

Freedom Planning Board May 19, 2016

Members Present: Anne Cunningham, Peter Park, Bill Elliott, Les Babb, Paul Elie, Pam Keith (alternate), Paul Olzerowicz (alternate)

Members Absent: Maynard Thomson, Jean Marshall

Others Present: Dianne Park, Jennifer Molin, Ron Briggs of Briggs Land Surveying, Alan Fall, Barry Keith, Patrick Mieli

Minutes recorded by Dianne Park

Meeting called to order at 7:00pm.

Pam Keith is a full board member in place of Jean Marshall.

Minutes

A motion was made by Peter, seconded by Bill, to approve the minutes from April 21, 2016 as amended. All were in favor.

Page 1, Under ~~Members Present~~ change ~~Maynard Thompson~~ to ~~Maynard Thomson~~

Page 1, Under ~~Minutes~~ first sentence, delete: ~~1 lot~~ and add: ~~subdivide her property creating 2 more lots.~~

Page 1, fourth paragraph, second sentence starts with the word ~~She~~ change that to ~~The board~~

Page 1, sixth paragraph, third bullet, delete ~~does not~~

Page 2, ~~e~~ delete the highlighted text and replace with ~~Mr. Briggs asked for a waiver of the boundaries requirement. He showed the board a proprietors map and a blister rust map showing this area. He reported that the original subdivisions in this area were 100 acres, which were further subdivided into 25 acre lots. One part of the Aros lot (which appears as lot 6-1) is one of these 25 acre lots. Mr. Briggs stated that these maps provide the needed basis for proving that the stone walls around lot 6-1 are the boundaries, therefore asking for the waiver. The board found this explanation a bit confusing and asked if there were any deeds-either for this or abutting properties-that would indicate that these walls were indeed the boundaries. Pam mentioned that the deeds for her property mention stone walls as boundaries. The board asked Mr. Briggs to do more research to identify the boundaries.~~

Page 2, ~~g~~ delete the highlighted text ~~Satisfied~~ and replace with ~~Lot sizes in acres and square feet are there, but the soil type calculations required using Table 1 are not present. The board will send Mr. Briggs an example of these calculations for him to complete and add to the plat for the next meeting.~~

Page 3, third paragraph, add a fourth bullet stating: ~~Add minimum lot size calculations based on Table 1 soil types.~~

Page 3, under ~~Priorities 2016~~ third bullet, first sentence, delete ~~septic and well density zoning regulations.~~ and replace with ~~density for Elderly Housing Developments.~~

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

Page 3, under "Priorities 2016" delete the fourth and fifth bullet and replace with:
 - Zoning Changes: Chairman Cunningham will review elderly housing article with John Krebs.
 Parking regulations were noted as being unrealistic. Peter and Jean are working on these.

Continuation of Minor Subdivision Application of Melissa Aros of 322 Youngs Hill Road, Tax Map #16, Lot #6 to determine if the application is complete

Ron Briggs stepped forward for this application. Ron explained he changed the map but did not get it to the Town Office in time for public review. Ron went over all changes.

- Corner markers were located and boundaries were clarified.
- A symbol was added to the legend as a survey reference point.
- The area of lot #1 was changed to 33 acres and the total area changed to 46.7 acres.
- Needs a waiver of water courses and other man-made features. (submitted)

Anne polled the board asking if they would vote for a waiver of 607e 1. Boundaries and area of the entire parcel referenced to a Town Highway intersection or USGS bench mark. All board members felt comfortable with the information that was given but need to have all information submitted in time for public review.

The board acted on the waiver for 607h 5. Location of Water courses and 6. Location of Significant natural and man-made features. A motion was made by Peter, seconded by Bill, granting the waiver of 607h 5. Location of Water courses and 6. Location of Significant natural and man-made features. All were in favor.

Outstanding:

- Reference to Lot 1, Lot 2 and Lot 3 must be changed to Lot 6-1, Lot 6-2 and Lot 6-3
- Waiver of 607e 1. Boundaries and area of the entire parcel referenced to a Town Highway intersection or USGW bench mark.
- 607g Soil type calculations as required using Table 1
- 607i Soil test data, sewage disposal information and approvals as required in Section 8 (General Requirements)

This application will be continued to June 16, 2016 Planning Board Meeting.

Minor Lot Line Adjustment of Patrick Mieli of 17 Old Portland Road Tax Map #52 Lot #13 & 14

Alan Fall, Licensed Surveyor, on this project stepped forward. Pam Keith recused herself for this application. This lot line adjustment will make the Mieli Property more conforming and make the Water Precinct Property less non-conforming. Les explained the Water Precinct is a government entity and not subject to Zoning Ordinances. Alan explained the easement for the Water Precinct and the Freedom Fire Department allowing for parking, snow removal and access to the East and North side of the Water Precinct building. A motion was made by Peter, seconded by Bill, to approve the Lot Line Adjustment for tax map 52 Lot 13 & 14. All were in favor.

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

Review Article 9, Section 904, Accessory Dwelling Units for compliance with SB146

Anne passed out Zoning Ordinance 904 and SB146 for comparison. Sections of the Freedom Zoning Ordinance that need to be changed are:

904.3.3 Accessory apartments shall contain one bedroom only

904.4.2 The Accessory Apartment shall contain no more than one bedroom

Anne will make all changes and present them to the board at the July meeting.

Priorities 2016

Priorities for 2016 were passed out. How to send out survey results were discussed. Anne got a price from Minute Man press of \$1,200 and will get a price from UPS Store and Staples.

Such Business as Properly Presented to the Board

Les told the board that the Board of Selectmen with help from the Code Enforcement Officer have assessed a Freedom land owner a fine of \$55,000 for cutting down trees in the shore front.

Paul said large scale water extraction is controlled by NHDES and 57,600 gallons per day can be taken before a permit is required. This applies to wells constructed after 1998.

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

Meeting adjourned at 8:10pm.