

Freedom Planning Board
June 21, 2018
Freedom Town Hall

Members Present: Anne Cunningham, Paul Olzerowicz, Bill Elliott, Paul Elie, Dale McConkey and, Jeffery Towel.

Members Absent: Les Babb, Peter Park(A)

Others Present: Jen Molin, Charlie Watts, Holly Haynes, Sam Watts, Joan Perkins, Seth Perkins, Karen Collier, Frank Collier

Quorum: Met

With a quorum having been declared the meeting was called to order at 7:00 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 Paul E. to accept the May 17th meeting minutes with the following amendment:

On the last page first sentence the word *Forrest* should be Forest. Motion passed.

Notice is hereby given in accordance with RSA 676:4 that an application for Site Plan Review for Charles Watts III and Helen Haynes, 22 Black Road, Map 9 Lot 16,

Anne gave an overview of how the site plan is reviewed and if the application is accepted as complete there would be a public hearing next where the public can speak. She then gave background as to why this project is before the board as a site plan review, she explained this is commercial activity on a residential property and unlike usual site plan reviews where people are building new things, the Watts are primarily using existing buildings or making changes to existing buildings.

Anne explained they are asking for a waiver for having a plat of their lot, instead offering alternate maps to explain what they are trying to do. Anne gave explanation as to why the Planning Board is able to give such a waiver, Paul O. questioned where the plats get recorded. Anne responded a site plan review does not get recorded but clarified a subdivision would be recorded. Site plan reviews are public inspection, but they don't have to be registered at the registry. Discussion ensued around using the maps in place of the plats.

Holly came the before the board and gave a history of how they inherited the property from Charlies parents and their vision for the property and how they want to live there and yet make the property self-sustaining. She went on to explain further they started an envisioning process where they invited people to stay at the property who have experience in a variety of fields for a weekend to help them envision how the property might be used.

With the aid of pictures, she showed groups that have already used the property.

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Please see attached for further explanation of the vision process.

Charlie explained they did form a formal nonprofit organization (501c3) and that the entity is leasing the use of the house and surrounding area.

Holly went on to explain they have a strong desire to do what is useful to the community and the extended community and described some of the groups who have used the property so far.

There are no changes to the existing foot print, they plan on upgrading the septic to increase the capacity and have installed commercial grade smoke detectors. If approved will add 4-8 beds and two bathrooms in an existing building that is near the house. Discussion ensued.

Maps were handed out to be reviewed for the Site Plan Review.

Site Plan Review Site Plan Review

5.2 Site Plan Plat.

5.2.1 Copes. The applicant shall submit five copies, 24"x36" of the plat.

Waiver Requested

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

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

Waiver Requested

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:

5.2.4.2 waiver request due to most of the material is on 1 of the 3 maps. Discussion: Dale questioned if the surveyors have been contacted and know that their plans are going to be used in place of the plat. Charlie responded he has had explicate corresponded with Joe Berry, because Joe wanted to be very clear what his map was and what it wasn't, and Jim Rines knows they are working with his work sheets. The difference between the sheets were discussed. Anne explained one of the reasons the waiver is being requested is this a 252-acre lot and all of the activity is going to be in the existing area that has been developed.

Paul O. stated he was trying to determent the impact of granting the waiver. He expressed his concerns if the maps had enough information where everything was located. Anne explained they have had a practice as a board to allow a waiver to show contours or other things except within 150 ft. of the development; This has been done for Camp Huckins, Camp Cody and Camp Robin Hood.

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Anne clarified the question to the board; Will the board use a septic design and two work sheets from White Mountain Survey in place of a usual unified presentation certified by a certified land surveyor? Dale asked if they have an approval for the septic yet. Charlie responded not yet, they found out they had to go to site plan review and was waiting to see how that went first. Anne added if the board approves the application, it will be one of the conditions of the approval.

Jeff made a motion, seconded by Bill to accept the plans as accepted. Motion passed 5-0-1. Paul O. abstained.

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 Map A shows the names of town streets. Map A left side shows parcel in acres and square feet.*

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

Complete. Using the septic plan for this purpose.

3) North arrow and bar scale.

Complete.

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

Waiver request 5.2.4.4. Jeff made a motion, seconded by Bill to accept the waiver. Motion passed 5-0-1. Paul O. abstained.

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 shown on Map A and B

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.

Complete

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

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Complete

9) *Zoning and special district boundaries.*

Complete. Map A shows it is in rural residential.

10) *Deed reference and tax map number.*

Complete. Map A on the left side has the book and page number.

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

Complete. Black Road is shown on the map as a driveway where and shows where it is paved and not paved.

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.*

Map C shows the septic. The second page of map C shows the well. Map B shows the electric lines and phone lines.

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

Complete. Map C. shows existing tank location to be disposed.

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

N/A

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

Waiver request none of the activities happen in these areas Bill made a motion, seconded by Paul E to approve waiver request for 5.2.4.16. Motion passed.

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.*

N/A

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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).

N/A

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

Septic will be a condition of the approval if application is approved.

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

Waiver Request for 5.2.4.21 due to the size of the property distance from all abutters.

Dale made a motion, seconded by Bill to grant the waiver request. Motion passed.

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.

N/A

24) Pedestrian walks providing circulation through the site.

N/A

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

Complete shown on Map A.

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

N/A

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

Waiver request; due to size of property vs. square footage of all impervious surfaces.

Bill made a motion, seconded by Paul E. to grant a waiver for 5.2.4.27. Motion passed.

28) Snow storage requirements.

Complete see Map A.

Jeff made a motion, seconded by Dale application is complete pending State approved septic design. Motion passed 5-0-1. Paul O. abstained.

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Plans were reviewed and discussed regarding existing conditions, what is to be demolished and new construction for the use of the house and the change in the barn within the existing footprint.

Anne asked for the purpose of this site plan review how bedrooms and bathrooms in the barn Charlie responded 3 bathrooms and 2 bedrooms.

DESIGN STANDARDS AND REQUIRED IMPROVMENTS

6.1 Architectural	N/A
6.1.1 Building Height	N/A
6.2 Bridge and Road Construction	N/A
6.3 Sedimentation and Erosion Control	N/A
6.4 Storm Water Drainage	N/A
6.5 Flood Hazard Plan	N/A
6.6 Water Quality	N/A
6.7 Dust, Fumes, Vapors, Gases, and Odors	N/A
6.8 Glare	N/A
6.9 Noise	N/A
6.10 Sewage	N/A
6.11 Utilities	Considering solar on the existing barn.
6.12 Lighting	N/A
6.13 Signs	N/A
6.14 Equipment	N/A
6.15 Parking	N/A
6.16 Access Management and Multi-modal	N/A
6.17 Landscaping	N/A
6.18 Fencing, Walls, and Buffers	N/A

Anne stated the two areas that would qualify as all other local, state and federal requirements would be fire safety/ life safety because people will be staying in the buildings. Charlie responded an updated fire system will be linked to a monitor station that is already in place (see attached page 5).

Food safety concerns, Charlie explained the rules and regs around food service. If you do 4 or fewer food service days (one meal counts for a day) or 4 or fewer a month they would be exempt from the rules and regulations, In the months of July and August when they would most likely exceed those numbers they would have the events catered to meet the food service standards. Discussion ensued briefly around a licensed kitchen.

Paul O. asked if the Fire Chief has been out yet. After a brief discussion Anne said they can make that a condition of the approval.

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Paul O. questioned the water quality if there was enough water pressure. Charlie explained they have enough pressure and water runs through rock salt to correct the Ph balance.

Public Hearing open at 8:20 p.m.

Holly stated she had a letter supporting the proposal. There being no other comments the public hearing closed.

Public Hearing closed at 8:21 p.m.

Public meeting reconvened at 8:21 p.m.

Jeff made a motion, seconded by Bill that the application is complete with the following conditions:

- Get septic approval
- Meet all State, federal and local requirements
- Have the Fire Chief inspect the fire suppression system
- Further education on food safety requirements of DHHS

Motion Passed.

Anne will send a letter of approval stating the conditions.

Review of Subdivision Regulations Changes

Will be on next month's agenda to review.

Camp Cody May site plan review plans were signed.

Public Comment

None

Other Business that can come properly before the Board

None

Anne gave a brief update on the Camp Cody project.

Bill made a motion, seconded by Jeff to adjourn the meeting at 8:33 p.m.

Respectfully Submitted,
Stacy Bolduc
Recording Secretary

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