

**Town of Freedom  
Planning Board  
August 21, 2014**

**Members Present:** Peter Park, Bill Elliott, Janet Meyers, Anne Cunningham, Les Babb, Jean Marshall

**Members Absent:** Maynard Thomson

**Others Present:** Jennifer Molin, Lee Allison, Lee Fritz, Lynn & Marcia Santner  
Minutes recorded by Dianne Park

Meeting called to order at 7:02pm.

**Minutes**

A motion was made by Peter, seconded by Janet, to approve the minutes from June 19, 2014 with changes. All were in favor.

Page 1, under "Review Results of meeting with Heritage Commission" change the second sentence to read: "They will use data already compiled and work toward adding to the chapter in future master plan updates."

Page 1, under "Update status of meetings with other contributors to the Master Plan" change the paragraph to read: "Anne also met with Karen Hatch, Town Administrator, to get her thoughts for the Master Plan. Karen's issues were the possibility of getting a new town office building. Anne commented that this raised the question of what to do with the old building."

Page 2, under "Other Business" sentences 2-4 were changed to read: "Camp Huckins, in developing plans for that renovation, made some changes to the original site plan. A covered side porch and back entrance was added. The planning board approved a different configuration for the Palace. Should Camp Huckins come before the board and present a new plan showing these changes?"

A motion was made by Peter, seconded by Bill, to approve the minutes from July 13, 2014 with changes. All were in favor.

Page 1, change "New Hampshire grew slower than us in the last decade" to "New Hampshire grew slower than US in the last decade"

Page 1, change "Manufacturing, construction and financial activities have not recovered, government shrinks" to "Manufacturing, construction and financial activities have not recovered, government has decreased"

Page 1, change "Income per household in freedom declining" to "Income per household in Freedom declining"

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Page 1, change ~~increase in Freedom Earned Income Tax Credit filings~~ to ~~increase in Freedom Earned Income Tax Credit filings~~

Page 2, change ~~No family below could afford to pay the cost of freedom's median sales price~~ to ~~Young families could not afford to pay the cost of Freedom's median sales price~~

Page 2, change ~~Janice Stefan-Cole~~ to ~~Janyce Stefan-Cole~~

Page 3, change ~~Paul Gauthier spoke up and said Freedom residents were not interested because last year they voted down light commercial industry on route 153.~~ to ~~Paul Gauthier spoke up and said Freedom residents were not interested because last year they voted down expanding light commercial district on route 153.~~

A motion was made by Peter, seconded by Jean, to approve the minutes from July 17, 2014 with changes. All were in favor.

Page 2, under ~~Public Comment~~ add ~~Paul Olzerowicz suggested laying out a few scenarios of what might happen.~~

### **Update of Master Plan Issues from Town Department Heads**

Scott Brooks, Freedom Road Agent, was absent from tonight's meeting. Anne met with the Library Trustees and their thoughts were:

- They would like more parking
- Are considering adding a separate building for meeting space - within the next 10 years
- Circulation of books has decreased but circulation of videos has increased

### **Results of the Master Plan Public View Appointments**

The purpose of personal interviews was to find out what was on people's mind. Anne asked if the board wanted to go over all input tonight or at next month's meeting. The board felt the public interviews did not show any new ideas. Peter asked about the ~~Chamber of Commerce~~ suggestion and whether it was one person or different people and Bill commented on the fact that of 1,300 people in town only 11 showed up for interviews. This will be put on the agenda for next month.

### **Information for Master Plan Website Section**

At the July 13<sup>th</sup> meeting there was a discussion on putting all Master Plan material on the town website. A section has been added for ~~Master Plan~~ so all material will be put under this section on the town website.

### **Mapping Update**

Jean showed a draft map of Freedom Conservation Land and gave an update. She also passed out small copies of this map and a map on Zoning. She will continue the project. Anne pointed out that a Build-out Analysis is coming and should make the maps clearer.

### **Response to Zoning Board of Adjustment (ZBAZ) regarding Article 3 Section 304.6.5**

The ZBA sent a letter to the Planning Board asking for guidance on Article 3 Section 304.6.5 and gave cases to comment on. All cases have been approved by the ZBA. Anne explained how

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she drafted the letter and figured out each case. Jean commented on the excellent job done with the letter. The board did not understand the source of confusion since all changes asked for by the ZBA have been approved and all changes have mirrored the state statutes. Anne will send Scott Lees, ZBA Chairman, a letter with the Planning Board's concerns. This will be put on the agenda for the September Planning Board meeting of which the ZBA will be attending.

### **Suggestions from Zoning Officer for Zoning Ordinance Changes**

All changes suggested by the Zoning Officer have been sent to the ZBA.

#### **10% Rule**

Les gave background as to why the rule was put in place. The board agreed on the possibility of changing the rule to 10% and up to 30% with an engineer approved storm water plan.

#### **Living Space**

The Zoning Officer has proposed a definition of Living Space. After discussion the board decided to pass on this suggestion.

#### **Arborist**

The Zoning Officer has proposed a change to Article 3 Section 304.6.5.7 to "opinion from a licensed NH forester or arborist that the tree is dead, diseased". More information is needed. This will be put on the agenda for next month.

#### **Temporary Housing**

The Zoning Officer has proposed new wording for "Temporary Housing". A discussion followed on whether a town can make someone move temporary housing once erected. Anne will contact the Local Government Center for advice. This will be added to next month's agenda.

#### **Structure**

The Zoning Officer has proposed a definition of structure. Discussion centered on the fact that the state of NH says anything is a structure but Freedom does not regulate structures this way. This will be put on the agenda for next month.

### **Other Business**

Anne will send a link to the Right-to-Know workshop to people can watch.

### **Public Comment**

Lee Allison commented on the Master Plan asking if the elementary school gym could be rented to local camps in the summer. Lee Fritz asked when changes from minutes approved at tonight's meeting would be available. Dianne explained.

Jean passed out the Lakes Region Planning Executive Summary.

A motion was made by Bill, seconded by Janet, to adjourn the meeting.  
Meeting adjourned at 8:57 pm.

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