

## TOWN OF FREEDOM

A **PUBLIC MEETING and PUBLIC HEARING** of the Freedom Planning Board was called to order on **Thursday, April 15, 2021** at 7:00 p.m at the Freedom Town Hall by Anne Cunningham. Present are: Paul Olzerowicz, Pam Keith, Carol McIntire, Bill Elliott, Jeff Nicoll (alternate), Les Babb – Selectmen's Representative, Melissa Donaldson – Recording Secretary. Jeff is seated for Jeffrey Towle.

### PUBLIC MEETING

- Review minutes of the March 18, 2021 meeting – Paul made a motion to approve, Jeff seconded. APPROVED
- Notice is hereby given in accordance with RSA 676:4 & 675:7 that the Freedom Planning Board will consider a minor subdivision for the property of Marcus Fritz located on Burnham Road, Map 12, Lot 35-1 to determine if the application is complete. Mr. Nadeau is appointed as agent for Mr. Fritz. Matt and Heidi, neighbors, are present as well. This application is for a 3 lot subdivision. Lots 1 and 2 will be purchased, lot 3 will be retained. The checklist was reviewed, item by item, by Mr. Nadeau. Lots have not been numbered as yet; Anne suggested what they might be. There is an easement on an adjoining parcel. A waiver is requested for perc test locations and results. The smallest lot is 11 acres, so does not require State approval. The Board discussed the waiver request. Bill made a motion to accept the waiver, Les seconded. APPROVED.  
A waiver is requested for the location of the proposed well. Pam made a motion to accept the waiver, Paul seconded. APPROVED  
Les made a motion to accept the application as complete, Paul seconded. APPROVED

### PUBLIC HEARING

- If the board accepts the Fritz Minor Subdivision application as complete, the board will go into a public hearing to further consider the application. Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved. This is a minor subdivision, and no further subdivisions may be requested for 10 years. Les asked if underground power will be a stipulation to this plan. Heidi and Matt Glavin spoke in favor of the application. The hearing was closed at 7:26 pm. Underground utilities are discussed as a condition. Bill made a motion to accept this application with a condition of underground utilities, Pam seconded. APPROVED

### PUBLIC MEETING

- Notice is hereby given in accordance with RSA 676:4 & 675:7 that the Freedom Planning Board will consider a minor subdivision for the property of Richard and Jane Davidson Trustees (Davidson Family Trust) located at 40 West Danforth Road, Map 6, Lots 7-4 and 7-5 to determine if the application is complete. Paul King is the agent for this application. Mr. King reviewed the checklist, item by item. There are two proposed lots, with waivers requested for the parent lot. There is no State approval as yet.  
6:12f – waiver requested. Mr. King explained his reasoning for the waiver request. The land is well identified and they would like to ask a waiver from the parent property. Discussion ensued regarding previous surveys and whether the boundary markers were set previously. The soils are excellent. A

- motion to grant the waiver for 6:12f with the condition that Paul King site the boundary at the intersection of Shawtown Road and Map 6 lot 8-7 was made by Anne, Jeff seconded. APPROVED
- 6:12h waiver is also needed. Anne requested that the square footages of all 4 lots be added. Paul made a motion to grant the waiver of 6:12h for property lines and dimensions, but the areas in square feet must be added to the plat. Bill seconded. APPROVED
- 6:12j – frontage is shown, dimensions for northerly lots, it is not shown for the parent lot. The waiver is for the frontage on West Danforth. When the boundary is confirmed, the frontage on Shawtown Road will be added. Les made this motion, Paul seconded. APPROVED
- 6:12k – setback lines for the northerly lots are shown, not shown for the parent lots. Pam made a motion to grant this waiver, Les seconded. APPROVED
- 6:12l – there is one building, the existing house. Pam made a motion to grant this waiver, Paul seconded. APPROVED
- 6:12t – driveway – Les made a motion to have the proposed driveways shown on the plan. Jeff and Paul agree. We will not grant a waiver on the two proposed lots. We can make this a condition of approval, that the driveway permits are required as a condition of the subdivision. The motion to grant the waiver for the parent lot (7-5) was made a by Anne with a condition of approval that they get driveway permits from the road agent for the two newly created lots, Les seconded. APPROVED
- 6:12v – shown on the northerly lots, not shown on parent lots due to large size. Les made a motion to approve, Bill seconded. APPROVED
- 6:12x – test pits/perc results are shown for the proposed lots, parent lot waiver requested. Pam made a motion to grant the waiver, Les seconded. APPROVED
- 6:12y – shown on the northerly lots. Les made a motion to grant the waiver for lots 7-5 and 7-4. Pam seconded. APPROVED

**CONDITIONS:**

Waiver for f with condition that the marker be located at the intersection of Shawtown and Map 8-7. Waiver for j for W. Danforth frontage lot 7-5 was given but frontage on 7-4 Shawtown must be shown after the location of the marker. For waiver of t, it has been granted for the existing driveway, but the Davidsons must have the road agent agree to locations of driveways on the two lots. Permit is not required. A waiver for 6:12v topography for lots 7-4 and 7-5, 6-12x for lot 7-4, 6:12y for 7-4 and 7-5 and 6:12s as necessary.

Anne made a motion to consider this application complete with the conditions listed above, Les seconded. APPROVED

**PUBLIC HEARING**

- If the board accepts the Davidson Minor Subdivision application as complete, the board will go into a public hearing to further consider the application. Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved. The hearing was opened at 8:24 pm. The hearing was closed at 8:25 pm. The Board listed these conditions - Location of Boundary between Shawtown Road and Map 6 Lot 8 -7, State subdivision approval, driveway location approval, area in square feet, mylar, frontage on Shawtown Road, paper plans updated. Les made a motion to approve the application with conditions listed above, Pam seconded. APPROVED

**PUBLIC MEETING**

- Agree on schedule to address housing priorities discussed in February. Anne distributed a proposed calendar. Jeff Nicoll volunteered to assist any members that would like some help with their topic.
- Review revised applications for minor and major subdivisions to reflect changes in regulations – drafts of these documents with “track change” options were distributed. Anne spoke about the proposed changes shown. Procedures for review – notice recipients section was updated to include others than just abutters. Les made a motion to approve the amendments to the proposed minor subdivision application, Pam seconded. APPROVED  
Changes to the Major subdivision application were presented by Anne. Bill made a motion to approve the major subdivision application changes, Paul seconded. APPROVED

#### Public Comment

- Other Business that can properly come before the board - Wabanaki Campground will be condominiumizing their campsites. They will have to come through subdivision, and go to the State as well.

Pam made a motion to adjourn at 8:59pm, Bill seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson  
Recording Secretary

**C. Review of Final Plat.**

6:11 Procedure: A completed application for Final Plat approval shall be submitted to the Planning Board and shall contain the following information

Required Information	Old #	Comment
a. Names and addresses of all abutters, taken from the town records not more than five (5) days before the day of filing;	6.07b1	Provided
b. Names and addresses of all persons whose name and seal appear on the plat;	6.07a2	Provided
c. Names and addresses of all holders of conservation, preservation, or agricultural preservation restrictions;	N/A	N/A
d. Payment to cover filing and notification fees;		Provided
e. One Mylar and four (4) paper copies of the plat and one (1) 36" x 24" electronic copy emailed to office@townoffreedom.net, prepared according to the standards of the NH Land Surveyors Association and the County Register of Deeds, as follows:		Provided paper – mylar at meeting
1. Plats shall be at any scale between 1"= 20' and 1"=400'.		Provided
2. The outside dimensions of the plat shall be 24" x 36", or as otherwise specified by the County Register of Deeds.		Provided
3. The material composition shall be suitable for electronic scanning and archiving by the Register of Deeds.		Provided
4. All plats shall have a minimum 1/2" margin on all sides.		Provided
5. All title blocks should be located in the lower right-hand corner, and shall indicate: a. Type of survey; b. Owner of record; c. Title of plan; d. Name of the town(s); e. Tax map and lot number; f. Plan date and revision dates.	6.07a2 6.07a1	Provided
6. A letter of authorization from the owner if the applicant is not the owner.		Provided
7. A statement of whether the application is intended to qualify as workforce housing under RSA 674:58-61		N/A

6:12 Information Required on Final Plat:

a. Proposed subdivision name or identifying title; name and address of the applicant and of the owner, if other than the applicant.	6.07a1	Provided
b. North arrow, scale – written and graphic;	6.07e2	Provided
c. Date of the plan and any revisions; name, license number and seal of the surveyor or other person whose seal appears on the plan; signature of surveyor.	6.07e 6.07c	Provided
d. Signature block for Planning Board endorsement.		Provided
e. Locus plan showing general location of the total tract within the town and the zoning district(s)	6.07d	Provided
f. Boundary survey including bearings, horizontal distances, and the location of permanent markers. Curved boundary lines shall show radius, delta, and length.	6.07e1	Provided
g. Names of all abutting subdivisions, streets, easements, building lines, parks and public places, and similar facts regarding abutting properties. Subdivisions and buildings within 100 feet if the parcel to be subdivided; roads, streets, and driveways within 200 feet of the parcel to be subdivided.	6.07b2 6.07b3	Provided

h.	Location of all property lines and their dimensions; lot areas in square feet and acres,	6.07g2 6.07g3	Provided
i.	Lots numbered according to the town tax map numbering system.	6.07g4	Pending
j.	Location and amount of frontage on public rights-of-way.		Provided
k.	Location of building setback lines.	6.07h3	Provided
l.	Location of existing and proposed buildings and other structures.	6.07g1	N/A
m.	Location of all parcels of land proposed to be dedicated to public use.		N/A
n.	Location and description of any existing or proposed easements. Existing and proposed telephone, electricity, water, sewer, fire protection lines and other proposed facilities and/or utilities. All utilities should be placed underground from the street throughout the subdivision.	6.07h1	N/A
o.	Location and details as to any existing or proposed community water or sewer systems with information on capacity, usage, cost, any charges – direct or indirect, and a description of the entity responsible for the operation, maintenance, and service.		N/A
p.	Existing and proposed water mains, culverts and bridges, drains, sewers; proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage.		N/A
q.	Preliminary drainage analysis and computations; watershed areas.		N/A
r.	Existing and proposed streets with names, classification, travel surface widths, right-of-way widths. (See Section 9 General Requirements: Streets for road standards.)		None proposed
s.	Final road profiles, center line stationing and cross sections; existing and proposed street right- of-way lines; dimensions of tangents, chords, and radii.		None proposed
t.	Location and width of existing and proposed driveways.		N/A
u.	Water courses, ponds, standing water, rock ledges, stone walls; existing and proposed foliage lines; open space to be preserved; and any other man-made or natural features.	6.07h5 6.07h6	Provided/no proposed
v.	Existing and proposed topographic contours at five-foot contours based upon the USGS topographical data, with spot elevations where	6.07f	Provided
w.	Soil and wetland delineation. Soil mapping units and boundaries as classified by the U.S. Department of Agriculture Soil Conservation Service. Seasonally wet and flood prone areas shall be delineated.		Provided
x.	Location of percolation tests and test results; certification of town official witnessing the tests; and outline of 4,000 square-foot septic area with any applicable setback lines.		Waiver Requested
y.	Location of existing and proposed well, with 75-foot well radius on its own lot.		Waiver Requested
z.	Base flood elevations and flood hazard areas based on available FEMA maps.		N/A
a a.	For all subdivisions land designated as “Special Flood Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP)		N/A
bb.	All information submitted for the Preliminary Layout as preliminary or estimated shall be in final form for this application.		N/A

C. Review of Final Plat.

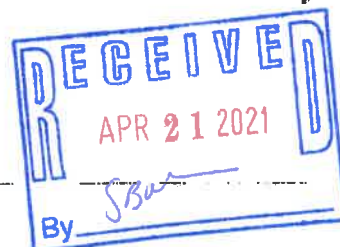
Davidson

6:11 Procedure: A completed application for Final Plat approval shall be submitted to the Planning Board and shall contain the following information

Required Information	Comment
a. Names and addresses of all abutters, taken from the town records not more than five (5) days before the day of filing;	✓
b. Names and addresses of all persons whose name and seal appear on the plat;	✓
c. Names and addresses of all holders of conservation, preservation, or agricultural preservation restrictions;	N/A
d. Payment to cover filing and notification fees;	✓
e. One Mylar and four (4) paper copies of the plat and one (1) 36" x 24" electronic copy emailed to office@townoffreedom.net, prepared according to the standards of the NH Land Surveyors Association and the County Register of Deeds, as follows:	PAPER PLANS, MYLAR COMING
1. Plats shall be at any scale between 1"= 20' and 1"=400'.	✓
2. The outside dimensions of the plat shall be 24" x 36", or as otherwise specified by the County Register of Deeds.	✓
3. The material composition shall be suitable for electronic scanning and archiving by the Register of Deeds.	✓
4. All plats shall have a minimum 1/2" margin on all sides.	✓
5. All title blocks should be in the lower right-hand corner, and shall indicate: <ul style="list-style-type: none"> <li>1. Type of survey; ✓</li> <li>b. Owner of record; ✓</li> <li>c. Title of plan; N/A</li> <li>d. Name of the town(s); ✓</li> <li>e. Tax map and lot number; NOTE #1</li> <li>f. Plan date and revision dates. N/A YET</li> </ul>	
6. A letter of authorization from the owner if the applicant is not the owner.	N/A
7. A statement of whether the application is intended to qualify as workforce housing under RSA 674:58-61	N/A

6:12 Information Required on Final Plat:

Required Information	Comment
a. Proposed subdivision name or identifying title; name and address of the applicant and of the owner, if other than the applicant.	✓
b. North arrow, scale – written and graphic;	✓
c. Date of the plan and any revisions; name, license number and seal of the surveyor or other person whose seal appears on the plan; signature of surveyor.	✓
d. Signature block for Planning Board endorsement.	✓
e. Location plan showing general location of the total tract within the town and the zoning district(s)	✓
f. Boundary survey including bearings, horizontal distances, and the location of permanent markers. Curved boundary lines shall show radius, delta, and length.	WAIVER FOR PARENT TRACTS
g. Names of all abutting subdivisions, streets, easements, building lines, parks and public places, and similar facts regarding abutting properties. Subdivisions and buildings within 100 feet if the parcel to be subdivided; roads, streets, and driveways within 200 feet of the parcel to be subdivided.	✓





12/10/2012

Required Information	Comment
h. Location of all property lines and their dimensions; lot areas in square feet and acres,	✓
i. Lots numbered according to the town tax map numbering system.	✓
j. Location and amount of frontage on public rights-of-way.	WAIVER
k. Location of building setback lines.	WAIVER
l. Location of existing and proposed buildings and other structures.	WAIVER
m. Location of all parcels of land proposed to be dedicated to public use.	N/A
n. Location and description of any existing or proposed easements. Existing and proposed <u>telephone</u> <u>electricity</u> , water, sewer, fire protection lines and other proposed facilities and/or utilities. All utilities should be placed underground from the street throughout the subdivision.	✓
o. Location and details as to any existing or proposed community water or sewer systems with information on capacity, usage, cost, any charges – direct or indirect, and a description of the entity responsible for the operation, maintenance, and service.	N/A
p. Existing and proposed water mains, culverts and bridges, drains, sewers; proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage.	N/A
q. Preliminary drainage analysis and computations; watershed areas.	N/A
r. Existing and proposed streets with names, classification, travel surface widths, right-of- way widths. (See Section 9 General Requirements: Streets for road standards.)	✓
s. Final road profiles, center line stationing and cross sections; existing and proposed street right- of-way lines; dimensions of tangents, chords, and radii.	N/A
t. Location and width of existing and proposed driveways.	N/A
u. Water courses, ponds, standing water, rock ledges, stone walls; existing and proposed foliage lines; open space to be preserved; and any other man-made or natural features.	N/A
v. Existing and proposed topographic contours at five-foot contours based upon the USGS topographical data, with spot elevations where necessary.	WAIVER
w. Soil and wetland delineation. Soil mapping units and boundaries as classified by the U.S. Department of Agriculture Soil Conservation Service. Seasonally wet and flood prone areas shall be delineated.	SOILS- ✓ WET-N/A
x. Location of percolation tests and test results; certification of town official witnessing the tests; and outline of 4,000 square-foot septic area with any applicable setback lines.	✓
y. Location of existing and proposed well, with 75-foot well radius on its own lot.	✓
z. Base flood elevations and flood hazard areas based on available FEMA maps.	N/A
a a. For all subdivisions land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP)	N/A
bb. All information submitted for the Preliminary Layout as preliminary or estimated shall be in final form for this application.	N/A

Davidson