

Freedom Planning Board

Special Meeting

July 13, 2017

7:00 p.m.

Members Present: Peter Park, Paul Olzerowicz, Paul Elie, Anne Cunningham

Members Absent: Pam Keith (alternate), Dale McConkey, Bill Elliott, Dann Lewis, Les Babb

Others Present: Peg Scully

Vision

Anne opened the meeting with a review of the four areas for describing the future of Freedom in ten years. The four chapters that the Board has been discussing are as follows:

Demographics

Land Use

Housing

Natural Resources

Demographics/Housing

Discussion was held around an aging population and what will attract young people to Freedom. Jobs and housing was also discussed and challenges with that.

Anne stated it was clear from the survey people don't want Commercial activity in Town. Discussion ensued around child care, affordable housing, transportation and property values. Anne will provide housing data next week. Peter commented that 35 new houses were built last year but our school population did not go up it went down. Anne thought 21 houses.

Page 3 was discussed regarding zoning and how they are all totally different. Elderly allows the greatest density. Anne said Work Force Housing is unlikely to come to Freedom, Paul O asked why. Anne explained because we put this article in our zoning because the legislature passed a law requiring that towns have something, if they didn't a developer could go to court and say that the town is not cooperating and the Judge could grant the developer permission to build what they proposed. There is also a lot of rules and regulations around what affordable is and we don't have town sewer.

Anne asked the group how important is it to have a mix of ages and families and do we feel strongly enough to say we must do something to convince the people in Town that this is important to the future of Freedom.

Peter said, he would love to see younger families but feels the deck is stacked against it happening.

Paul E. said, as we work with people who come to the Planning Board over the next ten years to the extent that an opportunity avails itself, that we are ready to go and support that.

Discussion ensued.

There was a strong response in the survey about the Town helping people (elderly) stay in their homes.

Senior services are one of the biggest issues in Town.

Natural Resources

People are very supportive of protecting Freedoms natural resources. Paul and Sheryl Harris put together the Natural Resources chapter with goals. Anne asked if there was anything in pages 4-6 that we should value.

Paul O said his approach to prioritizing the list is what is important to put in front of the community and have them walk away with two or three things in their head.

Peter said ground water and possibly wetlands.

Anne said we can look at wet lands but Libby gets all the wet lands permit applications through the State.

Conservation Land is at 22% suggested is 25%.

Paul E talked about establishing Water testing.

Anne said she would love see education on septic.

Discussion ensued around education on the use of fertilizers and awareness especially along the shoreline.

All agreed water is a priority.

Land Use

Land use was reviewed.

Anne said the big land use issue that we have is how much land do we want in Commercial vs. Residential. We have a very small amount in Commercial. Based on what people want in the survey you would reduce the amount of development in the sensitive Districts. Most of the land in the Shorefront District has already been subdivided, there are not very many large parcels and a lot of them are grandfathered because they were subdivided before zoning.

Steep slopes and Ridgelines was discussed.

Paul E was appointed to research Solar Energy. He will brief the Board on what the State regulations are and how they might affect Freedom. Bill Elliott will do wind.

Anne said she will have more data on house sales for the next meeting.

Meeting adjourned at 8:40 p.m.

Respectfully Submitted,

Stacy Bolduc

Recording Secretary