

Freedom Planning Board July 16, 2015

Members Present: Anne Cunningham, Chairman; Peter Park, Vice-Chairman; Jean Marshall; Paul Elie; Bill Elliott; Maynard Thomson

Members Absent: Les Babb

Minutes recorded by Linda Farinella

Meeting called to order at 7:00pm.

Minutes

A motion was made by Park, seconded by Thomson, to approve the minutes from June 18, 2015 as amended. All were in favor.

Page 1, Last sentence shall be changed to read "Jean Marshall shall provide model ordinances regarding wind turbines, solar panels and medical marijuana, the board shall decide how much effort to put into this and who would be willing to do it."

Public Meeting

- The Freedom Planning Board will consider the Minor Subdivision Application of Middleton Family Trust of Old Portland Road; Tax Map #4 Lot #5-2 to determine if the application is complete.

Robert Tafudo of Ammonoosuc Survey Company, Inc. was in attendance to present the application for a Minor Subdivision of Tax Map #4 Lot #5-2 on Old Portland Road.

Chairman Cunningham stated that this meeting was posted with the incorrect date of the meeting stated as June 18 instead of July 16. The applicant and abutters were also incorrectly noticed. Therefore, this meeting will be re-noticed correctly for August 20, 2015 with the cost being paid by the Town.

It is the understanding of the board that revised plans were presented after the submittal deadline. This could disadvantage an abutter looking at the application. It is likely no abutters were disadvantaged, but it should be proper.

Chairman Cunningham and the Board preliminarily reviewed the application to be assured it met the requirements for a minor subdivision, it met the following criteria:

- The subdivision will result in no more than 3 lots;
- It is fronting on existing street;
- It does not involve new streets or extension of municipal facilities nor the creation of any public improvements.

Chairman Cunningham noted that with the minor subdivision comes a restriction of no further subdivision under the minor subdivision process for a period of 10 years from the date of the most recent minor subdivision.

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

Chairman Cunningham pointed out that the lot adjoining the subject lot is mislabeled as Map 4 Lot 5-2, it should be Map 4 Lot 5.

The Board reviewed the requirements for Section 6:07 of the Freedom Subdivision Regulations:

- a) *Name of municipality and subdivision; names and addresses of the subdivider and the designer. **Satisfied.***
- b) *Names and addresses of abutting property owners, subdivisions and buildings within 100 feet of the parcel to be subdivided; roads, streets, and driveways within 200 feet of the parcel to be subdivided. **Chairman Cunningham asked if the Lane's driveway is within 200'? Tafudo responded no it is not. Tafudo stated he does not busy-up plans but will double check.***
- c) *Name and seal of land surveyor licensed by the State of New Hampshire who prepared the Final Plat. **Satisfied.***
- d) *A general site location map locating the proposed Minor Subdivision boundaries in relation to major roads. **Satisfied.***
- e) *Boundaries and areas of the entire parcel referenced to a Town Highway intersection or USGS bench mark; north point, bar scale, date and dates of any revisions. The Board may waive the requirement of a perimeter survey for the entire parcel and may require specific data only for lots for which sale or lease is contemplated; in such instances, the Final Plat shall include a general map insert which indicates approximately the size and shape of the entire parcel to be subdivided. **Tafudo explained that an intersection is not referenced because this property is not near one.***
- f) *Approximate contour lines at 5 foot intervals for the entire parcel, sketched from a standard USGS map or a Town base map. **Chairman Cunningham asked why no 5 foot intervals on half of the parcel. Tafudo asked if he could request a waiver. Chairman Cunningham stated yes, but it must be submitted in writing. Chairman Cunningham asked why the contour lines are not there. Tafudo responded that the lines are only on the half that will be doing something, but USGS contours can be added. Chairman Cunningham noted that any slopes over 25% cannot be included in the minimum lot size calculation of 5.02 acres, as per the Zoning Ordinance. Tafudo disagreed stating that minimum lot size is calculated by soil types that are met and shown in the notes on the top of the plan. Chairman Cunningham will contact the board's legal council tomorrow for clarification.***
- g) *Existing and proposed building sites, angles and dimensions, lot sizes in square feet and acres, consecutive numbering of lots. **Satisfied.***

- h) *Location of existing and proposed easements, deed restrictions, zoning setback lines, parks and other open space, water courses, and significant natural and man-made features.*
Satisfied.
- i) *Soil test data, sewage disposal information and approvals as required in Section 8 (General Requirements). (The planning board may act on your application before all approvals, but will not grant final approval until all approvals are received.)* **Chairman Cunningham will speak with board council while getting clarification for f).**
- j) *Boundaries and designations of Zoning Districts within the subdivision; municipal boundary, if any; land use designations from Zoning Ordinances.* **Satisfied.**

Chairman Cunningham clarified that Tafudo will address the following for the next meeting:

- Correction of adjoining lot number
- Addition of contours or written waiver request of same.
- Laneø driveway, clarify that location beyond 200ø

Chairman Cunningham suggested that the board entertain granting a one week extension of the August meetingø submittal date for this application. Motion by Park, seconded by Thomson to extend the submission deadline for this application to Thursday, August 6, 2015. The motion passed unanimously.

Chairman Cunningham reiterated that if learned that the steep slopes would have to be excluded from the minimum lot size that this application would require a variance from the ZBA. Tafudo understood.

Priorities 2015

The Master Plan surveys have been returned with a 30% response rate. A total of 760 mailed responses containing 980 surveys. All are pleased with the response results. The data results should be available in a couple of weeks.

Other Business

Thomson requests that the Board consider a proposal for getting information from the public on and find out times that state regulations have stopped them from an economic development undertaking. This will be an expense to the board for notices. Chairman Cunningham asked Thomson to present a sample of his proposal for the board to review, also suggesting that this would be something to do before Labor Day. Chairman Cunningham will look into the budget in regards to postage/printing costs.

Review Changes to Site Plan Review Regulations

The board reviewed some suggested notice of public hearings templates from the OEP Planning Board Handbook with the hope to improve the abutter/designer notice process.

Chairman Cunningham asked the board to keep in mind an expedited review process for Site Plan. A decision will need to be made before December so the proper proposed changes can be noticed for March Town Meeting.

A motion was made by Elliott, seconded by Park, to adjourn the meeting.
Meeting adjourned at 8:20pm