

**TOWN OF FREEDOM**  
**A PUBLIC HEARING AND A PUBLIC MEETING of the**  
**Freedom Planning Board will be held**  
**On Thursday, January 21, 2021**  
**at 7:00 p.m. 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 meet electronically. This meeting will be held at the Freedom Town Hall (16 Elm Street) and can also be accessed via zoom or telephone. Join Zoom Meeting <https://us02web.zoom.us/j/84493696402>

Meeting ID: 844 9369 6402. If you do not have internet access, please use this phone number: 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.

**PUBLIC MEETING**

The meeting was called to order at 7 pm by Anne Cunningham. Present are Anne Cunningham, Pam Keith, Les Babb, Paul Olzerowicz, Paul Elie, Bill Elliot are present. Jeffrey Towle is present on Zoom, as well as Mr.Rafferty. Jeffrey Towle later arrived in person for this meeting.

Senior housing-Harrison Kanzler, Mount Washington Valley Housing Coalition - An informational packet was handed out. Evelyn Whelton and Dan (??) are present as well. Senior housing was the first item that was addressed. Carroll County is one of the most rapidly aging counties in the country. Over 70% of aging populations want to stay in their homes, or at least in their community. Evelyn referred to the age demographics of Freedom. She pointed out that one bedroom homes that are needed now may not be as useful in the future for young families. Paul O. is concerned about where the young people will find employment and affordable housing. Harrison mentioned the difficulty with having age restrictions on housing. The term "neighborhood housing" is used. Cluster development is mentioned. Paul O. is concerned that some of the aging population may not enjoy living in a community with families and children. Evelyn spoke about the amount of duplexes that are on the increase. Affordable housing for Carroll County is \$220,000, and rental at \$975 month, gross.

There are several programs to assist with figuring out housing issues. The Municipal Technical Assistance Grant is available. There are grants up to \$25000 if there is a 15% community buy in, which can be in kind or through other grants. A Planning Consultant could be hired independently. Density is also spoken about.

Evelyn spoke about the fact that you are not going to be able to satisfy everyone. Two unit buildings may be a start in cluster housing. Finding builders that are comfortable with building 1200 square foot, 2 bedroom housing is possible. Don't overtax the infrastructures for the builders. At the State level, there is discussion about how to incentivize the builders to do these affordable units. There are some tax

credit buildings being done. Visit Avesta.org to view some developments that have been done in other areas. Evelyn is a fan of the tax credit buildings. This is a long road, and you need to take small steps.

Dan reviewed the ordinance. He is a civil engineer. There are several terms that were used in the ordinance...elderly housing, senior care units. This was a little confusing to him. Too much information can scare a developer away. It appears that there is an ownership age requirement. From the cluster development side, you need a large parcel of land, but wetlands are excluded. Further restricting the DES density requirements shrinks the amount of suitable properties. Banfield Hollow in Madison is a good example of cluster housing. Originally he wanted to put duplexes in there, but had some issues with planning and zoning boards. Evelyn emphasized that diversity is the key. Harrison will make contacts to identify small communities that have cluster developments, for this Board's information.

Jeffrey spoke about this housing only being allowed in commercial areas. Dan referred to the multi family section of the ordinance, and how this all comes down to the overlay restrictions in the ordinance. Bartlett allows multi-family, but limits to up to 10 families. The cluster development wording could be changed to allow 1 acre lots if using cluster development. There are multiple agencies in the State that will work with the Town to look at the ordinance. Les spoke about the impact of all of the zoning that has been voted in since the 80's. How do you educate the people? Evelyn indicated that from the Master Plan, it is clear that the community recognizes this as a problem. The Communities and Consequences film is recommended. Harrison will be putting the link on the website. ADU's could be addressed also.

Les spoke about an issue with federal funding for elderly housing, and that was the caveat that you had to use the funder's waiting list.

Paul Wynn (member of the public) - have you looked at Square Brook, Robin Hood, Songbird, etc? There are areas in Freedom that we could look at to see what is working here now.

Email or call Harrison@MWVHC.org or call if you have questions - 603-986-0401

Were there any closing thoughts from members?

Jeffrey - we need to increase the commercial zoning or eliminate it.

Les - none

Pam - it would be beneficial to do further work with them

Paul o- none

Paul E – grant writing and city planning is a ball of wax on its own. Need help

Bill - all set. There is a spelling error on page 3

Anne - how to generate community interaction and support.

Review minutes of December 17, 2020 meeting - Paul E. made a motion to approve, seconded by Bill.

APPROVED

## **PUBLIC HEARING**

**The hearing was opened at 8:20 pm.**

Discuss, take public comment, and vote to approve the following zoning ordinance changes to put on the March ballot:

*Are you in favor of the adoption of Amendment No. 1 as proposed by the planning board for the town zoning ordinance as follows: Add as Article 6, Storm water Management to require property owners to manage storm water runoff caused by any building construction or lot development on lots that are adjacent to a stream, could cause water to flow onto a Class V road or higher or onto an abutter's property if the property is not regulated by other state or town regulations? The planning board is proposing this article to bring the Freedom zoning ordinance into line with the Master Plan dated March 7, 2020.*

Paul Wynn - asked why this is Class V and not Class VI? Class VI is a public right of way and is not allowed to be blocked off. Town and State have no liabilities or need to maintain it but it is a public right of way. Anne states that this has been left to the Town Roads. A second hearing would have to be held on Tuesday February 2, which is the last day to turn these into the Town Clerk. The Board is not inclined to change this to include Class VI.

A motion to put amendment on number 1 on the ballot changed to include Class VI was made by Bill , not seconded. Motion failed.

Jeffrey made a motion to put amendment 1 on the ballot as proposed, Pam seconded.  
APPROVED Bill abstained.

*Are you in favor of the adoption of Amendment No. 2 as proposed by the planning board for the town zoning ordinance as follows: Add as Article 7, Shore land Protection by moving language from section 304.6 (Shorefront District-Other Requirements) to an article focused on protecting Freedom's water quality and to add some language from the state Shore land Water Quality Protection Act to educate shorefront district property owners on their rights and responsibilities under the law? Having this language in the Freedom Zoning Ordinance allows the town to enforce these provisions rather than referring violations to the state. The planning board is proposing this article to bring the Freedom zoning ordinance into line with the Master Plan dated March 7, 2020.*

There is a spelling error in Article 7 - the word "language" is misspelled.

Robert Rafferty - has a question about the reasoning for the Town having additional rules above the State rules. Anne explained that the Town being able to address violations without having to wait for DES to act. Objection is noted.

The example of contaminants causing the cyanobacteria problem in the lake is used as a reason for this regulation.

A motion to accept Article 2 as written to put on the ballot was made by Jeffrey, seconded by Paul E. APPROVED

*Are you in favor of the adoption of Amendment No. 3 as proposed by the planning board for the town zoning ordinance as follows: Amend Article 15, Home Occupation, to add exclusions to restrict the sales, rental, maintenance, or repair of automobiles, motor vehicles, or small engines or other listed special exceptions as a home occupation?*

Things that require a special exception are not home occupations. Mr. Wynn asked where the exceptions are listed in the ordinance. Each section has permitted uses and special exceptions.

Jeffrey asked why people are not allowed to do this. Les explained the process he had to use and the restrictions were put in place for his business.

Melissa asked a question for clarification about the wording in Section 1501. Mr. Wynn asked about the major home occupations in certain districts. Special exception does not apply in all districts. No auto repair shop would be allowed in any district without a special exception.

Paul O. has a question about the small engines portion of the amendment. This could be allowed by special exception with appropriate best management practices. This would not be allowed in the residential district. That would require a variance.

Jeffrey made a motion to remove this amendment and not place this on the ballot. No second. Motion failed.

Robert Rafferty - feels this regulates too much.

Les made a motion to put the article on the warrant as written, seconded by Paul Elie. Paul O. and Jeffrey are opposed. 5-2 Motion carries

*Are you in favor of the adoption of Amendment No. 4 as proposed by the planning board for the town zoning ordinance as follows: Add a section to Article 2101.2 Application for a zoning permit to require a foundation/footing certification before the pouring of concrete on lots where the zoning officer is uncertain that a structure's location meets setbacks and when the Zoning Board of Adjustment grants a variance for a structure to encroach into any setback? This will ensure that the placement of the structure conforms with the zoning ordinance or variance conditions without requiring a full lot survey.*

Mr. Rafferty posed a hypothetical situation where they would like to build into setbacks. There are reports called as-builts that are done by surveyors.

Paul O made a motion to accept amendment 4 to be put on the ballot in March, seconded by Paul Elie. Approved.

Detailed language for these proposed changes is available from the Freedom Town Office (603-539-6323) and is posted on the Town of Freedom website.

Public Comment - none

Any other business to come before the board - none

Paul E. made a motion to adjourn at 9:03 pm, Jeffrey seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson  
Recording Secretary