

## Freedom Planning Board June 16, 2016

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

**Members Absent:** Anne Cunningham

**Others Present:** Dianne Park, Jennifer Molin, Paul Olzerowicz, Bill White, Peter Earle, Patrick Miele, Ron Briggs of Briggs Land Surveying  
Minutes recorded by Dianne Park

Meeting called to order at 7:00pm.

Peter Park, Vice Chairman, ran the meeting in the absence of Chairman, Anne Cunningham. Ernie Day Jr. was the Selectmen Rep. for the Sherwood Forest Presentation and Les Babb represented Sherwood Forest.

### Minutes

A motion was made by Bill, seconded by Jean, to approve the minutes from May 19, 2016 as amended. All were in favor.

Change any reference to -Patrick Mieliøto -Patrick Mieleø

### Review Sherwood Forest Conditions of Approval

Les Babb stepped forward to represent Sherwood Forest. He went through the 13 conditions of approval presenting documentation for all.

*#1 A waiver of claims to the town be added to the Declaration of condominium, binding the Association and all of its members if the Town accepts the subdivision road as a public road. The language shall include "Any proposed amendment of this waiver of claims shall obtain the prior written approval of the Freedom Planning Board."*

- Received

*#2 The road is built to town road specifications.*

*#3 Road plan is provided to the planning board showing the road is in conformance to town specifications and planning board requirements (one foot above grade), including a plan showing actual and proposed grade at fifty foot intervals, before any road construction begins.*

Mark Lucy, Senior Design Engineer for White Mountain Survey Co., was hired by the town to make sure the road was built to town and planning board specifications. He submitted road reports and they are on file at the town office. Reports show road is in conformance. The town Road Agent worked with Sherwood Forest and made changes adding swales and drainage structure to the road as it meets Ossipee Lake Rd.

Bill Elliott had a problem with the fact that documentation was not made public -prior toø tonightø meeting.

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

*#4 Barrier free architectural design features as shown in the letter submitted by Les Babb dated March 10, 2016 are constructed.*

- Signed and submitted

*#5 Drip line trench details shown on a separate sheet submitted with the seal of Mark McConkey on March 8, 2016 are constructed.*

- Submitted

*#6 Occupancy is limited to two persons, plus a certified caregiver where necessary, as indicated in section A.4.b.iv of the Declaration of Condominium. Information on occupancy will be provided to the town as required in section A.2.*

- Approved by the New Hampshire Attorney General's Office/submitted

*#7 All units shall be two (2) bedrooms only. All structures shall be within the 40 foot by 50 foot building structure.*

- Submitted

*#8 All required town and state permits are received. (Alteration of Terrain needed?)*

- Submitted and no alteration of Terrain Permit is needed.

*#9 Sherwood Forest LLC will provide to the planning board a photographic record of the currently existing wooded buffer that will show the location, size, variety, and density of existing natural growth.*

- Submitted and also forwarded to town office. Pictures will also be submitted as the project moves forward.

*#10 After construction of the road and the first six units, Sherwood Forest LLC will document the condition of the wooded buffer and provide the planning board with a landscaping plan to bring the buffer back to the existing state on March 10, 2016, if necessary.*

- Submitted and also forwarded to town office. Pictures will also be submitted as the project moves forward.

*#11 A bond is provided from Sherwood Forest LLC in favor of the town of Freedom in the amount of \$178,000.*

- Submitted

*#12 An as built plan for utilities is provided to the planning board when utilities are in place.*

- Full scale as built plan is coming but submitted the plan from Eversource.

*#13 An as built plan for wells and septic will be provided to the planning board when all eighteen units are constructed or on March 10, 2018, whichever comes first. If the subdivision is not complete as this time, a final as built plan will be provided showing final configuration.*

- Future

After the last meeting, it was mentioned that Sherwood Forest had change surveyors. The question was asked because a surveyor may not change another surveyor's plan, how will the

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changes be made. Les responded by saying that Ted Wright made all changes and signed and stamped all plans.

Public Comment

Bill White wanted to make sure nothing was changing in the buffer and no other covenants were changing except Section R.

Paul Olzerowicz wanted clarification from the Planning Board on documents not received prior to tonight's meeting.

Ernie Day Jr. stated he read all road plans and reports and everything has been built over and above town and planning board standards.

A motion was made by Bill, seconded by Ernie, stating that all conditions of approval have been met. All were in favor.

Bill White wanted to clarify that the town's legal expenses will be paid by the applicant. Ernie stated that was true.

Les Babb returned to the board as a full member.

Public Hearing 8:00pm.

**Minor Subdivision Application of Melissa Aros of 322 Youngs Hill Rd, Tax Map 16 Lot 6 to determine if the application is complete.**

Ron Briggs of Briggs Land Surveying stepped forward for this application. Ron addressed all outstanding points:

Reference to Lot 1, Lot 2 and Lot 3 must be changed to Lot 6-1, Lot 6-2 and Lot 6-3  
- added

Waiver of 607e 1. Boundaries and area of the entire parcel referenced to a Town Highway intersection or USGS bench mark.

- A motion was made by Les, seconded by Bill, to grant the waiver for 607e. All were in favor.

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)

- Complete but not added to the final plat. Conditional approval.

A motion was made by Bill, seconded by Peter, stating the application is complete with the condition the soil test pits be added to the final plat.

Public Hearing ended at 8:10pm.

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**Continue the review of Minor Subdivision Application of Melissa Aros of 322 Youngs Hill Rd, Tax Map 16 Lot 6**

The board went through Section 8 General Requirements

8:1 Character of land - n/a

8:2 Lots - ok

8:3 Grading and Drainage ó n/a

8:4 Streets ó n/a

8:5 Sewage Disposal and Water Supply ó n/a conditional approval for 8:5 b.

8:6 Premature and Scattered. Danger to the Public through insufficiency of Services ó n/a

8:7 Off-Site Improvements ó n/a

8:8 Community Water Supply and Sewage Disposal Systems ó n/a

8:9 Easements ó all shown on plan

8:10 Parks and Playgrounds ó n/a

8:11 Reserve Strips ó n/a

8:12 Operation and Maintenance of Common Facilities ó n/a

8:13 Security in Lieu of Completion of Required Improvements ó n/a

8:14 Street Names ó n/a

8:15 Sediment and Erosion Control Standards ó n/a

8:16 Utilities and Communication Deliveries ó n/a

8:17 Modifications or Waivers ó granted waiver for Section 607e 1

A motion was made by Maynard, seconded by Bill, to approve the Minor Subdivision Application of Melissa Aros of 322 Youngs Hill Rd, Tax Map 16 Lot 6 on the condition the soil test pits and location be added to the final plat. All were in favor.

Mr. Briggs will make all required additions and submit the plat to the town offices. The town offices will contact Planning Board members for signatures.

Patrick Miele stepped forward stating his original plat could not be read at the Registry of Deeds and a new plat was drawn up. The same information is on the new plat. The new plat needs board signatures before it can be taken to the Registry of Deeds. Applicant will take the new plat to the Registry of Deeds.

**Discussion of proposed minor modifications of the location of buildings on the Camp Huckins plan (tax map 1, lot 15) which was given conditional approval on 09/20/12.**

Peter Earle stepped forward for this application stating he was looking for Planning Board opinion how on how to proceed with changes. Changes are:

1. Relocate stair to serve as egress from deck.
2. Bay window at first floor only (no foundation)
3. Adjust grades and extend deck to grade for access

Possible Permit by Notification for all State Permits. This is outstanding. There was a motion by Maynard, seconded by Bill, to accept the relocation of stairs to serve as egress from deck, bay

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window at first floor only (no foundation) and adjust grades and extend deck to grade for access, on an As-Built Plan. All were in favor.

**Other Business**

Paul Elie, Chairman Freedom Conservation Commission gave background information on the letter written by the Freedom Conservation Commission to the Ossipee Planning Board on the possible expansion of Westward Shores Campground. They received a return letter listing Freedom, Effingham and Porter, Me as abutters to this project. Paul is looking for a Planning Board member interested in going to future meetings. Peter volunteered.

Jean asked about the survey and Peter explained.

A motion was made by Bill, seconded by Maynard, to adjourn the meeting.  
Meeting adjourned at 8:45pm.