

**Freedom Planning Board**  
**December 15, 2016**

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

**Members Absent:** Jean Marshall

**Others Present:** Dianne Park, Jennifer Molin, Ernie Day Jr., Marcia Santner, Loralie Gerard-Surveyor for Thaddeus Thorne Surveys Inc., Carole and Brian Taylor, Michelle Naismith, Jean Sigourney

Meeting called to order at 7:00pm.

Dann Lewis sat on the board in place of Jean Marshall.

**Minutes**

A motion was made by Peter, seconded by Paul O., to approve the minutes from November 17, 2016 as amended. All were in favor.

Page 1, after ~~Members Absent: Dann Lewis~~ add ~~-(A)~~

Page 2, Under ~~Minor Subdivision~~ first bullet, change the sentence from: ~~÷ If Section 6: 07f, of the Subdivision Regulations, is to be waived then it needs to be in writing.~~ To: ~~÷ If Section 6: 07f, of the Subdivision Regulations, is to be waived then Loralie needs to present the waiver.~~

Page 2, Under ~~Boundary Line Adjustment~~ change the last sentence from: ~~÷Jean was opposed and everyone else agreed.~~ To: ~~÷Jean was opposed to making the approval conditional on the attorney's opinion and everyone else agreed.~~

**Minor Subdivision of Mary Beth Hertel of Cushing Corner Road; Tax Map 8 Lot 24**

Loralie Gerard-Surveyor for Thaddeus Thorne Surveys Inc. stepped forward for this application briefly explaining the project as a 3 lot subdivision on Cushing Corner Rd. with each lot having its own septic system. She presented new plans stating the corner markers were set this week. Acreage is now 5.92 acres, 68.29 acres and 21.72 acres. The board went through the check list making sure the application was complete.

A waiver was presented for having a map drawn to a scale of 150 feet per inch, rather than the required 100 feet per inch. A motion was made by Peter, seconded by Bill, approving the waiver of having a map drawn to a scale of 100 feet per inch.

*6:07a1 Name of municipality and subdivision* ó present

*6:07a2 Names and addresses of sub-divider and the designer* ó present

*6:07b1 Names and addresses of abutting property owners* ó present

*6:07b2 Subdivisions and buildings within 100 feet of the parcel to be subdivided* ó present

*6:07b3 Roads, streets and driveways within 200 feet of the parcel to be sub-divided* ó present

*6:07c Name and seal and engineer and/or land surveyor licensed by the State of New Hampshire who prepared the Final Plat* ó present

*6:07d A general site location map locating the proposed Minor Subdivision boundaries in relation to major roads* ó present

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

6:07e1 *Boundaries and area of the entire parcel referenced to a Town Highway intersection or USGS bench mark* ó present

6:07e2 *North point, bar scale* ó present

6:07e3 *Date and dates of any revisions* ó present

6:07e4 *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* ó present

6:07f *Approximate contours at 5 foot intervals taken from a standard USGS map or a Town base map* ó present

A waiver was presented for 6:07f. A motion was made by Peter, seconded by Bill, to waive contours at 5 foot intervals taken from a standard USGS map or a Town base map. All were in favor.

6:07g1 *Existing and proposed building sites and lot lines* - present

6:07g2 *Angles and dimensions* - present

6:07g3 *Lot sizes in square feet and acres* - present

6:07g4 *consecutive numbering lots* - present

6:07h1 *Location of existing and proposed easements* ó n/a

6:07h2 *Location of existing and proposed deed restrictions* ó n/a

6:07h3 *Location of existing and proposed Zoning setback lines* ó n/a

6:07h4 *Location of existing and proposed Parks and other open space* ó n/a

6:07h5 *Location of Water Courses* ó n/a

6:07h6 *Location of Significant natural and man-made features* ó n/a

6:07i *Soil test data, sewage disposal information and approvals as required in Section 8 (General Requirements)* ó present

6:07j1 *Boundaries and designations of Zoning District within the subdivision* ó present

6:07j2 *Municipal boundary, if any* ó present

6:07j3 *Land use designations from Zoning Ordinance* - present

A motion was made by Bill, seconded by Les, to accept the application as complete. All were in favor.

Peter asked about the fact that in the preliminary meeting it was said that approvals were coming for a driveway cut in each lot but now lots 2 and 3 have a common driveway. Loralie explained there is a temporary driveway for logging purposes only but not for residential use. Further explaining how driveway cuts are determined stating that lots 2 and 3 had to have a common driveway.

Public Hearing on Subdivision started at 7:25pm.

### **Public Comment**

Marcia Santner asked about septic approvals and it was explained that because the subdivision is being sold as lots, septic approval is not necessary -test pits only are required.

Michelle Naismith asked for an explanation on the logging road vs. shared driveway. Loralie explained.

Jean Sigourney asked about water courses on abutting property and Loralie explained because the development is in the first 800 ft. anything beyond that did not have to be delineated.

The board continued with the subdivision check list.

### *Section 8 General Requirements*

8:1 *Character of Land* ó present

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- 8:2 *Lots* ó present
- 8:3 *Grading and Drainage* ó present
- 8:4 *Streets* ó n/a
- 8:5 *Sewage Disposal and Water Supply* ó n/a
- 8:6 *Premature and Scattered* ó n/a
- 8:7 *Off-Site Improvements* ó n/a
- 8:8 *Community Water Supply and Sewage Disposal Systems* ó n/a
- 8:9 *Easements* ó n/a
- 8:10 *Parks and Playgrounds* ó n/a
- 8:11 *Reserve Strips* ó n/a
- 8:12 *Operation and Maintenance of Common Facilities* ó n/a
- 8:13 *Security in Lieu of Completion of Required Improvements* ó n/a

Jean Sigourney asked when the lots are sold and the next buyer develops them do they have to come before the Planning Board for Subdivision Approval. Anne explained the lots could not be subdivided for 10 years and when a house is constructed the builder would then go to the Town Zoning Officer for permits.

Public Hearing ended at 7:45pm.

A motion was made by Peter, seconded by Paul O., to accept the minor subdivision as presented with the condition the lots could not be subdivided for 10 years. All were in favor.

A motion was made by Les, seconded by Paul E., to give Peter Park signing authority on behalf of this board, on this case, if the plats had to be resigned. All were in favor.

### **Site Plan Review for Sherwood Forest, LLC of 65 Robin Hood Lane; Tax Map 7 Lot 5-5/1**

Les presented this application and Ernie sat on the board as the selectmen representative.

Les explained the project is the replacement of existing cabins. The board went through the application check list making sure the application was complete:

#### *Section 5.2 Site Plan Plat*

5.2.1 *Copies* - present

5.2.2 *Scale* - present

5.2.3 *Preparation* - present

5.2.4 *Content*

5.2.4.1 *A location plan at a minimum scale of one inch equals one thousand feet, showing property lines of parcels being developed in relation to surrounding areas; names and locations of town streets; names and locations of proposed streets; names of water courses and water bodies on and adjacent to the site; and area of the entire parcel in acres and square feet.* ó present

5.2.4.2 *A title block with title; owners name and address; name of agent; scale of plan; and name, seal and address of preparer.* ó present

5.2.4.3 *North arrow and bar scale* ó present

5.2.4.4 *Surveyed property lines of the parcel showing their bearings and distances* ó present

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

5.2.4.5 *Names of all abutting property owners, showing book and page as shown in the Carroll County Registry.* ó present

5.2.4.6 *Location and layout of existing and proposed structures and buildings.*

A waiver was presented for this condition. Les explained gray was the approximate location of a cabin and bold was the exact location of a cabin. A waiver was requested because the location of cabins was not based on survey results. A motion was made by Bill, seconded by Paul E. to waive the location and layout of existing and proposed structures and buildings. All were in favor.

5.2.4.7 *Existing and proposed contours at five-foot intervals for the entire site being considered for development. Where grade is proposed, existing contours shall be dotted lines and finished elevations solid.* ó present

5.2.4.8 *Area of entire parcel in acres and square feet.* ó present

5.2.4.9 *Zoning and special district boundaries* ó present

5.2.4.10 *Deed reference and tax map number* ó present

5.2.4.11 *Location width, curbing and paving of access ways, egress ways and streets within the site.*

A waiver was presented for this condition. All roads on the site are shown but not surveyed. A motion was made by Dann, seconded by Bill, to accept a waiver for location width, curbing and paving of access ways, egress ways and streets within the site. All were in favor.

5.2.4.12 *Location and layout of all on-site parking and loading facilities.*

A waiver was presented for this condition. A motion was made by Dann, seconded by Bill, to waive the location and layout of all on-site parking and loading facilities. All were in favor.

5.2.4.13 *Location and size of all municipal and non-municipal utilities and appurtenances including; water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground and the locations of well and septic systems.*

A waiver was presented for this condition. Exact location of all utilities was not surveyed. A motion was made by Bill, seconded by Paul E., to waive location and size of all municipal and non-municipal utilities and appurtenances including; water, sewer, electric, telephone, gas lines and fire alarm connections, indicating whether overhead or underground and the locations of well and septic systems. All were in favor.

5.2.4.14 *Type and location of solid waste disposal facilities.*

A waiver was presented for this condition. A motion was made by Dann, seconded by Peter, to waive type and location of solid waste disposal facilities. All were in favor.

5.2.4.15 *Location, elevation and layout of catch basins and other surface drainage features.*

A waiver was requested for this condition. A motion was made by Dann, seconded by Paul O., to waive location elevation and layout of catch basins and other surface drainage features. All were in favor.

5.2.4.16 *Location of all physical/natural features including; water bodies, water courses, wetlands, vegetation/foilage lines, soil types, railroads, rock outcroppings, and stone walls.*

Les submitted test pit results. A waiver was requested for mapping of soil types. A motion was made by Paul E., seconded by Paul O., to grant a waiver for mapping of soil types. All were in favor.

5.2.4.17 *Dimensions and area of all property to be dedicated for public use of common ownership.* ó n/a

5.2.4.18 *For all site plans that involve and designated as "Special Flood Hazard Areas: (SFHA) by the National Flood Insurance Program (NFIP) assure all necessary permits required under Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.* ó n/a

5.2.4.19 *For all site plans that involve and designated as "Special Flood Hazard Areas: (SFHA) by the National Flood Insurance Program (NFIP), proposals for development of greater than fifty (50) lots or five (5) acres (whichever is the lesser), must include Base Flood Elevation (BFE) data (i.e., floodplain boundary and 100-year flood elevation).* ó n/a

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

5.2.4.20 *Date and permit number of all required state and federal permits.* ó condition of approval

5.2.4.21 *Location of all buildings, wells, and leach fields within one hundred and fifty feet of the parcel.*

A waiver was requested for this condition. A motion was made by Dann, seconded by Bill, to waive location of all buildings, wells, and leach fields within one hundred and fifty feet of the parcel. All were in favor.

5.2.4.22 *Dimensions, area and minimum setback requirements on all existing and proposed lots.*

A waiver was requested for this condition. A motion was made by Dann, seconded by Bill, to waive Dimensions, area and minimum setback requirements on all existing and proposed lots. All were in favor.

5.2.4.23 *Proposed landscaping including size and type of plant material.* ó n/a

5.2.4.24 *Pedestrian walks providing circulation through the site.*

A waiver was requested for this condition. A motion was made by Bill, seconded by Paul O., to waive pedestrian walks providing circulation through the site. All were in favor.

5.2.4.25 *Location and size of proposed and existing signs, walls, and fences.* ó n/a

5.2.4.26 *Location, widths, and purposes of any easement or right-of-way.* ó n/a

5.2.4.27 *Total on-site square footage of impervious surfaces.*

A waiver was requested for this condition. A motion was made by Paul O., seconded by Dann, to waive total on-site square footage of impervious surfaces. All were in favor.

5.2.4.28 *Snow storage requirements* ó n/a

Anne explained the board waived the requirement to have the lot surveyed. So the applicant used an old plat. Anne further explained any future work would need a new surveyed plat.

A motion was made by Bill, seconded by Paul O., to accept the application as complete. All were in favor.

Public Hearing started at 8:30pm.

The board went through the Design Standards and Required Improvements of Site Plan Review

6.1 *Architectural* ó present

6.2 *Bridge and Road Construction* ó n/a

6.3 *Sedimentation and Erosion Control* ó present

6.4 *Storm Water Drainage* ó n/a

6.5 *Flood Hazard Plan* ó present

6.6 *Water Quality* ó present

6.7 *Dust, Fumes, Vapors Gases and Odors* ó n/a

6.8 *Glare* ó n/a

6.9 *Noise* ó n/a

6.10 *Sewage* ó present

6.11 *Utilities* ó present

6.12 *Lighting* ó present

6.13 *Signs* ó n/a

6.14 *Equipment and Service Areas* ó n/a

6.15 *Parking* ó n/a

6.16 *Access Management and Multi-modal* ó n/a

6.17 *Multi-modal* ó n/a

6.18 *Fencing, Walls and buffers* ó n/a

Brian Taylor asked about the capacity of each cabin. Les said now it's 22 but the new cabins will be 24.

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

Public Hearing ended at 8:35

Bill and Paul O. said they both appreciated the site visit which helped. A motion was made by Bill, seconded by Dann, to approve the Site Plan of Sherwood Forest LLC of 65 Robin Hood Lane, Tax Map 7 Lot 5/5-1 with the condition that state septic approval are obtained before an construction takes place. All were in favor.

Les returned to the Planning Board as the Selectmen Representative.

**Approve Encumbering of Master Plan Money into the Next Fiscal Year**

A motion was made by Peter, seconded by Dann, to approve the encumbering of any Master Plan Money into the next physical year. All were in favor.

**Section 304.6.6 Special Exception Standards for cutting and Removal of Trees and Natural Vegetation in the Shorefront District**

Anne explained the ZBA still had to comment on these changes. This will be on the agenda for next month listed as a possible Public Hearing depending on the ZBA proposal.

A motion was made by Peter, seconded by Bill, to adjourn the meeting.  
Meeting adjourned at 8:50pm.