

**TOWN OF FREEDOM**  
Freedom Planning Board  
**Thursday, September 16, 2021**  
7:00 p.m.

The meeting was called to order at 7 pm by Anne Cunningham. Present are: Anne Cunningham, Jeff Nicoll (alternate), Beth Earle (alternate), Carol McIntire, Bill Elliott, Les Babb-Selectmen's Representative. Jeffrey Towle, Paul Olzerowicz, and Pam Keith are absent.

- Review minutes of the August 19, 2021, planning board meeting – Correct spelling of Elliott, Jeff made a motion to approve as amended, Bill seconded. APPROVED
- Review first pass of the town submissions for the CIP – The submissions received as of 9/8/21 are included in the summary. A public hearing is being planned for February 2022.
- Review the proposed language for DADUs – the text that is bold and underlined is new, but was discussed last year. Nonconforming lots will not be allowed to build a DADU on their property. The Board agrees that this language should move forward. 904.3 must read that ADUs are allowed in all districts (period). 904.5 are the guidelines for DADUs. Discussion is held regarding the maximum size of the DADUs. Language regarding up to 800 square feet or 60% of the footprint is discussed. Anne will do some research to see how many small homes are on conforming lots in town. A public hearing will be scheduled for November.

Review revised definitions for STRs – Anne requested information from the Selectmen as to when they may have some licensing information available. This will be needed for the public hearing on the Zoning Ordinance on Short-Term Rentals. The hearing may be held in December.

- Planning board invitation to ZBA for joint meeting in October – Anne presented a draft invitation to the Zoning Board to attend a joint meeting with the Planning Board.
- An application for a wedding venue in the Town of Eaton was included in the packets. The Board of Selectmen sent this to the Planning Board in the

event that the Planning Board would like to send a letter to address this. Anne feels that they should be asking for a variance, not a special exception. The Selectboard is not addressing this issue. The Fire Chief does not contract for inspection services, and this has been referred to the State Fire Marshall. The Planning Board will not address this issue.

- Harrison Kanzler emailed Anne regarding a video project to highlight housing issues communities are facing. He would like to interview Freedom folks regarding the work that the Freedom Planning Board is doing on housing. All we could report at this time is that we are working on the issues, but we do not have any success stories to speak about at this time. Anne will respond to him with this information.
- Public Comment – Jean Marshall would like to be sure that enough time is being left to get this information to the public before the town meeting.
- Other Business that can properly come before the board
- Bill Elliott commented about an article in the Conway Daily Sun regarding the construction of buildings designed for professional people, not the general public.

Bill made a motion to adjourn at 8:16 pm, Beth seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson