

**Freedom Planning Board - Master Plan Update**  
**March 7, 2020**  
**Freedom Town Hall**

**Members Present:** Anne Cunningham, Bill Elliot, Jeffrey Towle, Pam Keith, Paul Elie, Carole McIntire (Alternate)

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

**Quorum: MET**

Public Hearing

The meeting was called to order at 2:02 pm. Introductions were done. A review of what a Master Plan is was done.

Demographics - two major issues:

Seniors - home maintenance, transportation, social contact, housing

Lack of families - declining enrollments, shortage of families with young children

Find ways to make housing more affordable.

Has an ideal number of students been envisioned? There is capacity for approximately 120. Has total population grown or lessened? In 2010-11 Freedom lost population, but Anne feels that it may have grown recently. There is a concern about all the children in town actually attending the school as opposed to homeschooling, etc. These issues are common throughout New Hampshire and New England. Why not bring the middle school kids to the elementary school?

Natural Resources: We are very fortunate regarding resources. The recommendations were outlined in the presentation. Stormwater runoff is a major concern. Preserving the rural atmosphere of the town is a recommendation. Freedom boards will be educated and educating the public. There is audience support for these recommendations, particularly for the education process. The word shorefront should be dropped, as this applies to streams, etc. as well. Change to "watershed"? The FCC meeting this Wednesday will include a presentation from Green Mountain Conservation Group. People other than just Freedom share the lake, and that is a concern.

Housing/Land Use:

Qualified sales from 2017-2020 = 319. What percentage of the sales is full time use as opposed to recreational/seasonal use? It would be interesting to see what has happened over the last 20 years? Carroll County 2019 - \$184,000 is the number used for determining affordable housing. 36 of the properties sold fall into those guidelines. Of the 36 sales, only 12 have a Freedom address. Building a home may be too expensive for a working family.

Recommendations: make it more attractive for builders/developers. Increase cluster development. The current ordinance does not give any incentives to developers. Increase elderly housing opportunities. Consider allowing detached accessory dwelling units? Allow duplexes/multi-family homes in other districts in Freedom.

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

Looking for opportunities for more development in residential areas.

Historical Resources: this is a new chapter. We have a Heritage Commission. Recruiting membership for this group, as well as others in town, is a major concern.

Transportation:

Continue implementing the existing policy. Improve additional roads. Transportation and Facilities are addressed as Warrant Articles. An audience member is concerned that some of the roads that may be paved in the future are alongside water bodies, and there is potential for salt pollution. Mr. Towle indicated that Mr. Brooks has no intention of paving any roads except for hills.

Facilities:

A Capital Improvements Program will be implemented.

Lee is concerned about the Library requesting an additional meeting room, as the Town has a couple available already. There is concern about there being adequate land to expand the Library as well.

Margie would like to know what the Board is doing in regards to rundown properties. That should be addressed with the Board of Selectmen. There should be some discussion regarding 1-5 year rentals, for example, in the town owned properties. Utilize the School more frequently for meeting purposes.

Paul commended Anne for her efforts on this project. She is also recognized by an audience member.

The public hearing was closed at 3:02 pm.

There is one proposed change to the wording, changing shorefront to waterways. John Shipman suggested that where the Freedom Bulletin Board is mentioned, that we add any other additional communications/technologies.

Paul made a motion to approve the Master Plan as presented, with noted changes. Pam seconded.

APPROVED

Paul made a motion to adjourn at 3:05 pm, Pam seconded. The meeting was adjourned.

Respectfully Submitted,

Melissa Donaldson

Recording Secretary

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