

**Zoning Board of Adjustment**  
**December 1, 2020**  
**Minutes**

**Members Present via Zoom:** Scott Lees, John Krebs, Craig Niiler, Jake Stephan, Karl Ogren, Denny Anderson (A), Eric Whitehouse, Zoning Officer

**Members Absent:** Tim Cupka (A), John Quigley (A)

**Others Present:** Janice Zecher, Recording Secretary,

The November 24 ZBA meeting was rescheduled to Tuesday, December 1 due to the Thanksgiving holiday.

Scott called the meeting to order at 7:00 pm, Roll call completed, and Scott reviewed rules of procedure for the meeting.

Minutes of the October 27 meeting were reviewed by the board: Motion to accept minutes as written made by Karl, seconded by Jake.

**Case # 22-78-20 Kevin & Linda Curry**

Applicant seeks an appeal under article 3, Section 304.2, front yard setback. Applicant wishes to replace deck and extend 4-feet toward the road frontage at Map 22, Lot 28, 15 Deer Run Drive.

Mr. Curry was present and spoke to the revisions he made to his plan as requested by the board. He will recess the stairs into the deck so they do not stick out any further than the edge of the deck. The board was satisfied with this adjustment. There were no members of the public or abutters present to speak to this application.

The board reviewed the **Variance** Worksheet for Article 3, Section 304.2 as it pertains to front yard setback.

- |                |                        |
|----------------|------------------------|
| 1. Carried 5-0 | 4. Carried 5-0         |
| 2. Carried 5-0 | 5. A. (i) Carried 5-0  |
| 3. Carried 5-0 | 5. A. (ii) Carried 5-0 |

Summary of the facts of the case discussed at the public hearing:

1. Existing deck is 27' 7" from sideline.
2. New deck will also be 27' 7". Variance is for the additional 4 feet.

Based on the foregoing findings of fact, the requested variance from Article 6, Section 607.1 be granted with the following conditions:

1. Per plan titled "15 Deer Run Drive, date 11/2/20, signed by owner.

**Case #30-21-20 Hatch Family Holding Trust, William & Marguerite Hatch**

Applicant seeks an appeal for a Special Exception under Article 3, Section 304.6.6.2 Tree Cutting. Applicant wishes to remove trees within 75 feet of the reference line at Map 30, Lot 21, 315 Huckins Road.

Mr. & Mrs. Hatch reviewed their application and tree count grids with the board. There are smaller trees growing within 1 foot of the larger, more mature trees. The canopy is too thick and is getting damaged in wind and rain. The stumps will remain. There were no abutters or members of the public present to speak to the application. The board had no concerns with this application.

The board reviewed the Special Exception Worksheet for Article 3, Section 304.6.6.2 as it pertains to tree cutting.

A. Carried 5-0	J. Carried 5-0
C. Carried 5-0	K. Carried 5-0
H. Carried 5-0	L. Carried 5-0

Summary of the facts of the case discussed at the public hearing:

1. Zone 1 will have 306 points remaining
2. Zone 2 will have 230 points remaining.
3. Stumps will remain, but may be ground.

Based on the foregoing findings of fact, the requested Special Exception from Article 3, Section 304.6.6.2 as it pertains to tree cutting in the Town of Freedom Zoning Ordinance is granted with the following conditions:

1. Per plan titled proposed home prepared for Hatch Family Holding trust, Marguerite & William Hatch, Trustees. Dated 12/01/20
2. Stumps shall remain.

**Other Business:**

The planning board will be first on the agenda for the December 15 meeting to review possible changes to the zoning ordinance.

2021 meeting dates were reviewed. The application submittal date is changed from November 8 to November 15, and meeting date of November 23 will be changed to November 30.

Deadline for application submittal date will be 1 pm, and a message will be added to the dates to say "meeting and/or submittal dates may be subject to change."

ZBA meetings will be held via zoom only until further notice.

Motion to adjourn was made by Scott, seconded by Karl. Meeting was adjourned at 7:45 pm

Respectfully Submitted,  
Janice Zecher