

**Town of Freedom
Planning Board
July 18, 2013**

Members Present: Maynard Thomson, Anne Cunningham, Peter Park, Beth Earle, Jean Marshall, Janet Meyers

Members Absent: Les Babb

Others Present: RA Oram, Jennifer Molin, Lee Fritz, Ned Hatfield

Minutes recorded by Dianne Park

Meeting called to order at 7:00pm

Minutes

The approval of minutes from June 13, 2013 was postponed until next month in order to clarify statements made by Scott Lees.

There was a motion by Peter, seconded by Janet, to approve the minutes from June 20, 2013 with changes. All were in favor.

- Change the spelling of ~~Maynard Thompson~~ to ~~Maynard Thomson~~
- Change ~~Meeting called to order at 7:00pm~~ to ~~Meeting called to order, by Vice-Chairman Peter Park, at 7:00pm.~~
- Under ~~Discussion of Article 3 Section 304.6.5~~ change the example from: ~~Total points in lot is 120~~ to ~~Total points in lot are 130~~

Discussion of Article 3 Section 304.6.5: Special Exception Standards for Cutting and Removal of Trees and Natural Vegetation in the Shorefront District.

Anne explained the ZBA Case# 42-20-1-13 and also the ZBA decision. Peter also stated that Scott Lees was not present at the ZBA Decision Meeting and Jean Marshall further stated she attended that ZBA Meeting and was confused as to the logic the ZBA used in making their decision. Jean said the state was in the process of changing the Shoreline Protection Act and passed out information on changes. A discussion followed on whether to add provisions which would allow the Zoning Officer permission to grant tree removal. Points covered for healthy tree removal were:

- What is the trigger which allows neighbors to be notified?
- Cutting of trees by point system and replacing the number of points that were cut
- Giving the Zoning Officer too much responsibility whereas now many people have input
- Objective of the Ordinance
- Regulate by percentage or points

All board members were not comfortable allowing the Zoning Officer to give approval of tree cutting below 100 points but if the plan in question has over 100 points the Zoning Officer can give permission and must send notice to all abutters plus all points cut must be replaced.

Disease Trees

- Who determines whether tree is diseased? Licensed Forester?

The board liked the idea of the Zoning Officer using his discretion on whether a Licensed Forester is needed. Jean and Anne will work on changes to this ordinance for the August Planning Board Meeting.

Discussion of Article 3 Section 304.6.3.1: Special Exception Standards for Erosion Control

Ann explained the difference between a variance and special exception. Points discussed:

- What is the problem with 600 square feet of disturbance?
- How do you determine if the combination of existing conditions is such that sedimentation into a water body is unlikely.
- Change word "slope" to "grade" because grade is easier to measure
- How to measure grade
- Increase square feet of disturbance from 600 to what? 800? 1000?
- Filtration ditch requirement
- Reference line for "d. There is a minimum distance of 50 feet that exists between the limit of the proposed disturbed area and a water body."
- Down size special exceptions and have Zoning Officer make decision

Peter and Ned will make changes to the ordinance and present them at the August Planning Board Meeting.

Master Plan Facilities Update Review

This topic was postponed until next month.

Discussion of Article 3 Section 309: Accessory Use

Board members gave background on last month's discussion and the point where a majority voted to add wording of three (3) vehicles being allowed and the fourth (4) triggering special exception. Discussion continued on Anne's Accessory Use Information Sheet. Items discussed:

- % measurement
- Aesthetic Zoning
- Accessory Use definition vs. Home Occupation definition
- Having town vote on what standards should be
- Noise Ordinance
- How to measure impact and what the measurements are?

This topic will be put on the agenda of a future meeting with all board members looking at special exception standards required.

There was a motion by Beth, seconded by Peter, to adjourn the meeting. All were in favor. Meeting adjourned at 9:10pm.