

Freedom Planning Board

September 21, 2017

Freedom Town Hall

Members Present: Anne Cunningham, Peter Park, Paul Olzerowicz, Paul Elie, Bill Elliott, Dale McConkey, Less Babb (S), Ernie Day (S),

Members Absent: Dan Lewis

Others Present: Stacy Bolduc, Jim Rines, Jennifer Molin, Chuck Depew, Karen Babb

Meeting called to order at 7:00 p.m.

Minutes:

A motion was made by Paul O. to accept the meeting minutes for Aug. 17, 2017, Seconded by Peter. All were in favor.

A motion was made by Peter to accept the meeting minutes for July 13, 2017, seconded by Paul E. with the following amendments: On the second page under Natural Resources change Paul to Paul E. and Sheryl to Cheryl. **All were in favor.**

A motion was made by Peter to accept the meeting minutes for August 20, 2017, seconded by Paul O. with the following amendments: Change the date of the meeting from the 21st to the 20th and on the 3rd page change Eileen Chapman to Nadine Chapman. **All were in favor.**

Review of Site Plan Application from Camp Robin Hood of 65 Robin Hood Lane; Tax Map #7 Lots #5 and 5-1

Jim Rines from White Mountain Survey and Engineering came before the Board to present a Site Plan Application on behalf of Sherwood Forest, LLC and present their long-range plans for the next 7-10 years for improvements to Camp Robin Hood.

Jim gave an over view of the following proposed improvements:

- New parking lot area and dumpster cluster on the east side of the camp.
- Care takers barn that is 60x80 with a second-floor apartment.
- 9 new tennis courts.
- 4 new open-air pavilions.
- Planning Board approved two cabins last year, one was built.
- Proposing another cabin and an activity building.
- Add a porch to the play house and two porches to the dining hall.
- A wrap around porch to the building they call the Bluff and a deck on the non-water front side.
- Replace the existing BBQ with a BBQ structure like what Camp Huckins has.

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Jim explained when Camp Robin Hood goes to get a building permit for the girls cabin they also need to get a septic approval. Less explained they are moving forward with Cabin 4 this year and are in the process of trying to get septic approval. Anne asked what the time frame is regarding priority to what is being done first.

Less said the parking lot will be done before camp opens next year, he then gave some background on the changes in camping industry.

The parking lot and at least one pavilion will be done in 2018.

Cabin 4 will be done before camp next year.

Site Plan Review

5.2 Site Plan Plat.

Complete

5.2.1 Copies. The applicant shall submit five copies, 24"x36" 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:

Complete

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, locations, of town streets; names of 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 owner, showing book and page as shown in the Carroll County Registry.

Complete.

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

Complete.

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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.

Waiver requested for 5.2.4.7

A motion was made by Peter, seconded by Bill to accept the waiver for 5.2.4.7.

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.

Complete.

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

Complete.

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 all 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) 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.

Pending

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

Waiver Requested for 5.2.4.21

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The rationale for the waiver is that no activity is being proposed within 350 ft. of the easterly boundary and they are more than 400 ft. from any structure on the westerly side of the property. A brief discussion ensued.

A motion was made by Dale, seconded by Bill to accept the waiver for 5.2.4.21. All were in favor.

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

*23) Proposed landscaping including size and type of plant material.
No plans for landscaping*

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

*25) Location and size of proposed and existing signs, walls and fences.
No proposed changes of any wall, signs or fences.*

*26) Location, widths, and purposes of any easement or right-of-way.
Complete
Utility easement is noted*

*27) Total on-site square footage of impervious surfaces.
Noted on sheet one
Complete.*

*28) Snow storage requirements.
Notes on sheet one
Complete.*

Jim gave an explanation on the Drainage Analysis Report. Question # 20 was discussed and the time frame of the project. Anne said she was not comfortable with the 7-10-year timeframe. Less explained the rationale behind the 7-10-year time frame. Anne asked the Board what timeframe they were comfortable with for the project. Bill and Peter said 7 years. Dale said he was fine with the 10 years. Ernie and Paul O said 5 years. Discussion ensued. Anne is in favor of 7 years.

The terms and conditions of the septic was discussed.

A motion was made by Bill, seconded by Peter to accept the application as complete with the following conditions:

1. The Board will waive the requirement for 5.2.4.20 the septic permit until the construction begins on the proposed caretaker barn and the applicant will send the Planning Board a copy of the septic approval.
2. Before any work begins on the girls cabins septic approval is required.
3. Camp Robin Hood can begin working on any of the structures that do not require septic approval.

Public Hearing 8:30 p.m.

6.1 Building Height- complete

6.2 Bridge and Road Construction- N/A

6.3 Sedimentation and Erosion Control- compete

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- 6.4 Storm Water Drainage- complete
- 6.5 Flood Hazard Plan- complete
- 6.6 Water Quality- complete
- 6.7 Dust, Fumes, Vapors Gases and Odors- complete
- 6.8 Glare- complete
- 6.9 Noise- Complete
- 6.10 Sewage- complete
- 6.11 Utilities- complete
- 6.12 Lighting-complete
- 6.13 Signs- complete
- 6.14 Equipment and services- complete
- 6.15 Parking- Proposal is for 30 parking spaces. Waiver requested for 6.15.5
Rational is parking lot will be constructed in an existing wooded area stratifying the intent of the regulations.
A motion was made by Peter, seconded by Bill that the waiver being accepted meets the requirement of 6.15.5 on the parking. All were in favor.
- 6.16 Access Management and Multi-modal- N/A
- 6.17 Landscaping- N/A
- 6.18 Fencing, Walls and Buffers- No changes complete.

Public Comment

Chuck Depew asked if he could have a copy of the prints.

Anne asked the Board if they would like to convey to the applicant what they consider to be substantial completion that must be completed in the first two years, the Board does not have to however if the Board does not, they will automatically have a 5-year exemption from zoning ordinance changes.

Nobody cared to define substantial completion, the Board then discussed the term of the project. It was agreed the site plan would be approved for 7 years with the conditions regarding the septic.

A motion was made by Peter, seconded by Bill to approve the Site Plan Review Application from Sherwood Forest, LLC Tax Map #7 Lot# 5, 5-1 for 7 years with the following conditions regarding the septic.

- 1.The Board will waive the requirement for 5.2.4.20 the septic permit until the construction begins on the proposed Caretaker Barn and the applicant will send the Planning Board a copy of the septic approval.**
- 2.Before any work begins on the girls cabins septic approval is required.**

All were in favor.

Public Hearing closed at 8:15

Discussion with Selectmen's Representative about a Committee on Ageing

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Anne explained to the Selectmen that at the Public Meeting August 20th a variety of people expressed interest in having a Committee on ageing. The Committee would start working on possible proposals or recommendations of services that cost money.

Ernie said our taxes are reasonable which helps the elderly, services cost money which raises taxes. He then asked what the survey said, Anne said there was strong support for helping Sr.'s stay in Freedom. The answer may not be that we have the Town provide expensive programs some of them could cost the Town nothing.

Discussion ensued around what some of those services might be.

The Committee would look at what kinds of things would help elderly to stay in Freedom.

Both Less and Ernie agreed they were not opposed to appointing a Committee on ageing.

Next Steps for the Master Plan

The Board discussed the Community Meeting that took place on August 20th and it was decided to move forward with the Master Plan. An engaging discussion took place on where the Board thinks people stand on a mix of ages and families.

Anne asked the Board what they thought about inviting people who are 20-40 years old to get their reaction. Discussion ensued around the challenges of having the meeting and how to get people to attend. Bill and Dale thought the Board should do the meeting.

Other Business that can Properly Come Before the Board

Camp Cody was briefly discussed.

Paul E handed out a hand out for Solar Energy for the Board to review.

A motion was made by Bill, seconded by Peter to adjourn the meeting at 9:24 p.m. All were in favor.

Respectfully Submitted,
Stacy Bolduc
Recording Secretary

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