

Freedom Planning Board
September 17, 2020
7:00 pm at the Freedom Town Hall

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 allow to meet electronically.

This meeting will be held at the Freedom Town Hall (16 Elm Street) and can also be accessed via zoom or telephone. To join the meeting via Zoom, please go to <https://us02web.zoom.us/j/87188480996>

If asked for a meeting ID, please use: 871 8848 0996

If you do not 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.

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

PUBLIC MEETING

The meeting was called to order at 7:05 pm by Anne Cunningham. Present are: Anne Cunningham, Paul Elie, Paul Olzerowicz, Carol McIntire and Jeffrey Towle. Connie Harte and Jean Marshall are present on Zoom. Melissa Donaldson - Recording Secretary, is also present.

The Harte merger will be considered at this time. This application is in regards to two adjoining lots in Squarebrook. Requirements are met. Paul O. made a motion to approve the merger of lots 26 and 17 on Tax Map 40. Paul E. seconded. APPROVED

A lot merger request was receive from Lisa Libby. The properties are located on Tax Map 41 - Lots 41.1 and 43. This is also in Squarebrook. Both tax cards are present. Jeffrey made a motion to approve the merger of Lots 41.1 and 43 of Tax Map 41, Paul E. seconded. APPROVED

Review Minutes of July 16, 2020 - on the motion seconds, add an O. to Paul. Change of to "on" in the line regarding congestion. Add an E. after Paul on the BMP line. Paul E. made a motion to approve as amended, Paul O. seconded. APPROVED

Discuss proposals to implement Master Plan recommendations -

Stormwater Protection Ordinance

Paul E. and Anne have worked on Storm Water Management. Leverage would be mostly in the shorefront. Paul O. wondered about rivers etc. in the Rural Residential District. Jean is concerned about runoff from the roads. Jeffrey spoke about an issue with standing water remaining after a logging operation, but this goes back to enforcement of regulations. Jeffrey would leave it be. Carol feels that the shorefront is more imperative to what you are trying to accomplish. Paul E. feels that the lakes, bays and river are the heavy hitters, and that this is where the Ordinance should concentrate. He spoke about

the issue of enforcement. Jeffrey spoke about the holes that have been dug on all dirt roads that are intended to catch the stormwater. Anne would like the Board to consider moving all the State regulation that was added in there, and making a Shoreland Protection Ordinance. At a future meeting, we should discuss how to do more education. Jean mentions having driveway permits being in line with what we are talking about. Jeffrey spoke about a house that is being foreclosed on in the village. There are oil issues in the basement. The definition of shorefront district is any property that goes along a State owned water body. Check the inventory of waters in town and contour maps, and then revisit this topic. For education, a simple brochure could be produced and sent to all owners in the shorefront district.

Detached Accessory Dwelling Units

Accessory dwelling units - do we want to do this? New material in the Zoning Ordinance would need to be presented. Where would they be allowed? Which districts? Freestanding allowed or not? Barns - how would they be handled? Paul O. asked what the status of legal suits was. This litigation was regarding short term rentals, not accessory dwelling units. Jean spoke about concerns with these buildings becoming Air B&Bs. Jeffrey proposed that they would not be allowed to be Air B&Bs. A detached accessory would be to provide additional income to that household or housing for the owner's family. The Board can insist that the title stay in the same name. It is not clear if we can insist that the unit is not used as a short term rental. Paul E. supports the idea of allowing detached accessory buildings. Carol does not want to see a lot of mobile homes everywhere. The consensus is that mobile homes would not be favorable. Paul O. asks if the objective is to provide lower cost housing or if the objective is to allow current homeowners to have additional income in order to be able to stay in Freedom. Most ordinances limit lots to one accessory building. Melissa Donaldson voiced concerns about the complete lack of affordable housing and rentals in Freedom. She also spoke about State septic regulations, setbacks, etc. that would need to be met before any accessory dwelling could be added to a lot, which would cover many of the concerns the Board has mentioned prior to the application ever getting to their review.

Cluster Developments - Carol spoke to an architect who is in favor of cluster development. On a 5 acre parcel, there could be five homes. The architect was more in favor of duplex housing. Ralph Floria was not in favor of cluster development.

Developer options for Senior Housing - Pam would like to speak about this at the next meeting.

Duplexes/Multi-family Dwellings - Jeffrey spoke about this, an ordinance he read that required the owner to live in one of the units. He will ask Janice to email the ordinance to the Board.

Public Comment

Other Business to come before the board - The schedule for zoning amendments was distributed. January 7 is the deadline we need to keep in mind. The October meeting is on the 15th.

Jeffrey made a motion to adjourn at 8:33 pm, Paul O. seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary