

Freedom Planning Board

November 16, 2017

Freedom Town Hall

Members Present: Anne Cunningham, Peter Park, Paul Elie, Dale McConkey, Les Babb

Members Absent: Paul Olzerowicz, Bill Elliott, Dale Lewis

Others Present: Ron Newbury, Paul King, Rick and Jane Davidson, Jennifer Molin, Members of the ZBA planning Board, Chair Scott Lees, John Krebs, John Quigley (A), Karl Ogren

Meeting called to order at 7:00 p.m.

With a quorum having been declared the meeting was called to order at 7:00 p.m. with Chairmen Anne Cunningham presiding. The minutes from the previous meeting were reviewed as the first item of business.

Minutes:

A motion was made by Peter, seconded by Paul E. to accept the October 19, 2017 minutes with the following amendment: Under Review of Master Plan Chapter Status, Maps Future- It should read Planning Board needs to make recommendations to determine what goes on the future maps. **All were in favor.**

Major Subdivision Application of Ronald and Raylene Newbury of 46 Davidson Rd Tax map #6 Lot #7

Paul King came before the Board to have a Major Subdivision application for Ronald and Raylene Newbury reviewed. Anne gave an overview of the application process and proposed that the application be reviewed for completeness tonight and explained they would not act on approving the application tonight due to not having all of the material in time.

a)Name of municipality of subdivision,	O.K.
Name and address of subdivider and designer or engineer	O.K.
Names and addresses of abutters.	There was a brief discussion on adding the abutters for the Plat. Waiver request Less made a motion, seconded by Peter to grant request for 506.A3 All were in

<p>b) General Site location map locating the boundaries of the subdivision and proposed streets in relation to major roads or other features show on the Town base map.</p>	<p>O.K.</p>
<p>c) Boundaries and area of the entire parcel owned by the subdivider, whether or not all land therein is to be subdivided, referenced to a Town Highway intersection of USGS bench mark</p> <p>North point, bar scale</p> <p>Date and dates of revision.</p>	<p>O.K.</p> <p>O.K.</p> <p>N/A</p>
<p>d) Boundaries and designations of zoning district within the subdivision</p> <p>Municipal boundary if any</p> <p>Land use designations from the Zoning Ordinance.</p>	<p>O.K.</p> <p>N/A</p> <p>N/A</p>
<p>e) Approximate contours at 5-foot intervals taken from a standard USGS map.</p>	<p>O.K.</p>
<p>f) Soil mapping units and boundaries as classified by the U.S. Department of Agriculture Soil Conservation Services. Seasonally wet areas are delineated.</p>	<p>O.K.</p> <p>N/A</p>
<p>g) Subdivisions and buildings within 100 feet of the parcel to be subdivided. Roads, streets, and driveways within 200 feet of the parcel to be subdivided.</p>	<p>o.k</p>
<p>h) Location of and other open spaces</p> <p>location of watercourses</p> <p>Location of floor-prone areas</p> <p>Location of significant natural and man-made features.</p>	<p>N/A</p> <p>N/A</p> <p>o.k</p> <p>Shaw Town Pond is in a FEMA flood zone</p>

<p>i) Existing and proposed lot lines, Existing and proposed easements Existing and proposed deed Restrictions Existing and proposed buildings Existing and proposed accessory buildings Existing and proposed zoning setback lines</p>	<p>o.k No easements proposed there is one existing easement on the North edge of lot 7-8. No proposed buildings o.k o.k</p>
<p>j) Preliminary road profiles showing grades Existing and proposed street right-of-way lines (including side slopes) Widths of proposed streets Proposed names of new streets</p>	<p>N/A</p>
<p>k) Location of existing and proposed water lines Location of existing and proposed sewage disposal Location of existing and proposed drainage structures and drainage ways Location of existing and proposed culverts and bridges Location of existing and proposed telephone, electricity, water, sewer, fire protection lines and other proposed facilities and/or utilities</p>	<p>No drainage involved it's flat and sandy. o.k o.k o.k</p>
<p>l) Preliminary drainage analysis and Computations Watershed areas</p>	<p>N/A</p>
<p>m) Location and details as to any existing or proposed community water or sewer systems. Information on capacity, usage, cost, any changes- Direct or indirect of the proposed system A description of the entity responsible for the operation, maintenance and services of the proposed system</p>	<p>N/A N/A N/A</p>

Public Hearing 7:22 p.m.

Section 5C Review of a Final Plat

5:11 Information Required on Final Plat

<p>a) A boundary survey certified by a land surveyor licensed to practice in the State of New Hampshire.</p>	<p>o.k</p>
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b) Contour lines at 5-foot intervals for the entire parcel to be subdivided.	o.k
c) Soil test data, sewage disposal information, and approvals as required in Section 8:5	o.k
d) Boundary survey shall include bearing, distances and location and description of all permanent corner markers. Amended 5/18/06	o.k
e) Existing and proposed lot lines and building sites, angels and dimensions, lot sizes in square feet and acres, consecutive numbering of lots.	o.k
f) Existing and proposed street right- of- way lines; dimensions of tangents, chords, and radii; location of all monuments to be set at street intersections; points of curvature and tangency of curved streets and angles of lots; names of existing and proposed streets.	o.k
g) For all subdivision that involve land designated as “Special Flood Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP) the applicant must assure that all necessary permits have been received from those governmental agencies from which approval is required under Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334	O.k
h) For all subdivisions land 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).	N/A

Anne stated the next section of the final plat are things the Planning Board can ask the applicant for.

It was agreed no drainage or grading was needed.

When the question of utility plan was raised, Les gave a brief history on underground utilities and explained that it is required to show where the utilities are coming from and driveways must be shown and approved by the Road agent. Anne asked Paul if they were planning on doing underground utilities, Paul said no, there are existing utility poles along West Danforth Rd they are not proposing a new subdivision road where you would put the utilities underground. Les and Peter concurred from the road in would be underground. Paul said he didn’t see that anywhere and asked if it was a requirement. Peter said yes, for a subdivision. Anne said yes also but could not find where it was stated.

Anne asked about requiring driveway permits. Les said we need to make sure they can get a driveway permit. Les went on to say it probably needs to be noted he'll come back with a note that all lots are eligible for one driveway. Two driveways are problematic for snow plowing and pushing back snow. Discussion ensued around driveways.

Anne could not find the two provisions in the subdivision regulations and asked how to proceed. Les said to ask them if they are agreeable to conditions.

It was agreed that the application is complete with the exceptions of the underground utilities and the location of the driveway permits.

A motion was made by Peter, seconded by Dale the application is complete except for the two items: the underground utilities and the location of the driveway permits. Discussion:

Less asked if it was possible to get the topo map stamped, Paul explained no, he stamped the plan that will go on record. He explained he traditionally does not stamp the topo map to avoid any confusion what goes on record. Anne said that the registry of deeds doesn't want the topo maps. **All were in favor.**

Anne will confirm where the information on the underground utilities and driveway comes from and send it to Paul and the Board.

The Newbury application will be on the agenda for December 21st.

Public Hearing closed 7:35 p.m.

Annual Joint Meeting with the ZBA to Propose Possible Zoning Ordinance Changes

Planning Board Members Chair Scott Lees, John Krebs, John Quigley (A), Karl Ogren came before the Board to discuss if the Board's would take the approach of the State in regard to Shoreland Protection Standards coverage for impervious surfaces. Scott gave an overview of what they are seeing for applications and discussed he feels they're missing something with the 10% coverage. John K of the ZBA Board stated they take a lot of time sometimes months trying to get applicants that starts at 16% to 10% coverage then when the house is built, they go back to the site they find paved driveways and huge decks. He went on to say If the intent is to protect the lake and the ground water he feels we're not doing it the way the ordinance is structured now.

The application the ZBA has now does not ask the applicant about driveways, walkways and decks. The States requirements were discussed and how that fits with the application the ZBA has today. The following were discussed:

- The process for shoreline permits
- The need for enforcement after an application is approved
- Permits for Paved driveways on shorefront lots

Dale asked the ZBA if they were proposing lot coverage in Freedom can be up to 30% but it will include all impervious surfaces. Scott said, yes. Anne responded if it is more than 30% then you would need a storm water management system designed and certified by a professional engineer. The conversation got very specific around storm water management and drip edges. Les asked if it was unreasonable to ask for drip edges and at what percentage do you ask for one.

Anne stated both Boards agree more protection would be better, Karl suggested mimicking the State law unless there is a good reason not to do it. Discussion ensued.

Concerns for both boards:

- Storm water management
- Maintaining the Rural Character of Freedom
- The States requirement for setback regarding shoreline protection for storm water management.
- The question was posed if the Board adopts the states minimum Shoreland Protection Standards should they be used Town wide. Discussion ensued around the average lot and house size.
- Setback variance
- Impervious Surfaces

It was decided to continue to work on this ordinance and they will meet again September 20, 2018.

ZBA Board left the meeting at 8:33 p.m.

Solar Energy

Paul updated the Board with the aid of a hand out on Solar Energy. It was suggested to him to do a regulation vs an ordinance because they are easier to update or modify. Anne questioned under who's has authority would this regulation be created. Planning Board does site plan and subdivision. Les said BOS adopt the building code and energy code as put forth by the building inspector. Les also questioned what would the regulation be and what are you restricting. Discussion ensued around RSA's and dig safe. Handouts were reviewed of other Town's Solar Energy ordinance. After reviewing other Towns ordinances Anne stated she likes the Abandonment section of the ordinance, Les suggested having both an ordinance and a regulation. The ordinance would deal with bigger systems and regulation would deal with smaller ones. Barriers and buffers were discussed also.

The ordinance will continue to be worked on in the future.

Wind Energy

Anne reviewed wind energy next. She handed out a model ordinance that Madison and Effingham are using to guide the discussion. Concerns about using wind energy in the village was discussed briefly. The model ordinance that was being reviewed is what is allowed by State Law, if Freedom adopts this ordinance it would ensure any wind energy development was following the state law. After some discussion It was decided to hold a public hearing next month to get a Wind Energy ordinance on the ballot.

Rules and Procedure

Anne discussed alternates being able to sit at the table. She did some research and found alternates can sit at the table as long as its stated in your rules and procedures. She referred to page 3 of the Rules and Procedures for the language if it was adopted by the Board alternates can sit at the table during meetings if they are not assigned to replace an absent Planning Board member. Anne went on to say if the Board decides to amend the rules and procedures she would like to add, if people are not going to be at a meeting to notify the Chair. Peter agreed it should be the responsibility of the board member to notify the Chair if they are not going to be there.

Les confirmed to serve on an elected board you have to be on the check list even as an alternate.

2018 Budget

Anne reviewed the proposed operating budget for 2018 and updated the Board where the budget is today. She is proposing a \$200.00 increase mostly for postage.

Anne would like to ask the Selectman to encumber the funds for developing the Master Plan for John Krebs, John Quigley (A), Karl Ogren \$2,354.56.

Peter made a motion, seconded by Les to ask to encumber \$2,354.56 from the Master Plan fund. All were in favor.

Les suggested if the board is holding a public hearing on the wind energy ordinance, include adopting the 483-B:9 language under (g) Impervious Surfaces just changing where say's *Protected Shoreland to Shore Front District*. He went on to suggest leaving the 10% rule alone. After a brief discussion it was agreed to hold the public hearing.

Discuss Possible changes to the Parking

Peter reported the first two meetings with Gene Marshall was not productive. The last meeting, he and Anne attended went better but there is still a long way to go. Some things being looked at is the need for street parking, possible need for winter parking, church parking and parking

for home occupations. Parking dimensions are also being looked at and what types of business the town has and what is required for parking spaces.

There being no other business to come before the board a Motion was made by Peter, seconded by Les to adjourn the meeting at 9:25 p.m. All were in favor.

Respectfully Submitted,
Stacy Bolduc, Recording Secretary