

Town of Freedom
Joint Meeting between Planning Board and Zoning Board of Adjustment
May 16, 2013

Planning Board Members Present: Jean Marshall, Anne Cunningham, Peter Park, Beth Earle, Maynard Thompson, Les Babb, Janet Meyers

Zoning Board of Adjustment Members Present: Scott Lees, Craig Niiler, Linda Farinella

Others present: Ned Hatfield, Jennifer Molin

Planning Board minutes recorded by Dianne Park

Zoning Board minutes recorded by Linda Farinella

Meeting called to order at 7:00pm

Minutes

There was a motion by Peter, seconded by Beth, to approve the minutes from April 18, 2013 with changes. All were in favor.

Page 1, under "Master Plan Recommendations"; change "Historical Commission" to "Heritage Commission"

Page 1, under "Master Plan Recommendations", second to the last sentence, delete "record leap" and "2000". So the sentence now reads: "Lee also stated the Census Graph handed out at the last meeting was incorrect and she gave background information on incorrect census from 1990."

Article 3, Section 309: Accessory Use

Craig gave background information on why the ZBA voted as they did on the decision for Welch Landscaping 09/25/12. He stated the accessory use is incidental to the primary use and the gross vehicle weight of 12 tons was not met. Both boards discussed:

- Section 309.1 B "Vehicle for hire"
- Employees coming to use vehicles vs. sub-contractors using vehicles
- Measurement threshold

The boards discussed the possibility of a similar case coming before the board and the direction this subject should take going forward. All parties gave their opinion and it was decided to find a common threshold for this ordinance.

Article 3, Section 304.6.3.2 – Construction Not Exceeding 600 Square Feet of Disturbance

Ned would like to remove 304.6.3.2 b "The land in the area of disturbance slopes away from a water body," and increase 304.6.3.2 e "Area of soil or vegetation disturbance does not exceed 600 square feet." Ned gave his reasons why he would like these changes. Scott gave background information stating the restrictions were put into the article to protect the water body and to also have all projects considered separately by additional people. Both boards had complete confidence in Ned, but were bothered by the fact of the future possibility of a new Code Enforcement Officer not having the experience.

Article 304.6.5 – Special Exception Standards for Cutting and Removal of Trees and Natural Vegetation in the Shorefront District

Ned would like to be allowed to approve small tree cuttings and submitted proposed wording of the new ordinance. Scott stated the applications for tree cutting have substantially increased and is in favor of allowing Ned to make this decision. The boards discussed:

- Point system in relation to tree cutting
- Possible ordinance triggers

Community & Business Leader Symposium – May 7, 2013

Maynard and Anne attended this meeting and updated both boards. Survey results from Elected Officials on the Perception of the Business Environment in Mount Washington Valley were passed out. Priorities will be done by the end of 2013 with the Business Leaders looking to diversify the Mount Washington Valley Economy.

There was a motion by Beth, seconded by Janet, to adjourn the meeting. All were in favor. Meeting adjourned at 8:50pm.