

TOWN OF FREEDOM

A **PUBLIC MEETING and PUBLIC HEARING** of the
Freedom Planning Board will be held on
Thursday, January 18, 2018
at 7:00 p.m. at the Freedom Town Hall to act upon the following:

AGENDA

PUBLIC MEETING

- Review and approve minutes of the December 21, 2017 planning board meeting.

PUBLIC HEARING

- **Managing Impervious Surfaces:** The board will continue discussion, gather public input on, and vote whether to ask voters to adopt language changes to the zoning ordinance. The board will consider two proposals for managing the percent of impervious surfaces on lots. Proposal #1 adopts the state's impervious surface rules to the shorefront district. Proposal #2 adopts the state's impervious surface rules to all lots of record in Freedom. If a third alternative emerges in the public hearing or the language changes substantially, the board will post the new language and hold a public hearing to consider it.

Proposal #1

This proposal adds language to section 304.6. Shorefront District Other Requirements regarding impervious surfaces in the shorefront. The intent of adopting this language is to add existing state regulations that protect water quality to the Freedom zoning ordinance. The language specifies the actions a home owner must take depending on the percent of impervious surfaces covering the lots.

Ballot Question: Are you in favor of the adoption of Amendment No. 2 as proposed by the planning board for the town zoning ordinance as follows: add section 304.6.7 Impervious Surfaces on Shorefront Lots to article 304? This addition will mirror the state's requirements under RSA 483-B:9 to which property owners must already comply and allow the town of Freedom to protect water resources locally.

Proposal #2

This proposal adds the same provisions (as above) to section 310.6 Lots of Record. By adding it to this section, the new rules will apply to all lots in Freedom, regardless of district.

Ballot Question: Are you in favor of the adoption of Amendment No. 2 as proposed by the planning board for the town zoning ordinance as follows: add section 310.2 Impervious Surfaces on Lots of Record to article 310? This addition will apply the state's requirements under RSA 483-B:9 to all lots in town and avoid overdevelopment in areas of town with very small lots.

- **Small Wind Energy Systems:** The board will continue discussion, gather public input on, and vote whether to ask voters to adopt language to add a new Article to the zoning ordinance related to wind energy systems. Adopting this language will mirror state requirements while allowing the town to oversee wind energy installations in the town. If the board or the public make substantive changes to the language, the board will post the new language and hold a public hearing to consider it.

Ballot Question: Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board for the Town zoning ordinance as follows: Add article 17: Small Wind Energy Systems Ordinance that accommodates small wind energy systems in appropriate locations? Adopting this language will mirror state requirements while allowing the town to oversee wind energy installations in the town.

Note: The language for the additions to the zoning ordinance are available at the town office. You may request copies via email at office@townoffreedom.net

PUBLIC MEETING

- Discuss possible change to the parking article
- Alternates for the planning board
- Public Comment
- Other Business that can properly come before the board