

**Freedom Planning Board**  
**September 15, 2016**

**Members Present:** Bill Elliott, Paul Elie, Peter Park, Anne Cunningham, Maynard Thomson, Les Babb, Dann Lewis (A), Paul Olzerowicz (A)

**Members Absent:** Jean Marshall

**Others Present:** Dianne Park, Jennifer Molin, Loralie Gerard-Surveyor Thaddeus Thorne Surveyors, Philip Ross-Camp Cody, Ned Hatfield-Freedom Zoning Officer, Bill White

Meeting called to order at 7:00pm.

Dann Lewis is a full voting member in place of Jean Marshall.

**Minutes**

A motion was made by Peter, seconded by Bill, to approve the minutes from August 18, 2016 as amended. All were in favor.

Page 2, Under Article 9 Section 904 Accessory Dwelling Units, change the last 2 sentences from: The new ordinance must state the ADU must have only 1 bedroom, a door between the 2 units and the ADU must not be larger than 800 square feet. A discussion followed on whether to have 800 square feet or 30% of the floor area of the primary dwelling units. It was decided to use 800 square feet.

To: The changes in the ordinance will remove the one bedroom restriction and add a door between the 2 units. A discussion followed on whether to have 750 square feet or 30% of the floor area of the primary dwelling units. It was decided to use 750 square feet.

The minutes received by the Planning Board were July 28, 2016 not July 24, 2016. The minutes for July 28, 2016 will be approved by the Freedom Conservation Commission. The Planning Board had no changes to these minutes. The minutes of July 24, 2016 will be on the agenda for next month.

**Informal discussion with Thaddeus Thorne Surveyors regarding a minor subdivision located on Tax Map 8 Lot 24, Cushing Corner Road.**

Loralie Gerard of Thaddeus Thorne Surveyors came forward for this discussion. Loralie explained the lots in question stating the project would be a 3 lot subdivision with a boundary line adjustment for a total of 99.1 acres. Each lot will be able to support its own well and septic system. Paperwork has been submitted for driveway cuts for each lot. Anne explained that a minor subdivision cannot be subdivided for 10 years and a major subdivision can be subdivided. Les asked about wetland delineation and was told that there will be no wetland delineation because no wetlands will be in the construction area. Paul Olzerowicz asked about the boundary line adjustment and Loralie explained the 1 acre lot was created in 1980.

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

**Discussion with Camp Cody regarding construction of parking lot not included on February 2016 site plan review application.**

Mr. Phillip Ross was present for this discussion and said that at the February 2016 presentation there was no new parking lot being constructed but it was added later and he takes full responsibility and did not know approval was necessary. Anne explained the problem with the parking lot stating it should have been brought forward at a Site Plan Review and Mr. Ross restated he was embarrassed and takes full responsibility for the mistake further stating that Jim Rines had no idea that the parking lot was going to be constructed. Mr. Ross said he is willing to plant screening and do whatever the Planning Board requests. Bill Elliott said he thought the clearing was for access to septic system. Bill also asked if there was another place to put the parking lot and Mr. Ross explained the parking lot was added to keep the cars away from the campers. Peter asked what can be done moving forward. Ned Hatfield said he did not find the parking lot as obtrusive as others. Anne explained that Site Plan Review was for Commercial and Multi-Dwelling Activity and read from Freedom's Parking Ordinance. Anne asked Les's opinion as town selectmen. Les suggested Mr. Ross work with the Zoning Officer to come up with a plan to screen the parking lot. The plan will then go before the Board of Selectmen and then before the Planning Board for approval. Board members agreed with this solution.

**Review ballot language to bring the existing Section 904 into compliance with SB 146**

Anne passed out revised ballot language that came from the town attorney and proposed changes to Article 904. The revised ordinance will be posted at the Town Office and the ballot language will be on the ballot. A motion was made by Peter, seconded by Les, to move to a public hearing on changes to Article 904. All were in favor.

**Discuss additional changes to Section 904, Accessory Dwelling Unit (ADU) Ordinance**

Jean Marshall has been working on Detached ADU's and is not present at tonight's meeting. Ned does not see much of a difference between attached or detached ADU's. Paul Olzerowicz asked if you currently can you have a detached ADU with pre-approval and was told no. Bill White asked the board to give consideration to set-backs. Maynard said he's drafted all types of regulations in the past and has always started with a goal and never heard of not setting a goal until you've seen the end result. This will be on a future agenda.

**Review the existing Vision Statement in Freedom's Master Plan**

Anne explained the vision statement starting with "Where do we want to be?" and the list that followed stating she thought this list should be revised to include the survey results.

Points of Discussion:

- Eliminate some points on the list
- Move opportunities for young families up on the list
- Job opportunities
- Keeping Seniors in Freedom in their homes
- Streamline the list
- Add something for home businesses
- How to add survey results

Bill White said he thought Freedom was ahead of the curve on town ordinances further stating Freedom has done its best to keep up with the changing environment and it's not their fault that

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the public has not responded. The board agreed the list could be streamlined and Anne agreed to draft an update. The board discussed the tables in the present Master Plan with Anne explaining the charts are from the US Census taken in 1980, 1990, 2000. 2010 US Census Data will be added but we are now 2016 and the data available by the American Community Survey does not match census results. Les suggested using numbers from the Town Clerks Office and Bill White suggested getting information from the IRS.

**Such business as properly presented to the board**

Anne said she went to an Ossipee Planning Board meeting as well as watched their videos and noticed they allow alternates to sit with the board and participate in conversation but only vote when a full member is missing. She asked if the board would be agreeable to this. All agreed.

Paul Olzerowicz asked for an update on Robin Hood and Anne said there was no update. Bill White then asked for an explanation. Anne explained a letter is being drafted to be sent to Sherwood Forest on outstanding issues and further stated she is waiting for all board members to comment.

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