

**Freedom Planning Board**  
**April 19, 2018**  
**Freedom Town Hall**

**Members Present:** Paul Olzerowicz, Paul Elie, Bill Elliott, Les Babb and Dale McConkey, Jeffery Towle.

**Members Absent:** Anne Cunningham, Peter Park(A)

**Others Present:** James Rines, Phillip Ross, Jen Molin, Sharlene Cahill (abutter)

**Quorum:** Met

With a quorum having been declared the meeting was called to order at 7:02 p.m. with Vice Chairmen Paul Elie presiding. The minutes from the previous meeting were reviewed as the first order of business.

**Minutes:**

**Bill made a motion, seconded by Les to accept the minutes as written. All were in favor.**

Paul E. opened the meeting by welcoming Jeffery Towle to the board and congratulated him on the election.

The Vice Chairmen suggested going out of order on the agenda to allow representatives from Green Mountain Conservation to have a minute to address the board. It was agreed. Gretchen introduced herself and stated she is the educational coordinator at Green Mountain Conservation, she went on to explain they are trying to facilitate a non-regulatory advisory board called the Ossipee Aquifer Advisory Committee. The committee would be made up of representatives from the seven towns that make up the water shed, and the goal is to protect the water. A breakfast will be offered Saturday May 5<sup>th</sup> 8:30 a.m. at the Ossipee Town Hall. Breakfast is free and there will be two speakers presenting. In closing Gretchen presented the Ossipee Lake Water Shed Management Plan to the board and stated that it contains 10 years of water quality data and it could be used as a tool for acquiring funding.

**Camp Cody Site Plan Review**

Les, opened the site plan review noting Philip Ross has signed the Appointment of Agent and signed all the documents, yet he has learned there is someone else handling the facility. Mr. Ross clarified he is still involved with the company and is still in the capacity legally to be able to sign the documents. Operationally they have brought someone in to run the facility as a site director.

There was an engaging discussion around the existing yurts. Paul E. stated a complaint has been filed with the zoning officer regarding the existing yurts and noted he sees that they are on the site plan for review. Mr. Ross explained they have hired a company called White Mountain Yurts to dismantle the yurts. To be compliant they will be dismantled within a couple of weeks and this can be verified.

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Discussion ensued around if the yurts meet code for snow load and should be a part of the site plan review. Mr. Ross explained they are only using them in the summer time and he doesn't know about the snow load, but he can find out. His understanding is that they do because they are used In Colorado and New Hampshire and other winter climates. He put them up because he thought they were tents and they don't have a foundation.

He then explained Jim brought to his attention the yurts are in a place where they cannot be, and he needs permission to put them up, he again stated they are being dismantled and they do want to be compliant. Les stated they do need a building permit.

Discussion ensued around Mr. Ross knowing what the rules are and being more proactive before they start projects and if the yurts should be a part of tonight's discussion for site plan approval. Les stated he doesn't think they have to separate the yurts from the discussion but he would like to separate the yurts from the approval. All agreed. After a brief discussion the site plan review moved forward.

Jim Rines introduced himself and explained he was there to represent Camp Cody and with the aid of a map noted the tax map as 21 lot 1-1 gave an overview of the proposed 2018 improvements as the following.

- Adding 1 cabin in the boy's campus and one recreational cabin.
- Convert the former health center to staff housing and put water and sewer in it.
- Double the size of the soccer cage and add archery.
- Seeking approval to replace two yurts that are scheduled to be taken down within the 300-foot set back if they comply with the building codes.
- During the site plan audit a laundry facility in 2013 that was approved for one area but was moved to another area where there is no water or sewer service is being depicted as part of the site audit for improvements.
- Something that Jim wanted to make the board aware of but is not part of the site plan review is that the 2002 septic system has failed, and they are going to be putting in a new leach field and make it connect to the community system. Waivers have been requested
- Seeking approval for adding porches to create a quad feeling with some existing cabins.

The check list was reviewed next.

### **Site Plan Review Site Plan Review**

#### *5.2 Site Plan Plat.*

*5.2.1 Copes. The applicant shall submit five copies, 24"x36" of the plat.*

*5.2.2 Scale. The scale shall be at a minimum scale of 1-inch equals 100 feet. complete.*

*5.2.3. Preparation. A land surveyor shall sign the plat.*

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5.2.4. Content. The Plat shall contain the following: if the applicant wishes a waiver from any of these requirements, he board will consider the request as outlined in section 11 of these regulations:

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, locations, of town streets; names of 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. In addition, the following items must be included:

- **complete**

2) A title block with title; owners name and address; name of agent; scale of plan; and name, seal, and address of preparer.

**Complete**

3) North arrow and bar scale.

**Complete.**

4) Surveyed property lines of the parcel showing their bearings and distances.

**Complete.**

5) Names of all abutting property owner, showing book and page as shown in the Carroll County Registry.

**Complete.**

6) Location and layout of existing and proposed structures and buildings.

**Complete.**

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.

**Requesting Partial Waiver to not provide a topographical map over the property.**

**Les made a motion, seconded by Paul O. to grant waiver. All agreed.**

8) Area of entire parcel in acres and square feet.

**Complete.**

9) Zoning and special district boundaries.

**Complete.**

10) Deed reference and tax map number.

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**Complete.**

11) Location width, curbing and paving of access ways, egress ways, and streets within the site.

**Complete.**

12) Location and layout of all on-site parking and loading facilities.

**Complete.**

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.

**Complete. There was discussion around the failed septic system. Jim will be seeking State approval and is proposing a combination tank. Dale asked how far away it is from the water, Jim responded because it is a failed system it does not need a shore line permit from the State as long as it is 50 feet away from the water, it will be 62 feet away.**

14) Type and location of solid waste disposal facilities.

**Good Neighbor Fencing will be installing a stockade fence. Request to expand the pad by 10 feet to allow the dumpsters to be separated so someone can get between them to use the side doors, currently no one can fit between the dumpsters. Concern of the board, set back line. Jim suggested having a condition that White Mountain Survey stake out the set back line so they don't violate it unwillingly and submit it as an as built to make sure it complies with the set back line.**

15) Location, elevation, and layout of catch basins and other surface drainage features.

**Complete. No catch basins**

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

**Compete.**

17) Dimensions and area of all property to be dedicated for public use of common ownership.

**N/A**

18) For all site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) 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.

**Complete, not proposing anything.**

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19) For all site plans that involve 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).

**Complete, not proposing anything.**

20) Date and permit number of all required state and federal permits.

**Permits pending. Failed systems don't require shoreline permit.**

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

**Paul O. made a motion for a partial waiver request, seconded by Bill. All were in favor.**

22) Dimensions, area and minimum setback requirements on all existing and proposed lots.

**Complete.**

23) Proposed landscaping including size and type of plant material.

**Still waiting for landscaping for the dumpsters. Mr. Ross stated they planted 28 hemlock trees, 10 of them have died. They are replacing them.**

24) Pedestrian walks providing circulation through the site.

**N/A, not proposing anything new.**

25) Location and size of proposed and existing signs, walls and fences.

**Complete.**

26) Location, widths, and purposes of any easement or right-of-way.

**Complete.**

27) Total on-site square footage of impervious surfaces.

**Complete.**

28) Snow storage requirements.

**Complete shown on sheet 1 and 3 in star form.**

**Jeffery made a motion, seconded by Dale that the application is complete. All were in favor.**

**Public Hearing opened at 8:30 p.m.**

6.1 Architectural	Complete. Paul E asked for the record what
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<b>6.1.1 Building Height</b>	the height is for the single story, Jim responded he did not know the exact height, but it does comply with zoning. It is less than 35 feet. Photographs of the yurts have been submitted.
<b>6.2 Bridge and Road Construction</b>	N/A
<b>6.3 Sedimentation and Erosion Control</b>	N/A There was discussion on showing erosion control around the combination tank, Dale didn't think with a failed system they would get a permit unless they showed erosion control. Jim will show erosion control around the combination tank.
<b>6.4 Storm Water Drainage</b>	Sheet 3 shows infiltration trench detail. Jeff wanted to see a silt fence added, it was decided with the aid of the map one would be added.
<b>6.5 Flood Hazard Plan</b>	Sheets 1&2. 100-year flood plain, they are proposing any activity in it.
<b>6.6 Water Quality</b>	No impact
<b>6.7 Dust, Fumes, Vapors, Gases, and Oder's</b>	No change
<b>6.8 Glare</b>	No change
<b>6.9 Noise</b>	No change
<b>6.10 Sewage</b>	Sheets 1-3, Sheet 1 pending approvals.
<b>6.11 Utilities</b>	Sheets 1-3
<b>6.12 Lighting</b>	Sheets 1-3
<b>6.13 Signs</b>	Sheet 1 not proposing any new signs
<b>6.14 Equipment</b>	Sheets 1-2 not proposing anything new
<b>6.15 Parking</b>	Sheets 1-3 not proposing anything new
<b>6.16 Access Management and Multi-model</b>	N/A
<b>6.17 Landscaping</b>	Les asked when they plan on having the screening around the dumpsters, Mr. Ross responded when the fence goes in they can put the trees in, 8 trees will be put in. It was agreed by May 15 <sup>th</sup> screening would be done. The pad will be part of the condition. Later in discussion it was June 1 <sup>st</sup> would be the date. To allow time to pour the pad.
<b>6.18 Fencing, Walls, and Buffers</b>	Not proposing anything new.

The Camp Cody application was approved with the following conditions:

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- 1) Les made a motion, seconded by Bill that the yurt is a conditional approval pending proof they meet state and local building requirements, including snow load and egress. All were in favor.
- 2) Les made a motion, seconded by Jeffery meets all Federal, State and local requirements. All were in favor.
- 3) Les made a motion, seconded by Jeffery Camp Cody receive all applicable Federal, State and local permits. All were in favor.
- 4) Les made a motion, seconded by Jeffery approve a 10-foot expansion of “dumpster pad” to be laid out and depicted on as built plan by White Mountain Survey. All agreed.
- 5) Les made a motion, seconded by Paul O., all land scaping and dumpster screening shall be completed by June 1<sup>st</sup>. All were in favor.
- 6) Les made a motion, seconded by Dale. Silt fence and BMP’s (Best Management Practices) be followed for all run off area during construction and land disturbance.

Les made a motion, seconded by Paul O. to approve the application with the conditions as voted on by the board 1-6. All were in favor.

#### **Review of Changes to subdivision regulations**

It was decided to table till next month.

#### **Appointment of alternates**

Paul E updated the board Peter Park and Pam Keith have agreed to serve as alternates.

**Bill made a motion, seconded by Paul O to recommend Peter Park as an alternate to the Planning Board. All were in favor.**

**Bill made a motion, seconded by Paul O to recommend Pam Keith as an alternate to the Planning Board. All were in favor.**

#### **Appointment of a planning board representative to the Forest Advisory Committee**

Jeff volunteered to be the planning board representative to the Forest Advisory Committee.

**Les made a motion, seconded by Dale for Jeff to serve a Planning Board representative to the Forest Advisory Committee. All were in favor.**

Paul E shared a perch beach request for Clover Lane for information only with the board.

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A boundary survey for tax purposes for Edward Miller was also briefly discussed it gets filed.

The letter for Ron and Raylene Newbury has come back signed.

The Fire Department sent a recap for the inventory for the Fire Department. Can be used in the Master Plan.

There being no other business to come before the board **Les made a motion, seconded by Paul O to adjourn the meeting at 9:10 p.m.**

Respectfully Submitted,

Stacy Bolduc

Recording Secretary