

**Freedom Planning Board**  
**November 17, 2016**

**Members Present:** Paul Olzerowicz, Jean Marshall, Anne Cunningham, Peter Park, Paul Elie, Bill Elliott, Les Babb, Ernie Day Jr.

**Members Absent:** Dann Lewis

**Others Present:** Dianne Park, Jennifer Molin, Loralie Gerard-Surveyor for Thaddeus Thorne Surveys Inc., Bob Tafuto-Surveyor Ammonoosuc Survey Co.

Meeting called to order at 7:00pm.

**Minutes**

A motion was made by Peter, seconded by Paul Elie, to approve the minutes from October 20, 2016 as amended. All were in favor.

Page 3, under "Such Business As Properly Presented to the Board" first paragraph, fourth sentence, change from: "Les explained the town could not regulate how much is being logged from the lot but contact the state forester and they will come out and investigate making sure wetlands have not been disturbed and if they have they will make them add plantings." To: "Les explained the town could not regulate how much is being logged from the lot but Carol could contact the state forester and they will come out and investigate making sure wetlands have not been disturbed and if they have they will make them add plantings."

Page 3, under "Such Business As Properly Presented to the Board", first sentence in the third paragraph, change from: "Les passed out a Map of Camp Robin Hood explaining they would be before the Planning Board next month for a Site Plan Review to remove 2 bunks which will be constructed someplace else on the property." To: "Les passed out a Map of Camp Robin Hood explaining they would be before the Planning Board next month for a Site Plan Review to remove 2 bunkhouses and replace them with larger bunkhouses behind the current site."

**Informal Discussion on future Site Plan Review with Camp Robin Hood**

Les represented Camp Robin Hood and Ernie Day Jr. sat on the board in place of Les. Camp Robin Hood is removing 2 bunkhouses and replacing them with larger units. A plat signed and stamped by White Mountain Survey Company was presented to the board. The plat includes the merged property. The board reviewed the plat and Les explained. A separate map for topography was presented. For this project Camp Robin Hood would like to waive the requirement for a new plat.

Ernie left the board and Les rejoined the board.

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

**Minor Subdivision Application of Mary Beth Hertel of Cushing Corner Road; Tax Map 8 Lot 24 to determine if the application is complete**

Loralie Gerard-Surveyor for Thaddeus Thorne Surveys Inc. stepped forward for this application. Anne explained the Planning Board could not hear this application because some abutters have not been properly noticed. Anne will look into what happened and get back to Loralie. This became an informal discussion. Anne pointed out additions needed:

- If Section 6: 07f, of the Subdivision Regulations, is to be waived then it needs to be in writing.
- Table 1 on Page 26-28, of the Subdivision Regulations (*Minimum Lot Sizes Based on Soil and Slopes*) needs to be calculated for each lot. Peter asked about the point brought up at last month's meeting that under Minor Subdivision lot 2 could not be subdivided for 10 years. Loralie explained the property owner understands.

**Boundary Line Adjustment**

Bob Tafuto-Surveyor Ammonoosuc Survey Co., stepped forward for this application. The question arose on whether the lot on the south side of Old Portland Rd. is a separate lot or part of the larger lot that extends across the street under NH Law. A motion was made by Peter, seconded by Paul Elie, to approve the Boundary Line Adjustment for Map 4 Lot 6-1 on the condition of getting a legal opinion on whether the lot on the south side of Old Portland Rd. is a separate lot or part of the larger lot that extends across the street under NH Law. Jean was opposed and everyone else agreed.

**Merger of Lot 20 & 21 of Tax Map 22**

Les gave background information stating the town has owned one of the lots and an abutter has asked to buy it and merge it with his lot making the lot less non-conforming. A motion was made by Peter, seconded by Bill, approving the merger of Lot 20 & 21 of Tax Map 22. All were in favor.

**Zoning Ordinance Changes for Section 304.6.6 Special Exception Standards for Cutting and Removal of Trees and Natural Vegetation in the Shorefront District**

Anne passed out a revised draft copy of 304.6.6 Special Exception Standards for cutting and Removal of trees and Natural Vegetation in the Shorefront District. Language added was: *(v) A permanent 6-foot wide foot path as well as access to any docks, beaches, structures, existing open areas, and the water body, configured in a manner that will not concentrate storm water runoff or contribute to erosion, are allowed. (vi) Cutting allowed by this ordinance shall conform with section (v) above to protect the shoreline and shall distribute the point value of trees remaining on the lot, not cutting to leave all points, clustered in one area.* These changes will be sent to the Zoning Board for feedback.

**Discuss options for detached ADU's in permitted accessory uses (e.g. garages, barns, etc.)**

Anne passed out a revised Section 904 Accessory Dwelling Units.

*904.2 Definition: An attached accessory dwelling unit (ADU) shall mean a separate complete housekeeping unit that is contained within, or attached to a single-family dwelling. An attached ADU shall have a separate entrance at the side or back of the single family dwelling and a shared wall with a door. The title for the attached ADU shall be inseparable from the primary dwelling. An Accessory apartment shall have a maximum of 800 square feet of floor space*

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*unless granted a Special Exception under the provisions set forth in the Zoning Ordinance. The owner(s) of the property shall reside in either the primary residence of the accessory apartment.*

A discussion followed on Detached Accessory Dwelling Units (DADUs). The board decided to table this discussion until the board gets deeper into the Master Plan and acquires more information on DADUs.

### **Review Master Plan Chapter on Demographics**

Anne passed out a chapter on Demographics for the Master Plan. Changes made were:

- page 2, ~~Freedom Demographics~~ add Freedom past growth
- page 2, ~~What the Community Said~~ First bullet, change: ~~Respondents were felt pristine lakes~~ to: ~~Respondents said pristine lakes~~
- page 2, ~~What the Community Said~~ third bullet, change: ~~development would occur back from the road~~ to: ~~development would be directed back from the road~~
- page 3, ~~Where do we want to go?~~ change: ~~4. Has approved statutes that support this master plan.~~ To: ~~Has approved ordinances that support this master plan.~~
- page 4, ~~Executive Summary~~ first paragraph, change: ~~Natural growth has been negative over the last decade.~~ To: ~~Net of births and deaths has been negative over the last decade.~~
- page 4, ~~Executive Summary~~, add a definition of ~~population density~~
- page 8, ~~Population Age 65 and Older~~ change: ~~In 1990, 16% of Freedom population 65 years of age or older.~~ to: ~~In 1990, 16% of Freedom population was 65 years of age or older.~~
- page 9, ~~Freedom Age Distribution~~ change ~~over the last forty years.~~ To: ~~over the last thirty years.~~
- page 9, ~~Figure 1-2~~, move the color descriptions from the bottom of the page to the right of the diagram.
- page 10, ~~Source U.S. Census~~ ~~respondents what pattern in age~~ to: ~~respondents what make-up in age~~
- page 10, ~~Source U.S. Census~~ change the wording to clarify the statement of: ~~unless the town takes steps to change the status quo.~~
- page 10, ~~Population Projections~~ second paragraph, last sentence, change: ~~As with all projections these numbers may not be accurate and used as a guideline only.~~ to: ~~As with all projections these numbers may not be accurate and are used as a guideline only.~~
- page 11, ~~Median Household Income~~ add to the end of the second sentence ~~the money increases in Median Household Income were the lowest of all nearby towns.~~

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- Add definition for ~~Household Income~~ and ~~Family Income~~

**Other Business**

The Planning Board is planning on encumbering any left over money from 2016 and asking for the same budget amount in 2017.

A motion was made by Peter, seconded by Bill, to adjourn the meeting.  
Meeting adjourned at 9:25pm.

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