

**Freedom Planning Board**  
**March 17, 2016**

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

**Members Absent:** Maynard Thomson

**Others Present:** Dianne Park, Jennifer Molin, Jim Rines-White Mountain Survey Co., Paul Olzerowicz

Minutes recorded by Dianne Park

Meeting called to order at 7:00pm.

**Minutes**

A motion was made by Peter, seconded by Bill, to approve the minutes from February, 18, 2016 omitting the Sherwood Forest Subdivision discussion (which has already been approved), as amended. All were in favor.

Page 9, bottom of the page, add, between the two last paragraphs, "Les raised a question on whether the application is in compliance with the 10% rule further stating this could be a condition of approval."

Page 11, under "Other Business" change the reference to "Camp Cody" to "Camp Robin Hood"

A motion was made by Peter, seconded by Bill, to approve the minutes from March 10, 2016 as amended. All were in favor.

Page 2, last paragraph, after the first sentence, add: "This was a condition for the board granting a waiver of drainage requirements."

Page 3, first sentence, change: "swails" to "swales"

**Election of Officers**

A motion was made by Peter, seconded by Bill, nominating Anne Cunningham Chairman. All were in favor and Anne accepted the nomination.

A motion was made by Bill, seconded by Paul, nominating Peter Park Vice-Chairman. All were in favor and Peter accepted the nomination.

**Minor Modifications of the location of buildings on the Camp Cody plan (tax map 21 lots 1 and 1-1), which was given conditional approval on February 18, 2016**

Jim Rines was present representing Camp Cody and explained the changes. The owners of Camp Cody would like to shift the position of the three new cabins, rotating them counterclockwise so that one of the cabins will be where the new Infirmary was to be placed. The infirmary would be relocated to a where one of the cabins was originally to be placed. This

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movement would create more of a "campus quad" feel. Jim is asking if these changes could be made on the As-Built Plan rather than having to come before the board with a new application. The percentage of impervious surface has gone from 4.9% to 5.6%.

Peter asked if the proposed Activity Building would be changed and was told no. He also asked about building #1 now being over a septic tank. Jim said the septic locations would be changed to accommodate the new cabin locations. Jean, Les, Paul Bill, and Anne had no problems with the changes being on an As-Built Plan. A motion was made by Bill, seconded by Peter, to accept the movement of cabins as presented with the condition they appear on an As-Built Plan. All were in favor.

Jim Rines presented the board with Section 310 Lot of Record questioning the statement "310.1 Any lot of record may be used for a single family dwelling on the following conditions: Conditions 310.1.1 through 310.1.6 follow. The board said they would review this at a future meeting.

### **Informal discussion with HEB Engineers regarding minor subdivision**

Seth Burnell, from HEB Engineers, was present representing Marcia Santner who would like to subdivide her property creating 1 more lot. Seth's questions:

- 1-Can this be a Minor subdivision vs. a Major Subdivision?
- 2-Soil Test Data-Do we really need test pit data or can we use county soil type data?
- 3-Are 5' contours still required?

Other topics discussed?

- Driveway
- Frontage
- No roads proposed but must show access to the proposed lot
- Curb Cut
- Waiver of the rule for no re-subdivision for 10 years

The board realized this was an informational meeting. Bill, Peter and Les all wanted to see a curb cut, test pit and driveway permit.

### **Merger of Lots**

Merger of lots for tax map 7 lots 5-1 and 5-10 for Sherwood Forest LLC. Les explained that Sherwood Forest removed a 2 acre lot in the past and now would like to merge that lot back with the rest of the property. A motion was made by Peter, seconded by Bill, to merge tax map 7 lot 5-10 into tax map 7 lot 5-1. Les abstained from voting and everyone else was in full agreement.

### **Second Reading of the Planning Board Rules of Procedures**

- Page 1, under "Members" delete #5
- Page 2, #4, change the first sentence of the second paragraph To: "If any regular board member is absent from a meeting or hearing, or disqualifies her/himself from sitting on a particular application, the Chairman shall designate one of the alternate members, if one is present, to sit in place of the absent or disqualified member."

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- Page 2, #4, second paragraph, delete the second sentence ~~The alternate should continue until the matter is completed; the regular member does not vote on that matter.~~ and add in its place: ~~An elected Planning Board member, when available, is allowed to sit.~~
- Page 4, under ~~Records~~ delete ~~by the Secretary~~ in #1 and in its place: ~~The records of the Board shall be kept at the Town Office and shall be made available for public inspection at the Office of the Town Clerk as required by RSA 676:3, 11.~~
- Page 4, under ~~Records~~, delete ~~144 hours of the public meeting as required in RSA 91 A:2, II five business days of the public meeting as required in RSA 91 a:2.11.~~ and add : ~~Minutes of the meetings including the names of Board members, persons appearing before the Board and a brief description of the subject matter shall be open to public inspection within 5 business days of the public meeting as required in RSA 91-a:2,II.~~
- Page 5, under ~~Amendment~~ delete ~~read at two successive meetings immediately preceding the meeting which the vote is to be taken.~~ And add: ~~These rules of procedure may be amended by a majority vote of the members of the board at a public meeting.~~

The board will vote on these changes at next month's meeting.

### Alternates

A board had a discussion on possible alternates to the Planning Board. Suggestions were:

- Pam Keith has agreed to stay on as an alternate
- Janet Meyers has agreed to stay on as an alternate
- Suggestion of adding Dan Lewis
  - Anne will invite Dan to a future meeting
- The invitation was made by Paul Olzerowicz-he will get back to the board with an answer.
- Four additional people were written in on the ballot for Planning Board Member and Ann will check into this.

Next month's agenda will include a topic on priorities for the coming year. All board members are asked to come prepared with topics.

A motion was made by Bill, seconded by Peter, to adjourn the meeting.  
Meeting adjourned at 8:15pm.