

**Town of Freedom
Planning Board
February 20, 2014**

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

Members Absent: Les Babb

Others Present: Jim Rines, Lee Fritz, Jennifer Molin, Ellie Stokes, Tim Cupka, Richard Horrigan, Carol Horrigan

Minutes recorded by Dianne Park

Meeting called to order at 7:00pm.

Minutes

There was a motion by Peter, seconded by Beth, to approve the minutes from January 16, 2014 with changes. All were in favor.

Page 1, second paragraph from bottom, change from: -Ellie asked about input to the Master Plan Survey and was told the survey would be developed by the Planning Board at their regular meetings once the money is approved.øTo: Ellie asked about input to the Master Plan Survey and was told the survey would be developed (if money is approved) by the Planning board at their regular meetings.ø

There was a motion by Peter, seconded by Beth, to approve the minutes from January 23, 2014 as written. All were in favor.

Major Subdivision Application of Clark Family Nominee Trust of Tax Map #1 Lot #2 to determine if the application is complete

Anne explained the difference between minor and major subdivisions. Jim Rines, of White Mountain Survey Co., was present representing the Clark Family Nominee Trust. Jim explained the proposal would create a new parcel of land totaling 19.4 acres. The board went through determining whether the application was complete.

5.06a-Name of municipality and subdivision; name and address of subdivider and designer or engineer, names and addresses of abutters.

All present

5.06b-General site location map locating the boundaries of the subdivision and proposed streets in relation to major roads or other features shown on the Town base map.

All present

5.06c-Boundaries and area of the entire parcel owned by the subdivider, whether or not all land therein is to be subdivided, references to a Town Highway, intersection or USGS bench mark.

Waiver - from showing the entire parcel to showing the lot in question plus 150ø

There was a motion by Beth, seconded by Peter, granting a waiver of the entire lot to only lot plus 150ø All were in favor.

5.06d-Boundaries and designations of zoning districts within the subdivision; municipal boundary, if any, land use designations from the Zoning Ordinance.

All present

5.06e-Approximate contours at 5 foot intervals taken from standard USGS map.

Waiver - from showing the entire parcel to showing the lot in question plus 150'

There was a motion by Beth, seconded by Janet, granting a waiver of the entire lot to only lot plus 150'. All were in favor.

5.06f-Soil mapping units and boundaries as classified by the U.S. Department of Agriculture Soil Conservation Service. Seasonally wet areas shall be delineated.

Waiver - from showing the entire parcel to showing the lot in question plus 150'

There was a motion by Beth, seconded by Janet, granting a waiver of the entire lot

To only lot plus 150'. All were in favor.

5.06g-Subdivisions and buildings within 100 feet of the parcel to be subdivided; road, streets, and driveways within 200 feet of the parcel to be subdivided.

Waiver - from showing the entire parcel to showing the lot in question plus 66'

There was a motion by Beth, seconded by Janet, granting a waiver of the entire lot

To only lot plus 66'. All were in favor.

5.06h-Location of parks and other open spaces, watercourses, flood-prone area, significant natural and man-made features.

Waiver - from showing the entire parcel to showing the lot in question plus 150'

There was a motion by Beth, seconded by Peter, granting a waiver of the entire lot

To only lot plus 150'. All were in favor.

5.06i-Existing and proposed lot lines; existing and proposed easements, deed restrictions, buildings, accessory buildings, and zoning setback lines.

Waiver - from showing the entire parcel to showing the lot in question plus 150'

There was a motion by Peter, seconded by Beth, granting a waiver of the entire lot

To only lot plus 150'. All were in favor.

5.06j-Preliminary road profiles showing grades, existing and proposed street right-of-way lines, (including side slopes), widths of streets, proposed names of new streets.

N/A

5.06k-Location of existing and proposed water lines, sewage disposal systems, storm drainage lines, drainage structures and drainage ways; existing and proposed culverts and bridges; existing and proposed telephone, electricity, water, sewer, fire protection lines and other proposed facilities and/or utilities.

Waiver - from showing the entire parcel to showing the lot in question plus 150'

There was a motion by Janet, seconded by Peter, granting a waiver of the entire lot

To only lot plus 150'. All were in favor.

5.06l-Preliminary drainage analysis and computations; watershed areas

N/A

5.06m-Location and details as to any existing or proposed community water or sewer systems with information on capacity, usage, cost any charges-direct or indirect, and a description of the entity responsible for the operation, maintenance and service.

N/A

Anne asked if it was likely that lot #1 would be further subdivided. Jim answered the rest of the beneficiaries have no interest, at this time, in acquiring their portion of land.

Public Comment:

Tim Cupka, abutter, said he had no issues with the proposal.

Lee Fritz asked about future subdivisions and how much could the remaining lot be subdivided.

Anne explained the Zoning Ordinance and land requirements per area stating that if all set-backs were met it could be further subdivided.

Ellie asked how much of the total parcel was wetlands and was told that information was not present because the board has only asked for the lot plus 150ø

Information Required on Final Plat

5.11a-A boundary survey certified by a land surveyor licensed to practice in the State of New Hampshire.

Waiver - from showing the entire parcel to showing the lot in question plus 150ø

There was a motion by Beth, seconded by Janet, granting a waiver of the entire lot to only lot plus 150ø All were in favor.

5.11b-Contour lines at 5 foot intervals for the entire parcel to be subdivided.

Discussion-Jim explained that the plat filed with the state cannot have these lines but

The plat titled ~~preliminary~~ø does have these lines and if the board wishes he would submit a package to the town of two maps. The board is going to make this a condition of approval.

5.11c-Soil test data, sewage disposal information, and approvals as required in Section 8:5.

Waiver - from showing the entire parcel to showing the lot in question plus 150ø

There was a motion by Beth, seconded by Peter, granting a waiver of the entire lot to only lot plus 150ø All were in favor.

5.11d-Boundary survey shall include bearing, distances and location and description of all permanent corner markers.

Waiver - from showing the entire parcel to showing the lot in question plus 150ø

There was a motion by Beth, seconded by Janet, granting a waiver of the entire lot to only lot plus 150ø All were in favor.

5.11e-Existing and proposed lot lines and buildings sites, angles and dimensions, lot sizes in square feet and acres, consecutive numbering of lots.

Waiver - from showing the entire parcel to showing the lot in question plus 150ø

There was a motion by Beth, seconded by Janet, granting a waiver of the entire lot to only lot plus 150ø All were in favor.

5.11f-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; name of existing and proposed streets.

N/A

5.11g-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.

N/A

5.11h-for all subdivisions land designated as “Special Flood Hazard Areas” by the National Flood Insurance Program, proposals for development of greater than fifty (t50) lots or five (t5)

acres (whichever is the lesser), must include Base Flood Elevation (BFE) data (i.e. boundary and 100 year flood elevation)

(see 5.11b)

5.11i-all information submitted for the Preliminary Layout as preliminary or estimated shall be in final form for this application.

All present.

5.12 N/A

Public Hearing

Board Comments ó None

Public Comments ó None

Public Hearing closed.

There was a motion by Beth, seconded by Peter, to accept the application as complete. All were in favor.

There was a motion by Beth, seconded by Peter, to approve the Clark Subdivision application with the condition that ðpreliminaryö plan will be minus the word ðpreliminaryö and presented to the town as a 2 map set. All were in favor.

Camp Cody-Preliminary Discussion

Jim Rines was present representing Camp Cody. This was a preliminary discussion with Jim explaining the future proposal.

-Tax Map 21, Lot #1, and Lot #1-1

- Increase capacity of campers from 150 to 275

- Relocate cabins closer to lake

- Add new boy/girl cabin pods

- Move parking and vehicle traffic away from camps and closer to road

Phase I ó fall 2014 ó construction of girls cabin pod, new parking area, new septic for girls cabin pod, increase dining hall septic.

Phase II ó Relocate cabins

Phase III ó New boy cabin pod

Phase IV ó Second new girls pod

Jim stated the plan would be to only map the areas in question, not the whole property. Anne will look into what was required of the Camp Huckins Proposal and let Jim know of the footage requirements. A 200øbuffer was required around the construction site for Camp Huckins.

Lakes Region Planning Commission Update – Jean Marshall

Summary of LRPC Activities-2013ø was distributed and discussed.

Potential Planning Board Members

Peter gave a big thank-you to Beth for her service on the Planning Board. Beth is not seeking re-election. Jean has signed up for re-election to her board seat. Bill Elliott (Planning Board Alternate) has agreed to be a write-in candidate for Bethø seat.

Ellie had suggestions for Public Notices that appear in the newspaper. She suggested listing the coordinating street names as a way of recognition. Ellie also asked when/where draft minutes were available for public viewing.

There was a motion by Peter, seconded by Janet, to adjourn the meeting. All were in favor. Meeting adjourned at 8:55pm.