

TOWN OF FREEDOM

Thursday, August 19, 2021, 7:00 pm

Freedom Town Hall

The meeting was called to order at 7 pm by Anne Cunningham. Present are: Anne Cunningham, Paul Olzerowicz, Jeff Nicoll-Alternate, Bill Elliott, Carol McIntire. Jeffrey Towle (7:09 pm), Pam Keith, Beth Earle, Les Babb/Ernie Day are absent.

- Review minutes of the July 15, 2021, planning board meeting- remove apostrophe from septic. Paul made a motion to approve as amended, Bill seconded. APPROVED
- Review information gathered at the August 8 public hearing on housing- Minutes - 4th line from Bottom – Vincent Beedle. Home sales paragraph - \$267,500 (per HUD.) Children (whose parents are leaving them Freedom homes) under Bobbi McCracken. Page 2 – Betty (Lee) not Betty Root. In barn/garage (add comma) under Pat Bernard. Paul made a motion to accept as amended, Jeff seconded. APPROVED
- Continue discussion on regulating short-term rentals (STR) An email from Chuck Brooks was read. Betsy Eaton emailed to thank us for the presentation. Jeff commented about the amount of time that was spent on explaining Detached ADUs and feels that we would have to be very descriptive about them if it moved forward. Anne feels that positive comments were received about cluster developments and that perhaps we should move forward with this. There is concern about whether a developer would come in to do this project. Paul O. supports doing something with all of the options we have talked about. Jeffrey supports DADUs and cluster developments but feels that we should spend more time researching and talking to people. The Board supports continuing to work on cluster development for the 2022 ballot. The Board supports working on language for DADUs for the 2022 ballot. Discussion was held regarding creation of duplexes from large homes. Paul O is concerned that this could change the character of the building. There is discussion about requiring owner occupancy in part of the duplex and longer term rentals but not for short term rentals. Jeff is concerned with the work load we are taking on, and feels that postponing the duplex option would be acceptable. DADU is the priority. Anne will talk to MWV Housing regarding the model ordinance for cluster development. Duplex options are put on the back burner. Short term rentals – This is a two part process - land use and licensing. The Selectboard will need to have their licensing process ready at the time the Planning Board is to hold a hearing on Short term rentals. Residency is not going to be a requirement of the licensing approval. Check with NH Dept of Revenue to see what owners have paid rooms and meals tax on their short term rentals. Permits could be given with abutter notice, which would eliminate the need for the special exception, as well as providing neighbors with the knowledge of the project. Jeff feels that

changing licensing in the future would be easier to modify than a Zoning Ordinance would be. Paul O. supports notice and licensing as opposed to applying for a Special Exception. If a license is lost due to an infraction, perhaps require the applicant to apply for a special exception for reinstatement.

Discussion was held regarding park models/manufactured homes. Totem Pole was discussed at length. Paul is concerned that STRs may be removing affordable housing from the market in Freedom.

The remaining definitions were discussed. Bedrooms and capacities were discussed.

Discussion has been held as to whether the STRs are considered commercial, and whether they would be allowed to use the transfer station. Our attorney and the State consider this to be a commercial use. An idea is to provide dump stickers with the licensing process. Trash removal needs to be a part of the licensing process. This should be decided by the Selectboard.

Remove the limit of 16 guests from the Standards. If we want a parking calculation we will have to create it. GPS map accuracy should be considered as a requirement.

Prohibitions – Fire pits were discussed at length. A safety inspection on existing firepits could be considered.

Anne asked the Board to review these again, and add anything else they think of.

Additional items were included in the packet for review.

- Public Comment – Nancy Psaki – Special permit by the Zoning Board might clog their agenda.

Lee (Lisa?) Stevey – has a permitted ADU that is not attached to the house. Ned Hatfield gave permission years ago.

Paul Wheeler – approvals that were granted for ADUS that are not attached were issued for family use only. Make sure that rules that apply to ADUs also apply to STRs. (people, parking). Septic designs are not readily accessible prior to year 2000. Fire pits – this will come down to enforcement. Take into consideration – not having rules that you can not enforce.

Nancy – existing fire pits are safer.

Susan Marks – is there going to be an inspection in the licensing process? Yes, part of the process will be an in person inspection by Rob Cunio.

Jean Marshall – reinforced the discussion about always having a definition for any word used in your ordinance.

Ann Gallagher - concerned about environmental concerns.

- Other Business that can properly come before the board – Paul O. asked about the status of the CIP process. Anne has sent out emails, and it is on our schedule for September.

Bill made a motion to adjourn at 8:48 pm, Jeffrey seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary