

TOWN OF FREEDOM

A **PUBLIC MEETING and PUBLIC HEARING** of the
Freedom Planning Board will be held on
Thursday, February 18, 2021
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 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 appointed time.

<https://us02web.zoom.us/j/84497546046> Meeting ID: 844 9754 6046 If you do not have internet access, please use this phone number: 1-929-205-6099. If anyone wanting to join the meeting has a problem accessing the meeting, please call 603-539-3858 at the time of the meeting.

Draft Minutes

PUBLIC MEETING

The meeting was called to order at 7 pm by Anne Cunningham. Present are: Anne Cunningham, Bill Elliot, Paul Olzerowicz, Les Babb, Carol McIntire, Jeffrey Towle. Pam Keith is absent. Steve Becht is present on Zoom.

- Review minutes of the January 19, 2021 meeting - We do not know Dan's last name. Page 2 – add “were there any closing thoughts from members” - add this in before the list of names and comments. Les Babb made a motion to approve as amended, Paul O. seconded. APPROVED
- The Freedom Planning Board will consider the Minor Subdivision Application of Devin and Lance Bolduc of 765 Ossipee Lake Road; Tax Map #1 Lot #1-1 to determine if the application is complete. Paul King, Agent, is here to present the information. This is on Haverhill Street, and is a bit short on frontage so an adjustment has been made to compensate for that. There are wetlands involved, so there has been accommodation to make sure that the 2 acres are available. The driveway information is not available tonight as a State Wetland Permit is needed, then a State Subdivision Permit will be needed. The ZBA approval is also being worked on. Waivers have been requested. The checklist was reviewed.

6.11 A - shown on plan. There are 64 abutters to the property. Les Babb made a motion to waive this requirement, Paul O. seconded. APPROVED
6:11 b - the wetlands scientist name does not appear.
There will be revisions to the plat once the permits are in hand.
6:12 d ??- waiver requested, Bill made a motion to grant, Jeffrey seconded. APPROVED
6:12 g - Waiver requested. Paul O. made a motion to grant, Jeffrey seconded. APPROVED
6:12 h - Paul O. made a motion to grant the waiver, seconded by Bill. APPROVED
6:12 j - waiver requested. Anne made a motion to grant, Paul O. seconded. APPROVED
6:12 k - waiver requested. Paul O. made a motion to grant, Bill seconded. APPROVED
6:12 l - Paul O. made a motion to grant, Bill seconded. APPROVED. Less Babb opposed.

6:12 m - n/a

6:12 n - n/a

6:12 o - n/a

6:12 p - n/a

6:12 q - n/a

6:12 r - shown

6:12 s - n/a

6:12 t - driveway is not shown for parent tract. After approval, the driveway will be shown for the smaller lot. Waiver requested. Anne made a motion to grant, Jeffrey seconded. APPROVED

Jeffrey feels that it is the Board responsibility to approve applications with the conditions we choose to apply, and they have to meet them, not to say no.

We can put the condition of the driveway permit on the approval.

6:12 u - foliage lines. Waiver requested. Jeffrey made a motion to grant the waiver, Bill seconded. APPROVED

6:12 v - waiver requested for the parent lot - Anne made a motion to grant, Paul seconded. APPROVED

6:12 w - soils are listed. Wetlands are shown. There are no floodplain areas. Waiver requested for parent lot. Les made a motion to approve the waiver, Paul seconded. APPROVED

6:12 x - waiver requested for parent lot - not needed

6:12 y - shown on plan. Radius does overlap onto road, which is allowed by the State of NH. Waiver is requested for the parent lot. Not needed

6:12 z - no flood hazard areas on either lot. N/A

6:12 aa - N/A

6:12 bb - will be when final permits are received.

6:11 d wetlands mapper is requested.

6: 12 t - driveway approval and State Septic approval from DES are requested as conditions of approval for this application. Paul King feels that the subdivision approval is needed prior to the septic approval. Anne clarified that it is the septic approval that we are asking for as a condition of the approval.

Jeffrey made a motion to accept this application as complete with the three conditions to make it complete, Paul O. seconded. APPROVED

PUBLIC HEARING - the hearing was opened at 8:03 pm.

- If the board accepts the Devin and Lance Bolduc Minor Subdivision application as complete, the board will go into a public hearing to further consider the application.

- The application was accepted as complete with the conditions above. The Board agrees that this is a minor subdivision. Requirements were reviewed for compliance. John P - purchaser - spoke to clarify that they intend to purchase the property regardless of whether a septic can go on the property or not. They intend to build a garage, and hope to put a small dwelling on it, but this will not affect their decision to purchase the lot. Mr. Rykert is curious about the location of the property. It was explained to him. Abigail Clark on Pequawket has a question about whether this abuts her property. She abuts the parent lot.
- The public hearing was closed at 8:20 pm. The Board returned to the public meeting. Les Babb made a motion to approve this application with the following conditions: Driveway be located, Septic be located, wetland scientist added to the plan, State Septic and State Subdivision be approved, and Best Management practices be used for erosion control and wetlands. Bill seconded. Jeffrey made a motion to amend this motion to remove the septic approval requirement. There is no second, the amendment failed. Les Babb's motion was approved.

PUBLIC MEETING

- Notice is hereby given in accordance with RSA 676:4 that an application for Site Plan Review for 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.
- Jody, Heather and Mark are present on Zoom. Jim Rines is here to present the application. Special Exception is not required, the Code Officer has the authority to approve it. Waivers are requested from showing all of the buildings. Topography and wetlands of the entire site waivers are requested also. The work proposed and approved last year has not been completed yet due to Covid-19.
- The checklist was reviewed.
- 5.2.4.11 - Waiver for contours of entire site is requested. Jeffrey made a motion to grant, Les seconded. APPROVED
- 5.2.4.20 - waiver requested- from showing entire lot - Les made a motion to grant, Jeffrey seconded. APPROVED
- 5.2.4.21 - waiver requested - from showing entire lot - Les made a motion to grant the waiver, Jeffrey seconded. APPROVED
- Les made a motion to approve the application as complete, Bill seconded. APPROVED

Section 6 - Architectural - a picture of the project was shared. Items were reviewed, and Mr. Rines answered questions.

PUBLIC HEARING

- Carroll County YMCA, Camp Huckins Site Plan Review (if application is voted as complete). - The hearing was opened at 8:48 pm. There was no public feedback offered. The hearing was closed at 8:49 pm.
- The Board returned to public meeting. Jeffrey made a motion to approve the proposal. Bill seconded. APPROVED

PUBLIC MEETING

- Discuss Freedom housing ordinances and list priorities for addressing changes to implement the master plan. This was included in the packet.

- Also enclosed was a letter to the Zoning Board that Anne has drafted. Jeffrey does not support sending the letter. Bill would like to have it sent to them. Carol feels that it is well drafted and would like to send it. Paul feels that it is a good idea. Les agrees. Bill made a motion to send the letter to the ZBA, Jeffrey seconded. APPROVED. Anne will ask Ellen to send it to the ZBA via email. The words "open for discussion" should appear on the letter.

In March we will need to propose alternates. Carol is the only alternate at this time, and she is running for the Board. Anne has received two applications, Robert Rafferty and Nancy Cristoferi. Anne has contacted Maureen Brooks, and Jeff Nicoll has offered to join as well.

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

Les made a motion to adjourn at 9:18 pm, Jeffrey seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary