

**A PUBLIC HEARING AND A PUBLIC MEETING of the  
Freedom Planning Board** will be held  
On Thursday, December 17, 2020  
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 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/84225349155>

Meeting ID: 842 2534 9155

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 7:01 pm by Anne Cunningham. Present are: Anne Cunningham, Bill Elliott (Zoom), Pam Keith, Paul Elie, Carol McIntire, Melissa Donaldson-Recording Secretary (Zoom), Jean Marshall (Zoom). Paul O. (Zoom). Jeffrey Towle and Les Babb are absent. Robert Rafferty joined via Zoom.

Review minutes of November 19, 2020 meeting -- Changes to Ann and review of the history, include dates. Change to Richard Sager re: reviewed the history, add building to code in the last paragraph page one. Page two last paragraph-change project to proposal. Last page – fix spelling of distributed. Paul O. pointed out an error on page 3. The word should be "that", remove "to"

Paul O. made a motion to approve as amended, Bill seconded.

Paul E. – yes

Pam – yes

Carol – yes

Bill – yes

Paul O. – yes

Anne - yes

The minutes were approved

Senior housing-Harrison Kanzler postponed until January

**PUBLIC HEARING - all documents were changed so we will not go into public hearing.**

Discuss, take public comment, and determine whether to approve a zoning ordinance change to put on the ballot in March for a stormwater management article.

Comments received from John Ratigan were discussed. A proposed change was made to the purpose section. Paul O. has a question about "lots adjacent to" wording. We would like to remove that wording and add at the end "not regulated by other state or town regulations".

7.2.1 - changed to be specific.

7.2.2 - must include "increased amounts of water" and specify the road classifications. Do we want this to apply to all roads, including Class VI and private roads? The wording will be "any road".

7.2.3 - increased amounts of water will be included.

Pam made a motion to accept these changes and put this on the agenda for a public hearing on January 21. Paul O. seconded.

Paul E. – yes

Pam –yes

Carol – yes

Bill – yes

Paul O. – yes

Anne – yes

Discuss, take public comment, and determine whether to approve a zoning ordinance change to put on the ballot in March to add exclusions to Article 15 Home Occupations. 1505.1 is changed, simplifying the exclusion of auto businesses. Discussion ensued regarding what properties in town would allow automotive business. Residential/light commercial zones could allow this. A definition of small engine could be added to the definitions section if another meeting was held. Paul O. feels this is too restrictive. The remainder of the Board supports the change.

A motion to accept the revised language, and put it on the agenda for a public hearing on January 21 was made by Paul E., seconded by Pam.

Paul E. – yes

Pam –yes

Bill – yes

Paul O. - yes

Anne - yes

Discuss, take public comment, and determine whether to approve a zoning ordinance change to put on the ballot in March to add a requirement in Article 21 Administration and Enforcement Section 2101.2 to require a foundation survey for any construction granted a variance from a setback that encroaches 25% or more into a setback. This wording has been changed to meet the requests of the Zoning Board.

Pam made a motion to approve the language as presented, and schedule the public hearing for January 21st. Bill seconded.

Paul E. – yes

Pam – yes

Bill – yes  
Carol – yes  
Paul O. – yes  
Anne - yes

Detailed language for these proposed changes is available from the Freedom Town Office (603-539-6323)

### **PUBLIC MEETING**

Review proposed shoreland protection ordinance language (and revised Section 304.6)-to remove it from section 304 and put it into its own section. There is new language in it. The intent language references the Freedom 2020 Master Plan. Most of the wording presented came directly from section 304.

Paul O. made a motion to accept the revisions to the shoreland protection articles, numbers tbd, and to bring it to the hearing in January. Bill seconded.

Paul E. – yes  
Pam – yes  
Carol - yes  
Bill – yes  
Paul O. – yes  
Anne - yes

Public Comment - Mr. Rafferty asked about the small engine repair in residential areas. Anne commented that you cannot have an engine repair business in a residential area. He has a neighbor that he is concerned for. He has sent a letter expressing interest in joining the Board.

Any other business to come before the board - nothing presented

A motion to adjourn was made by Bill at 8:24 pm, seconded by Paul E.

Paul E – yes  
Pam – yes  
Carol – yes  
Bill – yes  
Paul O – yes  
Anne - yes

Respectfully submitted,  
Melissa Donaldson  
Recording Secretary