

**Freedom Planning Board**  
**January 18, 2018**  
**Freedom Town Hall**

**Members Present:** Anne Cunningham, Paul Olzerowicz, Paul Elie, Bill Elliott, Les Babb and Dale McConkey

**Members Absent:** Peter Park

**Others Present:** Jennifer Molin, Mark McConkey

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 order of business.

**Minutes**

**A motion was made by Paul O., seconded by Dale to accept the December 21, 2017 minutes with the following amendments:** On page 2 second paragraph after *Section 8* add *“General Requirements”* of the Subdivision requirements were reviewed. Add *“The PB found the application in compliance with the requirements of section 8.2 and 8.5. Other requirements were found not applicable to this sub division”*. Change *“Dan”* to *“Dann”*. Under *Wind Energy Systems Discussion*: eliminate *“where the conversation got specific is if”* and add *“Anne asked if wind energy should be allowed in all districts”*. Top of page 3 change *“30%”* to *“20%”* and add *“anything over 30% you need an engineer stormwater plan”*.

Anne reviewed what has happened since the last meeting on December 21<sup>st</sup>. She reported that the ZBA met on December 26<sup>th</sup> and they had some changes to the language regarding Impervious Surfaces on Shorefront lots 304.6.7.3. The change they were proposing was to take the whole impervious section and put it in article 310 lot of record, so it would apply to the entire town.

Anne asked board members if they want to work with impervious surfaces in the Shorefront District or if the board wanted to move to try and apply it to all lots in Freedom. Dale does not agree with applying it to the entire town, he feels it would be overkill and expensive to do simple things. Paul O. agreed. It was agreed not to apply managing Impervious surface to 310-lots of record.

**Anne opened the Public Hearing at 7:10p.m.**

**Proposal #1**

To adopt the state’s impervious surface rules to the shorefront district.

Mark McConkey did not agree with proposal #2 applying impervious surfaces to all lots in Freedom and hoped that the board would not go in that direction.

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

He expressed his concerns with the proposal #1 and stated he was hopeful that the board would adopt the state's regulation on shorefront in its entirety, which would have removed items of the ordinance that are overly restrictive.

Anne explained some of the background regarding the ZBA working with the 10% rule regarding lots on the shorefront.

Les gave more explanation for adding the language. He explained there are a lot of people who are paving without putting in any water retention. As a town there is nothing we can do. He gave an example of a driveway covering 20%-30% of the lot. Discussion ensued.

After an engaging discussion between the board and Mark, Anne closed the public meeting at 7:36. p.m.

Anne questioned if the RSA section 483-B:9 should be added so it is clear what RSA is being referred to. Les suggested adding as published in the NH Planning and Land Use Regulation book for further clarification in case there are changes in the future. All agreed.

**Les made a motion, seconded by Bill to adopt ballot question as amended to clarify. The amendment for proposal #1 Ballot Question:** Under the ballot question third line where it reads *"This Addition will mirror the state's requirements under RSA 483-B9 add "regarding percent of impervious surfaces and storm water plan requirements as published in the 2016 – 2017 addition of New Hampshire planning and Land Use Regulation.* **All were in favor.**

#### **Small Wind Energy Systems Public Hearing 7:45 p.m.**

Anne recapped at the December meeting it was decided to allow small wind energy systems in all districts but the Shorefront Overlay District. Anne stated it was the same language used in Effingham and Madison, however they allow them in all districts. Freedoms proposal will allow them in all districts except the Shorefront District. Mark McConkey asked for the rationale behind not allowing wind energy in the Shorefront District. Dale responded rural character. He didn't want to be able to see wind mills from a boat. Mark McConkey felt there was enough tree to block almost any view from the water. There being no further discussion **Paul O. made a motion, seconded by Bill to approve ballot question in respect to Small Wind Energy Systems be added as article 17 to the Town of Freedom ordinance. All were in favor.**

Public Hearing Closed 7:47 p.m.

#### **Parking**

Nothing to report.

#### **Alternates**

Anne announced at the beginning of the meeting Dann Lewis resigned as an alternate. She asked members for any ideas on who the PB might approach to be an alternate.

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Suggestions:

- Dale suggested Maynard.
- Announce at Church service
- Ask former members.
- Jennifer Molins e-mail list
- Town website

Anne will ask Janice to look in old town reports to come up with a list of former members.

Mark McConkey voiced his opinion that at the least it should be on the town website. The process should be open to the public. Anne will check with Janice to see what the process is to get something posted on the town website. Les made a note that all open positions with the town should be posted on the website.

**Other Business that can properly come before the board**

Anne reported the Board of Selectmen have appointed members to the Advisory Committee on Aging. There were six applicants, and a rep from the planning board would make the seven-member committee complete. Anne asked if anyone would be interested in being on the committee.

Les stated Anne has a knack for directing a diverse group of people and feels she is the best one to direct the committee and nominated her to be the planning board rep.

**A motion was made by Les, seconded by Paul O. to appoint Anne as the Planning Board Representative to the committee on Aging. Motion passed 5-1-0. Anne abstained.**

There being no other business to come before the board, **A motion was made by Paul O., seconded by Bill to adjourn the meeting at 8:02 p.m. All were in favor.**

Respectfully Submitted,  
Stacy Bolduc  
Recording Secretary