

## **Freedom Planning Board the Freedom Town Hall**

**Members Present:** Paul Elie, Bill Elliott, Paul Olzerowicz, Peter Park(A)

**Members Absent:** Chairman Anne Cunningham, Jeffrey Towle, Pam Keith, Les Babb(S), Dale McConkey

**Others Present:** Stacy Bolduc Recording Secretary, Carol McIntire, Kenneth Jones

**Quorum: Met**

With a quorum having been declared, the meeting was called to order at 7:00 p.m. with Vice Chairman Paul Elie presiding.

A quorum was met with Paul O. entering the meeting at 7:05 p.m. Carol has not been sworn in by Libby yet. She will get this done soon as possible.

### **Minutes:**

**Paul O made a motion, seconded by Peter to accept the September 19,2019 minutes with the following amendments:**

In the Others Present, correct the spelling of "McIntyre" to "McIntire." On page 3, last paragraph second sentence from the bottom correct the spelling of "happing" to "happening."

**All were in favor.**

**Determine if the two Lot Line adjustments of the View at Ossipee Family LLC (Map 26, Lot 5) and Phillips B. Moore (Map 26, Lot 6) and Eugene and Denise Lawnici (Map 26, Lot 7) qualify as lot line adjustments.**

Paul clarified with town attorney John Rattigan that this application does not need to have a site plan checklist done. The most concern being signatures on the applications, the signed mylar with town stamp, and board signatures on four copies of the maps. Paul said Attorney Rattigan advised keeping the process as simple as possible and that setbacks are not an issue. Paul reiterated the important things are having signatures on the mylar along with the town's stamp and signature's on the maps.

Paul asked if everyone had a copy of the application, and if anyone had questions or concerns. Peter questioned how the houses were ever built in the first place between the setbacks not being met, and they were built on someone else's property. Mr. Jones explained the houses were built back in 1927 before setbacks, and his cousin owns the northern boundary. Mr. Jones gave a brief history of how the request for the lot line adjustment came about. He explained he went before the zoning board to get approval for putting an addition on his house, and the site plan had only approximate boundary lines on it, so he was asked to get it surveyed, which revealed the boundary lines issue.

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Attorney Rattigan told Paul this application is not unusual, and the board could expect to see more of these requests in the future.

Paul O. questioned if the setbacks are respected after the lot line adjustment. Mr. Jones responded they are not. Paul O. questioned what the purpose of changing the lines if the lot will still not be compliant with the setbacks. Paul E explained, so the lot is on file with the registry as changed. Discussion ensued on what changes would have to be made to make the lot compliant with the setbacks. Peter explained at this point now any new additions to the house will have to meet setbacks. Discussion ensued around hypotheticals on how much footage would have to be exchanged to meet the setbacks. Mr. Jones drew on a map where the addition would go, and explained the more, he gives his cousin the 30 feet, the more it pushes against his addition. Peter stated the addition has nothing to do with the lot line adjustment, and he clarified further that any new additions would have to be subject to the proper setbacks that are in Freedom's current zoning. If they can't, then they will go to the Zoning Board for a variance. This lot line adjustment request is to adjust the boundary line to show they own the land that the house sits on currently.

It was stated that there are two applications one for the north and one for the south.

**Peter made a motion in the public meeting that the board has enough information to declare the application as complete, seconded by Bill; Motion passed 4-0-0.**

#### **7:20 Public Hearing for the above lot line adjustment**

**Peter made a motion that the Planning Board approves the lot line adjustment on both applications, motion seconded by Bill; Motion passed 4-0-0.**

There was a brief discussion on who was approved to sign the mylar. The following motion was made to appoint a signer for the mylar.

**Peter made a motion to designate Paul O. as the official signer of the mylar, seconded by Paul E.; Motion passed 4-0-0.**

Board members signed four copies of the plan, and Paul O. signed the mylar.

#### **Public Meeting Discuss whether to propose that Village Road be in the village residential district or general residential district.**

Paul E. opened the discussion on the proposal that Village Road is in either the village residential district or the general residential district. Peter recalled the confusion in the past when people would come before the board confused what is needed for acreage to build on because they were in dual districts. Paul O. pointed out the handout that Anne prepared to guide the discussion (see attached).

Lots that can be subdivided Options 1 Village Residential and Option 2 General Residential with or without a road was reviewed and discussed. There was an engaging discussion around the

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Map of Village Road Lots. Paul O. recapped everything on the school side is two-acre zoning, and the other side is general residential for a 1000 ft. with two-acre zoning and beyond that is rural zoning. Discussion ensued around the existing zoning and how confusing it is and how any changes would affect certain lots. There was an engaging discussion around the Bickford lot and that the land is landlocked and the map Anne provided to guide the discussion.

It was decided the discussion would be continued when the selectman's rep. and more board members are present.

**Paul made a motion to continue the discussion in November when more members are present, motion seconded by Bill; Motion passed 4-0-0.**

Paul informed board members of webinars that are available through the New Hampshire Municipal Association and will forward webinar information to board members via email.

A draft of the Merger of Lots for Tax Assessment Purposes and Land Use Purposes was reviewed. Janice added language mandated by the state regarding mortgage information. The form still needs a little formatting.

Paul mentioned the NH planning and Land Use books. Janice has the number of books to order to meet the deadline for submission.

**Bill made a motion to adjourn the meeting at 8:00 p.m., motion seconded by Paul O.; Motion passed 4-0-0.**

Respectfully Submitted,  
Stacy Bolduc  
Recording Secretary