

**Freedom Planning Board**  
**May 17, 2018**  
**Freedom Town Hall**

**Members Present:** Anne Cunningham, Paul Olzerowicz, Bill Elliott, Les Babb and, Jeffrey Towle.

**Members Absent:** Paul Elie, Dale McConkey,

**Others Present:** Jim Rines, Philip Ross, Jen Molin

**Quorum: Met**

With a quorum having been declared the meeting was called to order at 7:06 p.m. with Chairmen Anne Cunningham presiding. The minutes from the previous meeting were reviewed as the first order of business.

**Minutes:**

**Paul O. made a motion, seconded by Jeffrey to accept the minutes of April 19<sup>th</sup> as written. Motion passed 3-0-1. Anne abstained due to not having been at the meeting.**

**Site Plan Review for Camp Cody**

Jim Rines from White Mountain Survey & Engineering came before the Board to present a site plan review on behalf of Camp Cody. The following application was reviewed:

**Site Plan Review Site Plan Review**

5.2 *Site Plan Plat.*

*Complete 5.2.1 Copes. 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*

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*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.*

*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.*

Jim asked for a partial waiver on this because they are not proposing any development in those areas and the expense would not improve the Planning Boards ability to review the application. For more please see the attached letter.

***Paul O. made a motion, seconded by Bill to give a partial waiver for 5.2.4.7 regarding contour lines for the entire site. 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.*

***Les Babb entered the meeting at 7:10 p.m.***

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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.*

Jim gave an overview of the septic tank for the proposed yurt village. He explained giving the proximity of the wetlands there no place that is 250 ft. across. He will be asking for a 20 ft variance waiver from the Zoning Board next Tuesday to place the tank within 105 ft of the wetland.

*Jim suggested making this a Conditional approval upon approval from the Zoning Board for the variance of 105 ft from the wetlands for septic.*

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

*Complete*

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

*N/A there are no catch basins.*

16) *Location of all physical/natural features including: water bodies, water courses, wetlands, vegetation/foilage 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).*

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*Complete*

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

*Complete only permit is to the State for the septic*

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

*Partial Waiver requested because they are not proposing any activity within 200 feet of the property boundary on that side.*

*Les asked if a new leach field was being put in or is it being attached to the same one. Jim explained there will be no new leach fields just a new connection. He went on to explain they are relocating the staff not adding any new staff. Paul O. asked what will happen with the space that is being freed up. Jim referred to Philip who explained the freed-up cabins will become activity cabins. They are very small. They are relocating the kitchen staff because they get up very early, so they are trying to separate them from the rest of the campers.*

***Bill made a motion, seconded by Les to grant the waiver for 5.2.4.21. All 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.*

*N/A*

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

*Complete*

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

*Complete. No proposed changes in signage.*

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

*Complete*

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

*Complete.*

28) *Snow storage requirements.*

*Complete*

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**Bill made a motion, seconded by Paul O. to accept the application as complete with the waivers. All in favor.**

Anne asked Jim to give an overview of the proposed areas of development.

The following is the proposed areas of development:

Construct a Yurt Village that will involve 5 27 feet in diameter yurts. Information has been submitted to the codes officer for the application discussion last month regarding the yurts demonstrating compliance with town codes in terms of wind, and snow loads.

Anne commented that the existing yurts roof will need to be 2x6 to meet snow load the walls will be 2x4 and the egress in the new ones will have three windows.

There was continued discussion on if the yurts meet snow load. Jim recommended having a condition that before the yurts are done make sure the yurts comply with the building code. The codes officer has said that the yurts are complaint with the 2x6 in the ceiling.

With the aid of a map there was further discussion on the yurt village. (see attached). There will be no running water in them. There will be a bath house. No need for an addition leach field, they will need DES approval to tie in the service.

The next proposed area is a 40x40 open sided, roofed barbeque area south west of the hockey area. Will consist of a 40x40 concrete pad, a roof and infiltration trenches around everything being proposed to accept the 50-year storm water runoff.

A 10-foot-wide pedestrian bridge from the girl's campus to the infirmary. No permit required per New Hampshire Code of Administrative Rules (ENV-Wt 303.05 Projects that do not require a permit).

The final thing proposed is a pump track north of the community effluent disposal area. Anne had a site visit with Philip and she discussed with him her concerns about tree cutting along Ossipee Lake Rd. Jim did say the proposed location does comply with setbacks. Jim suggested for the boards consideration putting the pump track down by the rifle range. The only reason he chose to put it in the proposed area is because he had topography and he didn't have ground topography for the rifle range area. Jim explained the board would have to be comfortable with the fact that there isn't topography showing on these plans. He can as built it and stake it out to make sure it stays out of the wetlands and the Shore Front District. Discussion ensued around how campers would get to the proposed area vs the shooting range and setback lines and vegetation.

After an engaging discussion it was agreed that the pump track would be moved down the shooting range.

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Les made a motion to authorize the pump track to be built in the location of the old shooting range to be submitted on a as built plan and authorize the future construction of a bridge to span the 10-foot wet lands reaching the pump track, motion seconded by Jeffrey. All in favor.

The plans the board signs will show the pump track relocated and an as built plan will be provided as well.

*DESIGN STANDARDS AND REQUIRED IMPROVMENTS*

|   |   |
|---|---|
| <b>6.1 Architectural</b>                          | <b>Single Story</b>   |
| <b>6.1.1 Building Height</b>                      |   |
| <b>6.2 Bridge and Road Construction</b>           | <b>N/A</b>  |
| <b>6.3 Sedimentation and Erosion Control</b>      | <b>N/A</b>  |
| <b>6.4 Strom Water Drainage</b>                   | <b>Sheet 3 Infiltration system sized for a 50-year storm event.</b>           |
| <b>6.5 Flood Hazard Plan</b>                      | <b>Sheets 1&amp;2 above flood elevation.</b>                                  |
| <b>6.6 Water Quality</b>                          | <b>No Impact</b>  |
| <b>6.7 Dust, Fumes, Vapors, Gases, and Oder’s</b> | <b>No Change</b>  |
| <b>6.8 Glare</b>                                  | <b>No Change</b>  |
| <b>6.9 Noise</b>                                  | <b>No Change</b>  |
| <b>6.10 Sewage</b>                                | <b>Sheets 1&amp;3 no additional sewage, they not adding staff or campers.</b> |
| <b>6.11 Utilities</b>                             | <b>Sheets 1&amp;3</b>   |
| <b>6.12 Lighting</b>                              | <b>Sheets 1&amp;3</b>   |
| <b>6.13 Signs</b>                                 | <b>Sheet 1</b>  |
| <b>6.14 Equipment</b>                             | <b>Sheets 1&amp;2</b>   |
| <b>6.15 Parking</b>                               | <b>Sheets 1&amp;3</b>   |
| <b>6.16 Access Management and Multi-model</b>     | <b>N/A</b>  |
| <b>6.17 Landscaping</b>                           | <b>N/A</b>  |
| <b>6.18 Fencing, Walls, and Buffers</b>           | <b>N/A</b>  |

Discussion was held around if you can see the yurts from the road. Both Phillip and Jim both felt it was a mix depending on the time of year. Phillip said if they can be seen, they will be screened.

**Conditions of approval**

1. A variance from the ZBA for 125-foot distance from wetlands for the new septic at the yurt village.
2. Approval for septic tank connection from the ZBA and State.

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3. Yurts must meet building codes. Les will follow up with the Building Inspector Dave Senecal.
4. The pump track will be shown on the plans that the board will sign in its new location and show how it will fit with the Shoreline District boundary and it will be shown on the as built plan with topo lines. (Jim asked if he could show the topo lines with the as built but not on the plan that the board signs, so he doesn't have go out and topo it then go back and as built it. All agreed that would be fine.)
5. The bridge to get to the pump track will be shown on the as built plan.

**Bill made a motion, seconded by Jeffrey to approve the site plan with the above conditions as listed. All were in favor.**

Anne handed out last month's approval with the six conditions from the last meeting and explained the difference between conditions. Anne went on to explain the approval given last month was conditional upon the three conditions being done first. The yurts, permits, landscaping and dumpster screening had to be completed before any of the new work on the approved application had begun. She noted on her visit the work has begun. The porches that were approved have been completed. The additional campers and recreational cabins have their pilings done. Anne stated she wanted to let the board know and ultimately it is the Board of Selectmen who are the enforcers.

Anne stated she reviewed all the minutes and coordinated with Les, Stacy (recording secretary) and Paul E to be sure that there wasn't any mention that they could start part of the project before various conditions were met and did not see that there were any.

Jim said he wrote down the six conditions and does not recall that certain conditions had to be met before they could start. He knew he had till June 1<sup>st</sup> to put in the landscaping and the dumpster pad and that he had to get septic approval and demonstrate the yurts were compliant. He doesn't recall the condition that conditions 1-3 had to be done first. Discussion ensued around the timing of the landscaping and pad for the dumpsters. Jim made it clear if there was a misunderstanding it was his fault, not Camp Cody's.

Anne asked Jim if he agrees going forward, for this current approval he must have the variance and the State permit before any of the work can be done. Jim responded yes.

Jim and Phillip left the meeting 8:47 p.m.

### **Review of the Subdivision Regulations Changes**

Will be reviewed next month.

### **Appointment of a planning board representative to the Forest Advisory Committee**

Jeffrey was appointed to the Forest Advisory Committee as the planning board rep. He updated the board that he learned that the Town of Madison has approached the Selectmen to ask permission to use the road in the Freedom Town Forrest to access a remote area of the

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Madison Town Forrest to harvest some timber. Les gave an overview of what Josh was asking at the Selectmen's meeting. Discussion ensued around what impact if any to the Forest would be and requiring a bond. It was suggested at the Selectmen's meeting that they go through the chain of command starting with the FAC.

There being no other business to come before the Board, **Les made a motion, seconded by Jeffrey to adjourn the meeting at 9:00 p.m.**

Respectfully Submitted,  
Stacy Bolduc,  
Recording Secretary