

**Freedom Planning Board  
January 16, 2020  
Freedom Town Hall**

**Members Present:** Chairman Anne Cunningham, Pam Keith, Ernie Day (S), Paul Elie, Bill Elliott

**Members Absent:** Dale McConkey and Jeffrey Towle

**Others Present:** Melissa Donaldson, Recording Secretary

**Quorum:** MET

**With a quorum having been declared, the meeting was called to order at 7 pm with Chairman Anne Cunningham presiding.**

**Public Meeting**

- **Review Minutes of the December 19, 2019 meeting** - page 4, 2nd paragraph, John Ratigan is spelled with one "t". On page 3, 4th line should be pervious, not previous. Bill made a motion to approve the minutes as presented with corrections, seconded by Pam. APPROVED
- **Set date for Master Plan Public Hearing** - moved to end of agenda

**Public Hearing**

- Review, take comment and vote on the following ballot questions for the March 10, 2020 election

Article #2 (To vote by official ballot):

Are you in favor of the adoption of Amendment No. 1 as proposed by the planning board for the town zoning ordinance as follows: Delete section 1505 – Conditions of Approval in the Home Occupation article that says the special exceptions are issued to specific applicants. Under NH law, special exceptions, variances and other zoning relief granted by the ZBA is applied to the property, does transfer to successive property owners and is not personal to the original landowner applicant.

Paul asks if this will be retroactive if it is passed. No, this will apply to the property, not to an individual, that has already received the variance or exception. This is to bring us into compliance with the State law. The public hearing was closed. A motion to accept Article 2 and place it on the ballot as written was made by Paul, seconded by Bill. **APPROVED 5-0-0**

Article #3 (To vote by official ballot):

Are you in favor of the adoption of the Amendment No. 2 as proposed by the planning board for the town zoning ordinance as follows: Amend Appendix A, District Boundaries to address an error that currently places lots along Village Road in both the Village and General Residential district, specifically to confirm the following lots are in the general residential district: lots

Check future meeting minutes for any amendments or changes to these minutes

beginning at but not including lots 3-4 and 3-7 on Eaton Rd and all lots up to but not including lots 3-58 and lots 51-1, 51-2, and 51-3 which are within 500 feet of where Village Road intersects with Elm Street and to make corresponding corrections and clarifications consistent with the ordinance.

Appendix A puts Village Road in two districts. This is to clean up the Zoning Ordinance. This is to place them in the General Residential District. The discussion was opened to the public. Nikki Glaze, Village Road - Map 3 lot 27 – is wondering what district she is in. She is in General Residential District. In the Zoning Ordinance, it says that Village Road is in two districts. Paul Elie asked about the 500' number - that includes the lots that are listed. 500' is the number that is used in the existing Zoning Ordinance. If that mark divides a person's lot into two districts, the stricter rules would apply. A motion to approve Article 3 as written was made by Pam, seconded by Bill. **APPROVED 5-0-0**

Article 4 (To vote by official ballot):

Are you in favor of the adoption of Amendment No. 3 as proposed by the planning board for the town zoning ordinance as follows: Add a definition of the term “footprint” to Article 20 (Definitions) and amend the language in section 310.1.6 to conform with the new definition (including decks in the footprint)

There are no questions from the Board or from the public. A motion to accept Article 4 as written was made by Pam, seconded by Ernie. **APPROVED 5-0-0**

**Note:** The language for the additions to the zoning ordinance are available at the town office. You may request copies via email at [office@townoffreedom.net](mailto:office@townoffreedom.net)

- Master Plan public hearing - there has been discussion about holding it on a weekend. Saturday, March 7 @ 2 pm is chosen. Sunday, March 8 will be the date in the event of snow.
- **Public Comment**
- **Other business that can properly come before the Board** - The Planning Board supports adding their recommendation votes to the Articles.  
Bill asked about attendance at meetings and if there is a number of meetings that are required. Is there any action for excessive absences? The Planning Board is elected, and there is no action to be taken. Anne will call the Local Government Center and ask some questions. Bill and Dale are up for election this year.

Pam made a motion to adjourn at 7:35 pm, Bill seconded. The meeting was adjourned.

Respectfully Submitted,  
Melissa Donaldson

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Recording Secretary

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