Zecker-Recording Secretary.

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

Scott Lees-Chairman ZBA introduced his Board. Anne gave a brief explanation of what the Planning Board and Zoning Board do. The ZBA brought issues forward that they would like to see solutions for:

### **Definition of Structure**

#### Points Discussed

- What is considered a structure?
- Patio
- Driveway
- Decks
- Steps
- No consistency when doing research with other towns or states
- Peter suggested a joint subcommittee for spring, 2017 to work on the issue

### **10% Rule**

#### Points Discussed

- Pervious/Impervious Surface
- Driveway
- Granite Step
- Water run-off
- Mimicking the Shoreline Protection Act would be more straightforward

### **Tree Cutting and Point Value**

#### Points Discussed

- Should the point value be well distributed on the lot?
- 6ø opening to the lake
- Add language to ordinance:
  - An opening to the lake can be no more than 6ø
  - When counting points in tree cutting, the points must be evenly distributed throughout the lot.

### **Public Hearing**

#### **Ordinance Change and Ballot Language to Bring Section 904 of the Zoning Ordinance into Compliance with SB 146**

Anne gave background information on Accessory Dwelling Units (ADU) and Ballot Language. Jean wanted to add a statement about minimum size of 750 square feet but Anne explained the Town of Freedom allows up to a minimum of 800 square feet, which covers the 750 sq. ft. value. After discussion the ballot language was changed to read:

Are you in favor of the adoption of Amendment No. X as proposed by the Planning Board for the town Zoning Ordinance as follows: amend Article 904 to bring it into compliance with a new state law by removing sections 904.3.3 and 904.4.2, to remove the restriction on Accessory Dwelling Unit size to 1 bedroom and adds a new section 904.3.3 to require a door (which is not required to be unlocked) between accessory dwelling units that are attached to the primary dwelling.ø

**Public Comment**

Gerard Costantino wanted clarification of the addition of an interior door.

**Public Hearing closed****Discussion of Changes to Section 904 Regarding Detached Accessory Dwelling Units (DADU)**

Jean gave a definition of DADU. Points discussed were permitted uses, residential vs. rental, stand-alone homes, family member must be living in DADU, DADU in garage or shed, allow in certain districts. After much discussion Anne wanted a poll of member willing to allow DADUs as stand-alone homes. The board decided this was not a direction they wanted to pursue. The discussion of DADUs in a garage or shed will be on a future agenda.

**Master Plan Vision Statement**

Anne passed out a draft of Freedom Master Plan Vision Statement. The board read through and liked what was presented. Jean wanted goals that still apply today to be listed. Changes made were: Page 1, change population can swell to 4,000. To population can swell to 10,000. Anne passed out Updated Tables and Figures for Master Plan.

**Such Business As Properly Presented to the Board**

Carol Anthony spoke up about the possible subdivision on Cushing Corner Rd. She said she spoke with the state and they suggested she come before the Planning Board and voice her concerns. She would like the board to think long and hard about all the concerns with this project i.e. water runoff, septic run off, cutting of trees. Anne explained the board has not seen an application so they could not address her concerns. Les explained the town could not regulate how much is being logged from the lot but contact the state forester and they will come out and investigate making sure wetlands have not been disturbed and if they have they will make them add plantings. Anne explained NHDES controls septic approval.

Les read his definition of structure. The board agreed that was a good place to start and his points could be expanded on.

Les passed out a Map of Camp Robin Hood explaining they would be before the Planning Board next month for a Site Plan Review to remove 2 bunkers which will be constructed someplace else on the property. He further explained they wanted to use the existing Plat. He invited all board members to come and tour the property stating he would be glad to answer all questions. The board decided to take a tour as a whole board and Anne will set up the date and time.

A motion was made by Peter, seconded by Dann, to adjourn the meeting.  
Meeting adjourned at 9:30pm.

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