

**Freedom Planning Board  
October 18, 2018  
Freedom Town Hall**

**Members Present:** Chairman Anne Cunningham, Paul Olzerowicz, Bill Elliott, Paul Elie, Jeffrey Towle, and Dale McConkey, Les Babb Peter Park(A)

**Members Absent:** None

**Others Present:** None

**Quorum: Met**

With a quorum having been declared the meeting was called to order at 7:00 p.m. with Chairmen Anne Cunningham presiding.

**Minutes:**

**Paul O. made a motion, seconded by Paul E to accept the September 20,2018 minutes with the following amendments:** Pg. 7 bottom of the page after these replace is with if application is accepted as complete, Pg.8 6.3 replace pores with porous, bottom of pg. 8 under Public hearing, Glen Mcaechnie should be Glen Mckechnie, Pg.9 under joint meeting with ZBA after the bullets 4<sup>th</sup> sentence replace none of the building with few of the buildings, Pg. 10 after conversation ensued around lot coverage, the second sentence replace last year with In 2015.

**Discuss ordinance changes to work on in 2018**

Anne opened the meeting with wanting to find out what ordinances the board wants to move forward with making possible updates to this year.

There are four ordinances that came up in the joint meeting with the ZBA, and Paul E. would like to work on a solar ordinance.

- Setbacks on small lots
- 10 % rule
- Tree cutting on a lot with grade 12% or greater
- Possibly introducing wording for one dwelling lot
- Creating a solar ordinance

Paul E. gave an overview of what he has been reviewing for solar ordinances that other towns have, and some of them are very detailed, and others are one page. The question to the board is how detailed the board wants to get with the ordinance. Does the town ordinance want to mirror the state law, or do we want something broader? Some things to consider screening in the village, vegetation buffers. If there is no town ordinance in place, then it would revert to what the state allows. Ridgelines were discussed, and tree cutting.

Keeping the rural character of the town was discussed. After a brief discussion, it was decided to work on the Solar ordinance and to try to keep it simple. Anne asked Paul when he goes to

his workshop on Solar, if he could get an idea where the town cannot preempt the state and if we can say where solar can and cannot be in the town.

The discussion went to the 10% rule and if any changes should be made to the ordinance. Anne gave a brief overview of the history on the 10% rule and the change made in 2015.

Dale entered the meeting at 7:24 p.m.

By a show of hands, the board thought the rule should be looked at and worked on. Dale and Jeffrey volunteered to work on updating the 10% rule ordinance.

It was agreed not to update setbacks at this time.

Tree cutting on slopes with a 12% grade in the shorefront district. It was agreed to work on this ordinance. Anne and Les will work on language for this ordinance.

One dwelling per lot language. Language that clarifies section 310 lot of record.

It was agreed to work on the language for this ordinance.

### **Continue discussion of the Master Plan**

Pg. 40 Paul would like more current information regarding building permits.

Pg.41 under the survey results, under the chart, the second sentence remove "*the single*".

Pg. 42 make the pie charts bigger.

Pg. 45 Need the data for subdivisions.

Pg.46 make the chart 4-3 Existing Buildings bigger.

Pg.48 Use cluster development or other innovative approaches to support development in the rural residential zoning.

Pg.49 Table 4-6 Potential development in the SF General Residential District was reviewed and using best management practices and education to protect the Shorefront was discussed, and concerns of failing septic tanks and substandard septic tanks on the waterfront were discussed.

Anne and Dale will work together to go through the DES regulations to be sure what the state requires and if planning board can do anything more for seasonal, full-time and the sale of a house regarding septic systems.

### **Jeff left the meeting at 8:29 p.m.**

General residential will be looked at for more housing options.

Village residential was briefly discussed.

Anne will put together what has been discussed and present it to the planning board.

Anne updated the board; she called the US Census regarding doing the cross tabs for education and employment by age and for a minimum fee of \$3,000.00 they would do it. Anne was able to pull together some demographic information from the survey to answer the question what the pattern is for between age and educational attainment, income, and employment status for board members to review.

The patterns for age and educational attainment from survey participants is quite different from that of Freedom's census patterns. They cannot be used in place of the census cross tabs.

**There being no other business to come before the board, Peter made a motion seconded by Paul O. to adjourn the meeting at 8:37 p.m. Motion passed unanimously.**

Respectfully Submitted,  
Stacy Bolduc  
Recording Secretary