

Freedom Planning Board May 21, 2015

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

Members Absent: None

Others Present: Dianne Park, Chuck Depew, Paul Olzerowicz, Bob Smart, Jennifer Molin, Paul Goodwin, Marilyn Goodwin, Brian Taylor

Minutes recorded by Dianne Park

Meeting called to order at 7:05pm.

Minutes

A motion was made by Peter, seconded by Jean, to approve the minutes from April 16, 2015 as amended. All were in favor.

Page 3, third line in first paragraph, add to the end of that sentence: ~~above~~ Pahaska Drive so the road did not bisect the cabins.Ø

Page 3, second paragraph, delete ~~if needed.~~Ø from the end of that sentence.

Sherwood Forest LLC for Informational Discussion of Senior Housing Subdivision

Les Babb represented Sherwood Forest LLC and distributed copies of a Senior Housing Subdivision. Anne explained the reason why this was coming before the board stating a Senior Housing Ordinance was passed by the Town of Freedom. She went on to read Section 902.2, General Standards, for Section 902 Elderly Housing. Les went on to explain the project will be built on a 10 acre parcel and will be affordable housing. Board questions followed:

- All 2 bedrooms Ó yes
- 1 floor living Ó yes
- Ownership Ó owned and sold separately with 1/3 acre per lot & home and HOA fees monthly
- Sewage Ó septic and well one each lot
- Common areas owned by the corporation
- Abutters Ó North Broad Bay Assoc., Camp Cody and residents across the street

Public Comments

Paul Goodwin asked the age of residents Ó Head of household must be 55 and over

Marilyn Goodwin asked about children Ó Head of household must be 55 and over

Chuck Depew asked the limit of people living in the unit Ó Each unit is 2 bedrooms

Jean Marshall asked what happens and who sells each unit Ó all owners can sell their unit but covenants will be written in each deed and follow the units if they are sold

Paul Olzerowicz asked about the cost per unit - \$160,000 - \$210,000

Paul Olzerowicz asked about garages Ó single attached garage with a double option

Paul Olzerowicz asked if an RV will fit on the 1/3 acre Ó yes but covenants might be different

Brian Taylor stated the lot density was high and open space should be doubled with strict vehicle restrictions Ó The town Density Ordinance is 30 units per 10 acre and the project

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

is 18 units per 10 acre.

Bob Smart asked about maintenance ó Corporation will provide all essential services with concierge service available for additional cost.

Les asked the boards opinion on 2 possible waivers stating he understood all comments were not binding.

Waiver 1 ó waiver for underground utilities from main road to property lines ó all utilities will be underground to each unit.

Waiver 2 ó waiver for road subsurface construction ó All roads will be paved.

Jean Marshall agreed with all waivers hoping the project would move forward. All other board members liked the project and hoped it would come to fruition but declined to comment on their opinion of waivers.

Final Review Conditions of Approval for the Camp Cody Site Plan Review

There were 2 conditions of approval:

1 ó Allow movement of cabins if the calculations were to reduce water run-off and improve water quality.

2 ó Permit numbers must be listed on all submitted plans

White Mountain Survey Co. submitted a letter and report for condition #1 and condition #2 has been met. There was a motion by Peter, seconded by Bill, stating the plan submitted by White Mountain Survey Co. meets all conditions of approval. All were in favor.

Erosion Control Zoning Permit

A draft application for Erosion Control Zoning Permits was submitted by the Zoning Officer. The board had questions on the absence of a statement for permits that need to be submitted with the application and problems with the sections for -Best Management Practicesø Anne will contact the Zoning Officer and discuss.

Commercial Parking Article 8 Section 804.1 – Schedule of Requirements

The board decided to put this on a future agenda.

Update on Master Plan Mailing

The Master Plan Survey is complete and ready to be sent out. The board decided to mail all materials Wednesday, May 27, 2015.

Site Plan Review

Anne passed out -Site Plan Review History March 2001 ó May 2015. There was a discussion on whether to have the shore front district have a separate site plan review. All board members agreed a threshold was necessary. All members will look over the draft site plan review changes and make comments.

A motion was made by Bill, seconded by Peter, to adjourn the meeting.

Meeting adjourned at 9:15pm

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