

## **TOWN OF FREEDOM**

A **PUBLIC MEETING and PUBLIC HEARING** of the  
Freedom Planning Board will be held on  
**Thursday, April 16, 2020**  
at 7:00 p.m.

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04 and following the declaration of an emergency by the Chair of the Freedom Planning Board, , this Board is authorized to meet electronically.

*Please note that there is no physical location to observe and listen contemporaneously to the meeting. The planning board is using the Zoom platform for this electronic meeting. To join the meeting via Zoom, please go to <https://us04web.zoom.us/j/575449678> and enter the code 575 449 678 (if prompted) at the appointed time. If you don't have internet access, please use this phone number: 929 205 6099. In addition, instructions for joining this meeting will be provided on the home page of the town of Freedom's website: [www.townoffreedom.net](http://www.townoffreedom.net).*

*If anyone wanting to join the meeting has a problem accessing the meeting, please call 603-539-3858 at the time of the meeting.*

Call to order: The meeting was called to order at 7:06 pm by Anne Cunningham.

Attendance:

Elie, Paul – yes

Elliott, Bill – yes

Keith, Pam - yes

McIntire, Carol –yes

Towle, Jeffrey – yes

Babb, Les – yes

Cunningham, Anne – yes

Also present are Bill Elliot's wife, Jim Rines, Jody Skelton (Executive Director, Camp Huckins), Mark Cadman (Associate Executive Director, Camp Huckins), Anna Gross (Director, Camp Cody), Mark McConkey (member of the public) and a few other members of the public who did not speak nor identify themselves.

Anne informed attendees that the meeting would be recorded.

Roll call:

Elie, Paul – yes

Elliott, Bill – yes

Keith, Pam - yes

McIntire, Carol –yes

Towle, Jeffrey – yes

Babb, Les – yes

Cunningham, Anne – yes

Also, in agreement: Anna, Jody, Jim

## **PUBLIC MEETING**

- Elect officers for the year

Chair – Jeffrey nominated Anne, Pam seconded

Elie, Paul – yes  
Elliott, Bill – yes  
Keith, Pam - yes  
McIntire, Carol –yes  
Towle, Jeffrey – yes  
Babb, Les – yes  
Cunningham, Anne – yes

Vice Chair: Pam nominated Paul Elie; Bill seconded.

Elie, Paul – yes  
Elliott, Bill – yes  
Keith, Pam - yes  
McIntire, Carol –yes  
Towle, Jeffrey – yes  
Babb, Les – yes  
Cunningham, Anne – yes

- Review and approve minutes of the February 20, 2020 planning board meeting – Jeffrey made a motion to approve, Pam seconded.

Elie, Paul – yes  
Elliott, Bill – yes  
Keith, Pam - yes  
McIntire, Carol –yes  
Towle, Jeffrey – yes  
Babb, Les – yes  
Cunningham, Anne – yes

- Notice is hereby given in accordance with RSA 676:4 that an application for Site Plan Review for Carroll County YMCA, Camp Huckins, 17 Camp Huckins Road Map 1 Lot 16, has been submitted. Upon a finding by the Board that the application meets the submission requirements of the Site Plan Review Regulations, the Board will vote to accept the application as complete and proceed with public hearing.

Motion to approve waiver 5.2.4.11 was made by Les, seconded by Pam.

Roll call  
Elie, Paul – yes  
Elliott, Bill – yes  
Keith, Pam - yes  
McIntire, Carol –yes  
Towle, Jeffrey – yes  
Babb, Les – yes  
Cunningham, Anne – yes

Discussion was held regarding utility easements and their exact locations. Les raised the fact that section 5.2.4 requires utilities locations, but the note says they cannot be located. Jim then asked for a waiver.

Jim will email a waiver request for 5.2.4.14

Motion to approve waiver 5.2.4.14 was made by Les, seconded by Bill

Roll call

Elie, Paul – yes  
Elliott, Bill – yes  
Keith, Pam - yes  
McIntire, Carol –yes  
Towle, Jeffrey – yes  
Babb, Les – yes  
Cunningham, Anne – yes

Motion to approve waiver 5.2.4.20 was made by Pam, seconded by Jeffrey

Roll call

Elie, Paul – yes  
Elliott, Bill – yes  
Keith, Pam - yes  
McIntire, Carol –yes  
Towle, Jeffrey – yes  
Babb, Les – yes  
Cunningham, Anne – yes

Motion to approve waiver 5.2.4.21 was made by Jeffrey, seconded by Bill

Roll call

Elie, Paul – yes  
Elliott, Bill – yes  
Keith, Pam - yes  
McIntire, Carol –yes  
Towle, Jeffrey – yes  
Babb, Les – yes  
Cunningham, Anne – yes

Septic approval was received on 04/06/2020 and will be added to the plan.

Motion to accept as complete by Les, seconded by Pam. Paul asked about the date on the appointment letter. Jody is present, so the date on the letter is not applicable.

Elie, Paul – yes  
Elliott, Bill – yes  
Keith, Pam - yes  
McIntire, Carol –yes  
Towle, Jeffrey – yes  
Babb, Les – yes  
Cunningham, Anne – yes

## **PUBLIC HEARING**

- Carroll County YMCA, Camp Huckins Site Plan Review (if application is voted as complete). Section 6 was reviewed, and Anne asked questions for clarification. Septic approval # ECA2020040609 dated 4/6/2020.  
The hearing was closed. No conditions of approval are brought forth.

Motion to approve was made by Les, Paul seconded.

### Final Vote

Elie, Paul – yes  
Elliott, Bill – yes  
Keith, Pam - yes  
McIntire, Carol –yes  
Towle, Jeffrey – ys  
Babb, Les – yes  
Cunningham, Anne – yes

## **PUBLIC MEETING**

- Notice is hereby given in accordance with RSA 676:4 that an application for Site Plan Review for Camp Cody, 9 Cody Road Map 5 Lot 6, has been submitted. Upon a finding by the Board that the application meets the submission requirements of the Site Plan Review Regulations, the Board will vote to accept the application as complete and proceed with public hearing.

Jim Rines gave an overview of the project. A Special Exception was required under Article 8 Section 8.05 that was granted on 2/25/20.

Compacted gravel sheds water more readily than unpacked gravel. The same runoff coefficient is used whether pavement or packed gravel is used.

Jim led a review of the checklist.

The waiver is not included in the cover letter. It will be emailed.

### Roll call

Elie, Paul – yes  
Elliott, Bill – yes  
Keith, Pam - yes  
McIntire, Carol –yes  
Towle, Jeffrey – yes  
Babb, Les – yes  
Cunningham, Anne – yes

Waiver request 5.2.4.21 - motion to grant the waiver as well as to allow Jim to email it was made by Anne, seconded by Jeffrey.

Permits needed:

- DES Wetlands Permit

- Driveway permit from the Town.
- Board of Selectmen approval for a crosswalk on Ossipee Lake Road.

Discussion:

- Pam asked if this approval needs to stipulate that this parking is not for use in snow conditions? Anna Gross responded that it is not intended for winter use at this time.
- Does the driveway cut provide enough visibility of the proposed lot from Ossipee Lake Road?

Motion to accept as complete by Anne, seconded by Bill.

Elie, Paul – yes  
 Elliott, Bill – yes  
 Keith, Pam - yes  
 McIntire, Carol –yes  
 Towle, Jeffrey – yes  
 Babb, Les – yes  
 Cunningham, Anne – yes

Section 6 was reviewed, Jim provided answers to questions.

- Les is concerned about adding more flow to the capacity of the existing culverts under Ossipee Lake Road. Jim explained the retention pond.
- A sign is proposed at the east end of the property about pedestrian crossing ahead, as well as on the other end.
- How tall are the lights that are proposed? They are pedestrian scale, downward facing lights. There are 7 shown on the plan.

Waiver 6.15.2 - to waive pavement requirement. A motion to grant was made by Pam, seconded by Bill.

Roll Call  
 Elie, Paul – yes  
 Elliott, Bill – yes  
 Keith, Pam - yes  
 McIntire, Carol –yes  
 Towle, Jeffrey – yes  
 Babb, Les – yes  
 Cunningham, Anne – yes

Anne asked about the requirement of one tree per parking space. Jim spoke about all the existing trees on the property, and that they had hoped that would satisfy the requirement. There is discussion about placing a condition on the approval about being able to cut trees in the future. Anne suggests that they can not do tree cutting along the entire length of the lot on Ossipee Lake Road between Ossipee Lake Road and ?? No logging along the road. Jim Rines spoke about how this would prevent them from being able to make walking trails, put in leachfields, etc. in the future. Anne suggests from the boundary of the lot there will be no cutting along the frontage for 500' along Ossipee Lake Road. Paul asked about going from the Calumet Line, 500' down Ossipee Lake Road. Jim pointed it out on the plan. Anne would like it to go all the way to Gailan Drive. Les suggests using the yellowline of the block shown on the plan as screening lines.

**PUBLIC HEARING**

- Camp Cody Site Plan Review (if application is voted as complete).  
Conditions
  - Must provide the three additional permits: DES Wetlands, Driveway Permit from the Town Road Agent, Approval for crosswalk from the Board of Selectmen.
  - No cutting between Ossipee Lake Road as shown by the area outlined (box) on the plan, approximately 650’
  - Winter use prohibited.
    - Elie, Paul –yes
    - Elliott, Bill – yes
    - Keith, Pam - yes
    - McIntire, Carol –yes
    - Towle, Jeffrey – yes
    - Babb, Les – no. Would like to add that the driveway permit meets all required sight lines, select board approval - signs shall be at the expense of the camp for installation and maintenance. Non winter use only. These were added to the conditions
    - Cunningham, Anne – yes

No comments from the public in favor, or against this plan.

Final Vote - Motion to approve with the three (3) conditions was made by Jeffrey, seconded by Paul.

- Elie, Paul – yes
- Elliott, Bill –
- Keith, Pam - yes
- McIntire, Carol –yes
- Towle, Jeffrey – yes
- Babb, Les – yes
- Cunningham, Anne – yes

- Public Comment
- Other Business that can properly come before the board

Motion to adjourn at 9:11 pm was made by Pam , seconded by Jeffrey .

- Elie, Paul – yes
- Elliott, Bill – yes
- Keith, Pam - yes
- McIntire, Carol –yes
- Towle, Jeffrey – yes
- Babb, Les – yes
- Cunningham, Anne – yes

Respectfully submitted,  
Melissa Donaldson  
Recording Secretary

**Waivers requested at the meeting and accepted by email because the meeting was electronic**

**Camp Huckins**

I request a waiver of Section 5.2.4.14 from showing all easements on the Carroll County YMCA, Inc. property for Camp Huckins. The reason is because all the precise locations of the easements due to the easement language make it impossible to locate them on the ground.

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James F. Rines, P.E., L.L.S., C.P.E.S.C.  
President

**White Mountain Survey & Engineering, Inc.**

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**Camp Cody**

We are seeking a waiver of Section 5.2.4.21 from showing all wells, septic and buildings on properties within 150' of the boundaries of this property since we are not working within 600 feet of the abutting properties.

Jim

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James F. Rines, P.E., L.L.S., C.P.E.S.C.  
President

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