

Freedom Planning Board
Thursday, May 20, 2021
7:00 p.m. – Freedom Town Hall

The meeting was called to order at 7 pm by Anne Cunningham. Present are: Anne Cunningham, Bill Elliott, Pam Keith, Carol McIntire, Beth Earle – Alternate, Paul Olzerowicz, Jeff Nicoll-Alternate (7:05 pm) Les Babb – Selectman's Representative. Beth is seated in place of Jeffrey Towle, then Jeffrey Towle arrived at 7:09 pm. Jean Marshall is also present.

Review minutes of the April 15, 2021 meeting – Anne would like the checklists added to the minutes. Matt and Heidi – last name is Glavin. Paul's last name is King, add in on page 2. Is it important to have the 6:12 in front of all the waivers? In the conditions at the end – note them as CONDITIONS and add in the 6:12s as necessary. Paul O. made a motion to accept the minutes as amended, Les seconded.

APPROVED

Review options for allowing Detached Accessory Dwelling Units –continuing to work on the DADU guidelines – are we considering 1 acre size, 2 acres or more, non-conforming? Paul O. asks if we should consider a minimum distance from the primary structure in addition to the maximum distance that is already noted. Les agrees with this idea and speaks about concerns with fire safety. Are we comfortable with the standard of a lot being conforming in order to allow DADUs? We will move forward with this and work on the language at another meeting.

Review Capital Improvements (CIP) work plan – Items from the NH Office of Strategic Initiatives was distributed to the Board in the packets. The folks who will be working on this do not report to the Planning Board. The Water Precinct may need to be included in this group. Possibly include cemeteries? Land for a future cemetery has been considered by the Selectboard. The Water Precinct is not a town entity. Les does not feel they should be included in the CIP. Jean mentioned the Historical Society and the Heritage Commission as possible inclusions. The Historical Society is private, and the Heritage Commission will not likely be doing any building. Cemetery has been added, Parks & Recreation is removed. If Conservation Land is to be increased in the future, would that be included in this? There is a fund for this. Paul O. asked about Step 6 – the CIP Committee will be responsible for this. Step 7 – is this a 6 year or a 10 year project? Anne feels that a 10 year plan is better. The Town Office Advisory Committee will be working on that project. This project should be completed before Town Meeting next year.

DES Environment Fact Sheet – This is an easy to understand document that could be used as an educational piece for the public. There is no budget for mailing, but perhaps sending to shorefront owners, Freedom Bulletin Board and the website could be considered. Something useful would also be to explain how to handle gas tanks on your lots. Pam suggested leaving a hard copy at the Library as well. Copies could be left at the Town Office as well. From the FCC standpoint, Jeff N. is very supportive of education regarding septic systems. When a house is purchased, this would be helpful information to include in a welcome packet.

Discuss Town Acceptance of the Masonic Temple – The Planning Board and the Conservation Commission are required to give feedback to the Selectboard in order for the Town to consider accepting the property. Parking is a consideration. In the event that the property is sold to someone else, there is no available parking for the Town Offices. Input is being gathered, and there will be a couple of public

hearings. How will the Lodge be covered with insurance, as the Town will be insuring the building? Would the Town be responsible for replacement of the building if something happened to the building? Perhaps a clause would be included that if there is a repair of a certain size needed, then the Masons would not have any access if the repairs were too costly and the agreement would be ended. The Board is polled individually for their opinions on the possible purchase. The Conservation Commission had concerns about possible environmental issues. Concerns include parking that will not be available if this is not purchased, liability concerns, how long we have to keep the building, costs of repairs needed on the building. Support of the project that was brought forward was that this would connect several small town properties, it could be used as more office space for the Town Offices, the parking is necessary. There is also a resident's property that could become landlocked.

A Notice of Decision for the Bolduc property was included in the packets. The ZBA has given them some variances. The Planning Board has not received anything further from their agent. They have a Minimum Impact Wetlands Crossing that has been submitted to the State.

Public Comment - none

Other Business that can properly come before the board - none

Les made a motion to adjourn at 8:30 pm, Bill seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary