

Freedom Planning Board June 15, 2017

Members Present: Peter Park, Paul Olzerowicz, Paul Elie, Pam Keith (alternate), Dale McConkey, Les Babb

Members Absent: Anne Cunningham, Bill Elliott, Dann Lewis

Others Present: Dianne Park, Jennifer Molin, Jim Rines, Dave Wilcox, Philip Ross

Meeting called to order at 7:00pm.

Peter Park, Vice-Chairman, ran the meeting in the absence of Anne Cunningham. Pam Keith was a full voting board member in place of Bill Elliott.

Minutes

A motion was made by Paul O., seconded by Peter, to approve the minutes from May 18, 2017, as written. All were in favor. Dale and Pam both abstained from voting on the minutes.

Merger of Lots

The board reviewed the merger of Lots 13 and 14 on Tax Map 22. The property cards were not present for either lot. Applicant Dave Wilcox explained he bought lot #13 from Mountview Assoc. with the understanding it would be merged with lot#14. Dave had a question on taxes and Les suggested he talk to the Town Administrator. There is no structure on lot #13. A motion was made by Les, seconded by Paul O., to approve the merger of lots 13 and 14 from tax map 22. All were in favor.

Public Meeting

Review of Site Plan Application from Camp Cody of Ossipee Lake Road Tax Map #21 Lot #1-1 and 1.

Camp Cody is before the board with a Site Plan Review because of a change of use. Previously the camp was using the cabin as a lounge, with no sewer or water hookup, now it needs to be a sleeping cabin. Jim Rines was present for the application along with Philip Ross. Jim explained the parking area previously approved by the Planning Board and Board of Selectmen. The map shows existing contours and has labeled and listed 30 vehicle parking spaces. Plantings are shown to be 5ø apart but the NH Cooperative Extension suggested they be planted 10ø apart. They also advised against the natural plantings between the road and line of trees. Paul O. asked if there was any discussion about putting a second line of trees and was told the NH Cooperative Extension did not recommend this. Paul then asked if the issue was 50 trees in the undergrowth or nothing. This issue is with the Board of Selectmen and the Code Enforcement Officer and is not a Planning Board issue. Paul then asked where did the storm water runoff go and was told it drains toward the wetlands.

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

Paul Elie asked how many staffers would be occupying the cabin and was told 4 but they have partitioned the state for 5. Peter asked if the septic could hold 5 and was told yes. Peter also asked if the new cabin would have infiltration trenches and was told yes.

5.2 Site Plan Plat.

Jim passed out plat requirements that listed where each item could be found.

5.2.1 Copies. The applicant shall submit five copies, 24" x 36" of the plat.

- complete

5.2.2. Scale. The scale shall be at a minimum scale of 1-inch equals 100 feet.

- complete

5.2.3. Preparation. A land surveyor shall sign the plat.

- complete

5.2.4. Content. The Plat shall contain the following: If the applicant wishes a waiver from any of these requirements, the board will consider the request as outlined in Section 11 of these regulations:

1) A location plan at a minimum scale of one inch equals one thousand feet showing property lines of parcels being developed in relation to surrounding areas; names and locations of town streets; names and locations of proposed streets; names of water courses and water bodies on and adjacent to the site; and area of the entire parcel in acres and square feet. In addition the following items must be included:

- complete

2) A title block with title; owners name and address; name of agent; scale of plan; and name, seal, and address of preparer.

- complete

3) North arrow and bar scale.

- complete

4) Surveyed property lines of the parcel showing their bearings and distances.

- complete

5) Names of all abutting property owners, showing book and page as shown in the Carroll County Registry

- complete

6) Location and layout of existing and proposed structures and buildings.

- complete

7) Existing and proposed contours at five-foot intervals for the entire site being considered for development. Where grade is proposed, existing contours shall be dotted lines and finished elevations solid.

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- Waiverø
- A motion was made by Les, seconded by Paul O., to approve a waiver to show only area of development. All were in favor.

8) *Area of entire parcel in acres and square feet.*

- complete

9) *Zoning and special district boundaries.*

- complete

10) *Deed reference and tax map number.*

- complete

11) *Location width, curbing and paving of access ways, egress ways, and streets within the site.*

- n/a

12) *Location and layout of all on-site parking and loading facilities.*

- n/a

13) *Location and size of all municipal and non-municipal utilities and appurtenances including: water, sewer, electric, telephone, gas lines, and fire alarm connections, indicating whether overhead or underground, and the locations of well and septic systems.*

- complete

14) *Type and location of solid waste disposal facilities.*

- complete

15) *Location, elevation, and layout of catch basins and other surface drainage features.*

- complete

16) *Location of all physical/natural features including: water bodies, water courses, wetlands, vegetation/foliage lines, soil types, railroads, rock outcroppings, and stone walls.*

- complete

17) *Dimensions and area of all property to be dedicated for public use of common ownership.*

- n/a

18) *For all site plans that involve land designated as “Special Flood Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP) assure that all necessary permits have been received from those governmental agencies from which approval is required under Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.*

- complete

19) *For site plans that involve land designated as “Special Flood Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP), proposals for development of greater than fifty (50)*

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lots or five (5) acres (whichever is the lesser), must include Base Flood Elevation (BFE) data (i.e., floodplain boundary and 100-year flood elevation).

- complete

20) *Date and permit number of all required state and federal permits.*

- complete

21) *Location of all buildings, wells, and leach fields within one hundred and fifty feet of the parcel.*

- waiver

- A motion was made by Les, seconded by Paul O., to approve a waiver for location of all buildings, wells, and leach fields within one hundred and fifty feet of the parcel.

22) *Dimensions, area, and minimum setback requirements on all existing and proposed lots.*

- n/a

23) *Proposed landscaping including size and type of plant material.*

- complete

24) *Pedestrian walks providing circulation through the site.*

- complete

25) *Location and size of proposed and existing signs, walls, and fences.*

- n/a

26) *Location, widths, and purposes of any easement of right-of-way*

- n/a

27) *Total on-site square footage of impervious surfaces*

- complete

28) *Snow storage requirements*

- complete

A motion was made by Les, seconded by Paul O., to accept the application as complete. All were in favor.

Public Hearing

The Public Hearing started at 8:05pm.

Design Standards and Required Improvements

6.1.1 *Building Height* ó complete

6.2 *Bridge and Road Construction* ó n/a

6.3 *Sedimentation and Erosion Control* ó complete

6.4 *Storm Water Drainage* ó complete

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- 6.5 Flood Hazard Plan ó complete
- 6.6 Water Quality ó complete
- 6.7 Dust, Fumes, Vapors Gases and Odors ó complete
- 6.8 Glare ó complete
- 6.9 Noise ó complete
- 6.10 Sewage ó pending state approval
- 6.11 Utilities ó complete
- 6.12 Lighting ó complete
- 6.13 Signs ó complete
- 6.14 Equipment and Service Areas ó n/a
- 6.15 Parking ó n/a
- 6.16 Access Management and Multi-modal ó complete
- 6.17 Landscaping – complete
- 6.18 Fencing, Walls and Buffers ó n/a

Public Comment

Dave Wilcox, abutter, said he was a long time neighbor and thought Camp Cody was a great organization but asked about the dumpster. Philip answered by saying the dumpster would be fenced and with tree planting around them and there would be 3: one for cardboard and two for trash. In the summer they would be emptied 2-3 times a week with fall and spring being emptied once a week. He further stated the area where the hockey rink was would be cleaned up and they have no plans for future use.

A motion was made by Les, seconded by Paul O., to approve the Site Plan Application from Camp Cody of Ossipee Lake Road Tax Map #21 Lot #1-1 and 1 with the condition the septic plan is approved by the State and the final plat shows the plantings around the parking area at 10ø intervals. All were in favor.

Public Hearing ended at 8:25pm.
Pam Keith left the meeting at 8:25pm.

Review of Master Plan Update

Packets for review were mistakenly left at Paul Elie's so the board agreed to put this on the agenda for the work session on July 13, 2017. Paul will send all board members an electronic copy of each packet along with a written copy.

Paul O. asked about getting large maps for future reviews because the small ones are difficult to read. He was told he could review all maps, in the town offices, after the submission date.

A motion was made by Dale, seconded by Paul O., to adjourn the meeting.
Meeting adjourned at 8:40pm.

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