

Freedom Planning Board April 16, 2015

Members Present: Peter Park, Paul Elie, Bill Elliott, Jean Marshall, Anne Cunningham, Les Babb

Members Absent: Maynard Thomson

Others Present: Dianne Park, Jim Rines, President White Mountain Survey Co., Paul Olzerowicz, Marcia Trook, Philip Ross, Director Camp Cody
Minutes recorded by Dianne Park

Meeting called to order at 7:00pm.

Minutes

There was a motion by Peter, seconded by Les, to approve the minutes from March 19, 2015 as amended. All were in favor.

Page 1, under ~~Public Hearing~~ delete the third sentence and insert ~~Philip Ross, Director for Camp Cody signed an authorization letter appointing Mark Lucy to represent Camp Cody. Planning Board regulations require that the authorization letter must come from the property owner and a question arose as to who the current property owner is.~~

Page 2, Under ~~Public Meeting~~ change ~~affluent~~ to ~~effluent~~

Page 2, Under ~~Public Meeting~~ #21 previously read ~~ó A waiver for location of all buildings, wells and leach fields within one hundred and fifty feet of the parcel for the Intervale Avenue boundary was submitted. This brought into question the flow of leach fields from Camp Cody onto property owners of Intervale Ave. and flow of leach fields on Intervale Ave. onto Camp Cody property. After much discussion the minutes are reflecting the need for Camp Cody to be protected from all septic system run off of systems on Intervale Ave. and Intervale Ave. residents to be protected against septic system run off from Camp Cody. This discussion also brought into question the previous vote as complete for #7 (~~Existing and proposed contours at five-foot intervals for the entire site being considered for development. Where grade is proposed, existing contours shall be dotted lines and finished elevations solid.~~). Question #7 was re-addressed and Mark submitted a written waiver for question #7.~~

Change to: ~~21~~ ~~ó~~ A waiver for location of all buildings, wells and leach fields within one hundred and fifty feet of the parcel for the Intervale Avenue boundary was submitted. This brought into question the flow of leach fields from Camp Cody onto property owners of Intervale Ave. After much discussion the minutes are reflecting the need for Intervale Ave. residents to be protected from all septic system run off of systems on Intervale Ave. and Intervale Ave. residents to be protected against septic system run off from Camp Cody.

This discussion also brought into question the previous vote as complete for #7 (~~Existing and proposed contours at five-foot intervals for the entire site being considered for development. Where grade is proposed, existing contours shall be dotted lines and finished elevations solid.~~).

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

Les pointed out that the contours do not extend from the new Cody septic system to Intervale Avenue. Wet conditions already create problems for Mountview residents who want to upgrade septic systems and build new or make additions to buildings on their lots. He stated that the planning board should be sure that an approval of this plan would not create additional run off that would exacerbate these problems. Mark stated that the contours show that the flow of water would be away from Intervale Avenue. Les responded that there are no contours between the new system and Intervale Avenue so the planning board is unable to confirm what the flow is.

Mark pointed to Section 5.2.4.7 that requires contours for the entire site being considered for development and that the plan as presented meets that requirement. Anne and Les felt that the plan as currently drafted does not meet the requirement because the board cannot determine the impact of the development without seeing more of the contours. ÷

Public Meeting: to see if a complete application exists for Site Plan Review of Camp Cody, Inc. of 9 Cody Road; Tax Map #21 Lots #1 and #1-1.

Jim Rines, President, White Mountain Survey Co., was present to represent Camp Cody. A letter from the law offices of Sheehan Phinney Bass & Green was presented stating that Peter and Rachael Ross were the owners of all Camp Cody Stock and they have appointed White Mountain Survey Co, to represent them at this hearing. Jim gave background information on the project for the removal of an existing tennis court and the construction of four (4) pods of cabins (each pod containing 5 cabins) that will be constructed on a staggered schedule. Jim further pointed out the topographical mapping into Intervale Ave. which showed the water flowing into the lake and away from that property.

The board went through application requirements:

5.1 - 5.2.4.6 ó ok

5.2.4.7 ó waiver submitted for existing and proposed contours at five-foot intervals for the entire site being considered for development. There was a motion by Les, seconded by Peter, to grant the waiver of #5.2.4.7. All were in favor.

5.2.4.8 ó 5.2.4.16 ó ok

5.2.4.17 ó N/A

5.2.4.18-5.2.4.20 ó ok

5.2.4.21 ó waiver submitted for location of all buildings, wells and leach fields within one hundred and fifty feet of the parcel. There was a motion by Peter, seconded by Jean, to approve the waiver of #5.2.4.21. All were in favor.

5.2.4.22 ó 5.2.4.28 ó ok

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

Public Hearing started at 7:35pm

The board went through Section 6, Section 7, Section 8 and Section 9 of Freedom's Site Plan Review Regulations.

6.5 ó 6.16.1 ó ok

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6.16.2 ó N/A
 6.17 ó 9 ó ok

Les asked for more improvements on water run-off and encouraged Camp Cody to add some, and come back with an as-built plan. Jim explained his possible future as-built plan because of the possibility of keeping the tennis court and shifting pods a and b. If this were to happen he would insert more improvements for water run-off (i.e. stone drip edge around tennis court and cabins). There was a discussion on inserting a condition of approval for the applicant to possibly move cabins and then a calculation for handling run-off would need to be submitted. The board would like the end result to be less than what the calculation was before the start of the project. Philip Ross, Director for Camp Cody, said they were very willing to make any improvements to water run-off that was necessary.

Public Hearing closed at 8:30pm.

There was a motion by Les, seconded by Peter, to approve the application from Camp Cody with conditional approval (1) on moving Pods a and b and keeping the tennis court as long as improvements are made and current run-off is less, (2) all state permit numbers are to be entered on the plat and (3) an as-built plan be submitted if needed. All were in favor.

Anne will send Camp Cody an approval letter stating their application has been approved and all site plan prep work is to be done at their own risk.

Review Survey Firm Bids

Three bids were obtained for analyzing survey results:

- The Analytical Group - \$1.15 per survey
- Research Data Tech - \$2.60 per survey
- NH Survey Center ó between \$1.89-\$2.13 per survey

Marcia Trook was present and stated she has worked with The Analytical Group in the past and she was very happy with the results. There was a motion by Peter, seconded by Bill, to propose the Freedom Board of Selectmen award the Survey Contract to the Analytical Group.

Priorities 2015

- Complete Master Plan Community Survey
- Publish Survey Results
- Revise Master Plan with possible Planning Board sub-committee
- Ordinance Changes
 - allow apartments in non-attached barn or garage
- Mapping
- Wind Turbines
- Solar Panels
- Drugs (possibility of regulating medical marijuana farms)

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Review Possible Changes to Site Plan Review Regulations and Add Notice Requirements, Scope of Review, and Other Suggestions Suggested in the Office and Energy Planning's Subdivision and Site Plan Review Handbook

The board decided to table this discussion for a future work session or in May if there is no other site plans on their agenda.

There was a motion by Peter, seconded by Bill, to adjourn the meeting.
Meeting adjourned at 9:20pm.

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