

**Town of Freedom
Selectmen's Meeting
Monday, August 9, 2021**

Present were Selectmen Ernest Day, Jr., Melissa Florio, and Ellen White, Town Administrator, who recorded the minutes. Selectman Leslie Babb was absent. This meeting was held at the Town Office.

Also, present were Jolanda, Marcella and Maria Cabrillana, Brian and Heather Bartlett, Rob Cunio, Jamie Mullen, Justin Brooks, Anne Cunningham, and Daymond Steer.

Selectman Day called the meeting to order at 6:00 P.M.

Non-Public Session(s):

Day made a motion to enter into a non-public session at 6:00 PM pursuant to RSA 91-a:3, II (c) for discussion on a tax matter. Florio seconded. Roll call vote was taken: Day-yes, Florio-yes. All in favor, the motion passed. Day made a motion to reconvene public session at 6:19 PM. Florio seconded. All in favor, the motion passed.

Day made a motion to enter into a non-public session at 6:21 PM pursuant to RSA 91-a:3, II (e) for legal. Florio seconded. Roll call vote was taken: Day-yes, Florio-yes. All in favor, the motion passed. Day made a motion to reconvene public session at 6:47 PM. Florio seconded. All in favor, the motion passed.

Review of Mail, Sign Manifests, Approval of Minutes

The accounts payable and payroll manifests were reviewed as well as the red folder containing correspondence.

Day made a motion to approve the minutes of the Selectmen's Meeting and Non-Public Sessions held on August 2, 2021. Florio seconded. All in favor, the motion passed.

Department Head Updates:

Police Department – Chief Jamie Mullen reported similar call volume to what has been reported over the past few weeks. More tickets are being issued and several unauthorized individuals have been removed from beach locations. Mullen confirmed the detail rate has been increased to \$70/hour from \$62/hour with the additional fee going toward the Town's portion. A review of current expenditures will take place to confirm this amount is adequately covering the cost of the officer and cruiser.

Fire Department – Chief Rob Cunio reported no new Covid-19 cases, 10 calls for medical aid, 1 fire alarm activation, and a reported lighting strike at a residence. Five members of the department traveled to Woodstock to view an E-One chassis similar to what is being sought under the Firefighters Grant. Three units were available to view including a 2019 model year and two older. There were no reported problems warrant or otherwise. Cunio was also able to view an E-One rescue truck with no walk-in to see how it is built. Cunio will be attending a Chief's meeting next Monday evening.

Transfer Station – Justin Brooks stated last week was the first official week they transitioned to hauling out of Littleton. Items are continually being put in the wrong bins and he is surprised loads are not being rejected as a result. It has been busy. The Household Hazardous Waste Collection was held on Saturday and was reported to be steady throughout the day. Final numbers should be ready to report

next week. Thanks to volunteers Bob Oram, Jeff Nicoll and Paul Elie for their participation in the event. The program cost is significantly reduced with assistance given by volunteers. Over 400 flyers were handed out at the Transfer Station. The metal pile is scheduled to be picked up after Labor Day weekend with hope that it will yield revenue for the town. The last collection resulted in \$5,400 in recycling revenue.

Town Office – Administrator Ellen White reported the Town’s website and email server were down for approximately 18-hours last week due to the domain name expiration which has since been renewed. The Department of Revenue is finishing up their records review from the 2020 revaluation. The records transfer is still in process and there are three shelves remaining to be filled which should fit the tax inventories from 1962-1999 easily.

Florio questioned if there is any update on the tennis court resurfacing? White responded that there is no update, hopefully they will be done this year but there has been staffing issues.

Chief Mullen informed the Board of a radio failure in the F-150. Patrolman Diaz was able to get a loaner from the Sheriff’s Office and also get a diagnostic completed on the unit. A letter of thanks will be drafted to the Sheriff’s Office.

Appointments / Old / New Business / Discussion:

Anne Cunningham – Short-term rentals – Planning Board Chair Anne Cunningham presented the Board with a list of items for review regarding licensing requirements for short-term rentals for consideration. The language is to sync with Planning Board land use regulations. A review of other towns licensing requirements is in process. The Planning Board meeting resulted in discussion on whether full-time residency should be a requirement in allowing rentals. Florio responded that she reviewed the list and has a few additions including control variables to not reduce the impact to public safety officials and the thought that it would have to be open to all property owners not just residents. Day was in agreement. Licensing process proposal to be in line with life safety code requirements. Chief Cunio added that this would include involvement from the health officer, building inspector and fire chief and added that a definition for bedroom requirements and max allowances should be included using the size of the septic to determine maximum occupancy. Two means of egress should also be a requirement. Discussion on legality of requirement for proof of septic approval and inspection report. An option being evidence of sufficient pumping on a regular basis. Cunningham is looking to obtain guidance to prepare for a zoning amendment with public hearing requirement deadline of early January. Density requirements will also be researched as well as prohibitions such as no corporate functions or commercial venues. Current research shows approximately 20 active listings, not the 80+ previously stated. A reporting mechanism is available from some property listing agencies. Further discussion is necessary to determine penalties for violations. Cunningham will continue to plug away at research for discussion purposes. Florio questioned how much it will cost to inventory the short-term rentals? Conway reportedly expended \$25,000 and Madison \$7,500 in data collection per Daymond Steer. The hope is to be better educated and provide a better outcome than what has happened in Conway. The last Planning Board meeting had 20 attendees with most in favor of regulating over restricting short-term rentals. Cunio’s concerns include overuse of property and licensing and monitoring requirements. The regulation aspect must be well thought out. Brooks questions if short-term rentals will be considered a commercial entity? Cunningham responded that they are required to pay the Room & Meals tax and it is a strong point of view toward that classification. Brooks stated that commercial use is not allowed per the Transfer Station Ordinance and that will impact trash disposal allowance. Trash is sometimes left at the gate illegally and this may

increase unless a dumpster requirement is implemented. Steer stated that neighborhoods may not want dumpsters and questioned if the property owner can be charged an annual fee for disposal and/or hire a trash service. Other items for consideration:

- Trash removal to be responsibility of property owner, not renter
- Violation of terms of licensing – fine implementation on both property owner and tenant
- Rental history and status ratings
- Impact on property valuations
- Property ownership requirement of x amount of days
- Annual amendment option

Steer stated that a draft ordinance created by Sean Bergeron was presented to Madison and he will provide a copy. Day stated that a lakefront rental this past weekend had 8 vehicles parked and multiple tents.

Discussion on approval requirements whether by Special Exception or permitted use as well as abutters notification. The desire of the Planning Board is to have them be permitted by Special Exception requiring a hearing at the Zoning Board of Adjustment level. Cunningham stated that Mark McConkey suggested a phased implementation at the Planning Board meeting.

Cunningham reported that yesterday’s meeting held on housing in Freedom yielded approximately 30 attendees with discussion on cluster development with buffering as well as on detached accessory dwelling units. Housing concerns are apparent.

Transfer Station Fees – Brooks stated that he still has to review fees from surrounding towns for comparison.

Non-Public Session(s):

Day made a motion to enter into a non-public session at 7:33 PM pursuant to RSA 91-a:3, II (a) for personnel. Florio seconded. Roll call vote was taken: Day-yes, Florio-yes. All in favor, the motion passed. Day made a motion to reconvene public session at 8:03 PM. Florio seconded. All in favor, the motion passed.

Discussion continued:

Brief discussion on what is permissible and policy regarding employees acting in elected capacities.

Consent Agenda:

Minutes – Selectmen’s Meeting & Non-Public Sessions– 8/2/21	Approved
Payroll Manifest – week ending 8/4/21	Approved
Accounts Payable Manifest – week ending 8/4/21	Approved
Stantec - Water Quality Sampling & Post-Closure Monitoring Contract	Approved
Letter – ZBA re: response to zoning concerns	Approved

Correspondence:

Draft - Short-term rental licensing requirements for discussion	Reviewed
Receipt – Tax payment as agreed	Reviewed
Letter – ZBA re: response to zoning concerns	Reviewed

Report – Senior Resource Coordinator Activities June-July	Reviewed
Report – Budget Status - July 2021	Reviewed
Letter – Primex re: 2021 premium holiday distribution request	Reviewed
Email – NH Electric Cooperative re: response to RSA 91-A request	Reviewed
Application – Local Fiscal Recovery Fund Program proof of transmittal	Reviewed

Being no further input, Day made a motion to adjourn. Florio seconded. All in favor, the motion passed.

The meeting adjourned at 8:06 PM.

Respectfully submitted,
Ellen White, Town Administrator

Approved by the Board of Selectmen on _____:

<u> ABSENT </u> _____ Leslie R. Babb	_____ Ernest F. Day, Jr.	_____ Melissa M. Florio
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