

Freedom Planning Board

January 15, 2015

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

Members Absent: Maynard Thomson, Les Babb

Others Present: Dianne Park, Scott Cunningham, Paul Elie, Jennifer Molin, Marcia Trook, Laura Robinson, Ned Hatfield, Nadine Chapman

Minutes recorded by Dianne Park

Meeting called to order at 7:00pm.

Anne explained there will be no Public Hearing tonight for the proposed zoning ordinance changes because of incorrect posting for the meeting. There will be public comment on the subject and the official Public Hearing will be held on January 29, 2015 at 7:00pm.

Minutes

There was a motion by Peter, seconded by Bill, to approve the minutes from December 18, 2014 as written. All were in favor.

Community Survey

The board went over the draft of the community survey. Changes are:

- An additional line will be added between #8a & b and 9a & b
- 9a will be changed to read: ~~Formal~~ programs/courses for seniors from Monday to Friday
- 8h will read: ~~Support~~ Freedom Public Library
- 8g will be ~~other~~

The target date for sending out the survey will be May 15, 2015, (mid-May) with the requested return date of July 1, 2015. Survey testing will be held before the February Planning Board Meeting (2/19/15). A draft cover letter will be on the agenda for next month. Possible test group will be:

- Town Election Group: Don Johnson, Libby Priebe, Sue Brown, Berth Earle, Chuck Brooks, Pete Schiller, Carol Stansell, Bud Brooks, Rochelle Brooks, Pat McCoy and Howie Bouve
 - Additionally: Maureen Elliott, Karen Babb, Gerard Costantino, Paul Wheeler, Bonnie Elie, Sue Dorian, Vicky McVitty, Jim McElroy and Jeff Fomgenie
- Anne will ask all people in the test group to participate.

Proposed Zoning Changes

The proposed zoning changes were discussed.

- 1 - Section 304.6: Third sentence will read: ~~In~~ order to conduct the project in the town of Freedom, the applicant shall complete an application and provide a copy of all application materials and the state issued permit by notification to the Freedom Code Enforcement Officer.
- 2 - Delete Section 304.6.3.2 - ok
- 3 - Add language to permitted uses Table 304.5 - ok
- 4 - Change Section 310.1.5 10% Calculation: Change the word ~~dissipate~~ to ~~percolate~~

Check future meeting minutes for any amendments or changes to these minutes.

- 5 - Modify the requirements in section 304.6.5.7 - ok
6 ó Add a definition of "living space" section 1802 ó ok

There was a motion by Bill, seconded by Peter, to accept the proposed zoning ordinance changes as written and change the third sentence in #1 - Section 304.6: to read: "In order to conduct the project in the town of Freedom, the applicant shall complete an application and provide a copy of all application materials and the state issued permit by notification to the Freedom Code Enforcement Officer." and change the word "dissipate" to "percolate" in #4 - Section 310.1.5 10% Calculation. All were in favor.

Site Plan Review Regulations

The notice requirements for Site Plan Review are not clear. Proposed changes were passed out and this will be on the agenda for next month.

Scope of Review

Requirements for when a Site Plan Review is necessary or not necessary are unclear. Proposed changes were passed out and this will be on the agenda for next month.

Such business as properly presented to the board

Peter Earle came to Anne with a question about a building at Camp Huckins. The porch extends half-way across the front of the building. Camp Huckins would like to extend the porch the full length of the front and screen it in. Does this require Site Plan Review? After discussion it was decided to send Camp Huckins a letter inviting them for an informal meeting with the Planning Board.

Freedom's Site Plan Review Regulations "govern the development or change or expansion of use of tracts for non-residential uses or multi-family dwelling units within the boundaries of Freedom." Freedom Hardware requested permission to build a second apartment. They received permission from the ZBA. They are also changing use from a hardware store to consignment store. They have started work on the property without a permit. Ned stated they were coming in next week to apply for a permit. After discussion it was decided that Ned would go to Freedom Hardware to see exactly what they were doing. Anne will send a letter to the owners of Freedom Hardware asking them to come informally before the board to see if a Site Plan Review is required. She will also send a letter to the ZBA asking for a follow-up on the proposed septic requirements.

There was a motion by Janet, seconded by Jean, to adjourn the meeting.
Meeting adjourned at 8:30pm.

Check future meeting minutes for any amendments or changes to these minutes.