

TOWN OF FREEDOM

A PUBLIC MEETING and PUBLIC HEARING Freedom Planning Board Thursday, March 17, 2022 7:00 p.m.

Minutes

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

PUBLIC MEETING

- Elect officers for the year
Chair – Les made a motion for Anne to be a chair, Paul seconded. APPROVED
Vice Chair – Paul made a motion for Bill to be vice chair, Jeffrey seconded. APPROVED
- Review and approve minutes of the February 17, 2022 planning board meeting –Paul made a motion to approve, Jeff seconded. APPROVED Brian abstained
- Notice is hereby given in accordance with RSA 676:4 that an application for Site Plan Review for Vincent Beedle, 612 Ossipee Lake Rd. Map 6 Lot 6-1, has been submitted. Upon a finding by the Board that the application meets the submission requirements of the Site Plan Review Regulations, the Board will vote to accept the application as complete and proceed with public hearing.

Mr. Beedle is requesting a number of waivers. The store is a preexisting non-conforming commercial use that was abandoned a number of years ago. The ZBA was approached for a variance in February, which was granted. The conditions on the ZBA approval were reviewed. There is no exterior change to the building, approval for deli, pizza, ice cream, store. Must obtain required state licenses.

The checklist was reviewed. A waiver is requested for the required new plan, to use the old plan instead. (signed plat). They asked for the applicant to fill in a number of items that would have been added by a surveyor. Members have been to the site and noted that there are some items missing. Additional waiver requests will be delivered tonight.

Les made a motion to approve the waivers for #1 and #3. Paul seconded.

Jeff has concerns about not documenting this project. He feels that without a proper document, if there are problems in the future, we will have endorsed something that is hard to defend. From his visit to the site, he has concerns that some of the items on the waiver requests are not on the plan. There is a second driveway, which is not clearly noted on the plan. It will be used for employee access, dumpsters and such. This is a mix of residential and commercial uses, there is a large floodlight that is more than 20 feet high.

Jeffrey noted that the road shown is the old configuration. It changed when the Bluffs sought their approval.

Bob Tafuto - can he do a survey of the point to make the plat to reflect what it is currently?

Ann proposed that we reject the waivers as written, and as a condition of approval, along with this map, they provide a plan showing the new layout of the area. The two maps would be used in conjunction with each other. A second option would be to ask Bob to put the existing building on the map.

The motion and the second were withdrawn.

Items 1&3 - Les made a motion to approve the waiver for #1 with the condition that we are provided with the new plan (septic system survey) to show the location of the new entrance to Shawtown Road. Jeffrey seconded. APPROVED

Item 2 – north arrow/bar scale – they are on the plat.

Item 3 – waiver request for surveyor seal – that has become required with the condition in #1. This would be conditional on the plan requested in Item 1.

Item 4 – property lines bearings and distances – some are shown. Do we need this updated? The Board is OK with this as is.

Item 5 – acres and square feet. We have the acreage. We do not have square feet. They have this data, and can add it onto the plat. A waiver was delivered tonight. Since Bob is doing some of this, it could be added to the plat. Anne made a motion to grant a waiver of 5.2.2.5 with this information added to the new plat. Paul seconded. APPROVED

Item 6 included

Item 7 - Names of abutters, book and page – We have names and addresses, we do not have book and page on the plat provided. They have submitted a waiver request that shows that information. They would like a waiver to put this info on the updated plat. Les made a motion to grant the waiver with the condition that it be put on the final plat, Jeffrey seconded. APPROVED

Item 8 - Zoning-special district boundaries – this is in the general residential district. This needs to be noted on the plat. A 5.2.4.8 waiver is needed, to put this information on the updated plat.

Waiver to add to new plat (in the title block) #8 – Anne made a motion to accept the waiver on the condition that it will be put on the updated plan by Bob Tafuto. Paul seconded. APPROVED

Dimensions, area setback requirements – Lot is shown. It has distances on the left side. The envelope is not shown.

Mr. Beedle addressed the Board, and would like to recess the application until he can get new measurements and plat. Anne would rather continue to go through and identify the items that are needed.

The Board is agreeable to go through and see what is needed.

Item 9 – minimum setback requirements shown on plat – missing now, no waiver. This is missing from the plan. They can ask for a waiver of 5.2.4.9. The waiver was submitted tonight. Les made a motion to approve, Jeffrey seconded. APPROVED

Item 10 – proposed existing buildings – are on the plan.

Item 11 - 5.4.2.11 – contours for the entire site – waiver has been requested. A topo map has been provided. There is no development going on at the site. Jeff feels that the runoff may enter the adjacent property. The surveyor says that it is going back into the applicant's property and felt that it is adequate. Les made a motion to approve the waiver for 5.2.4.11, Paul seconded. APPROVED, Jeff opposed

Item 12 - On site square footage impervious areas – shown on the waiver request, will be on the updated plan. It is 20%. Waiver request for 5.2.4.12 – Paul made a motion to grant this waiver, conditional on info being included on updated plan, Jeffrey seconded. APPROVED

Location, size of signs, walls fences. – There is a sign on the property. Info on the plat. Add location to new plat.

Item 14 – this is included. There is a telephone pole, indicated with the pole number.

Item 15 - Location width curbing, access ways – non applicable as is. Jeff spoke about the rear entrance that is not showing on the plan. There is an asphalt apron there, per the owner. Ask Bob to show it on the new plan.

Item 16 - Onsite parking/loading – Parking is identified in the front, loading areas will be in the back. Item 16 is not there, will be drawn on the new map. The owner will get a driveway permit for the back entrance.

Item 17 – utilities – well is shown. Existing septic is shown, but will be modified. We will be receiving a new plan.

Item 18 – not shown, because of septic – will be on new plan.

Item 19 – no catch basins, etc on the property

Item 20 – none on this lot

Item 21 – location of everything within 100' of parcel – there are none

Item 22 – proposed landscaping – none proposed. Just some grass

Item 23 - Snow storage requirements – note on plan of location

Item 24 - Date and permit of all required permits – there is a list in the packet.

Food Safety – pending
Lottery – pending
Liquor – pending
Tobacco – pending
ServSafe – being worked on
DES Septic – being worked on

We are concerned with food safety, Servsafe and septic.

Item 24 – Anne made a motion to set a condition that the application is not complete nor approved unless you have food safety, Servsafe and septic licenses Jeff seconded. APPROVED

Item 25 - Public use/common ownership – not applicable

Item 26 - Pedestrian walks – not applicable

Item 27-28 - Flood plain – not in the flood plain, not applicable

Item 29 – shorefront – not applicable

This application is not complete. An informal discussion is to be held about Site plan requirements (Section 6)

6.1 – architectural – this is existing.

Height – existing building

6.2 Bridge/road construction – not applicable

6.3 Sedimentation and erosion control – no new construction

6.4 Storm water drainage – not new

6.5 Flood hazard – not in a flood area

6.6 Pollution control commission is gone

Outdoor storage – none to be on site. Other than propane tanks. Grease trap will be tied into septic system.

6.7 Dust, fumes, etc. – no

6.8 Glare –

Lighting was installed by Eversource at 18’

6.9 Noise – no

6.10 Sewage – being addressed by owner

6.11 Utilities – none being added, upgrades have been done as requested

6.12 Lighting – everything is forcing down, solar lights for sign lights to be installed

6.13 Signs – existing

6.14 Equipment and service areas – will be forthcoming. Jeff asked about dumpsters, etc. screened from street view.

6.15 Parking – Anne spoke to Scott Brooks about this. He would like some signs on either side of the store. Traffic entering and exiting signs –

6.16 Access management – bike racks, pedestrian – not applicable

6.17 – landscaping – no plan for landscaping

6.18 – fencing walls or buffers – none

The Board will be looking at location of equipment – sewage, signage on road.

Anne will send out a letter with the requirements and specific conditions.

Les made a motion to continue this to next month's meeting, Jeffrey seconded. APPROVED

PUBLIC HEARING

- Upon a finding by the Board that the application meets the submission requirements of the Site Plan Review Regulations, the Board will vote to accept the application as complete and proceed with public hearing for the reopening of the Blue Moon Store as a convenience store/ seasonal ice cream/ year-round deli/to-go meal service. (if application is voted as complete). Notice is hereby given in accordance with RSA 676:4 that an application for Site Plan Review for Vincent Beedle, 612 Ossipee Lake Rd. Map 6 Lot 6-1, has been submitted.

PUBLIC MEETING

- Update on CIP and redraft schedule – Original CIP schedule was reviewed. Transfer Station has not submitted information. Anne will pull everything together. Next month we will review and revise the schedule.

There have been numerous calls/questions about short term rentals. There is information on the town web site about what is going on right now.

Selectmen will be discussing moving forward at Monday night's meeting.

Les thanked Anne for putting together the information.

- Public Comment – Linda Mailhot congratulated the two elected members. Jean Marshall reminded the Board about the site plan application for the gas station in Effingham. The Selectmen will be discussing it on Monday evening. Ossipee Lake Alliance and Green Mountain Conservation Commission will be there as well.
- Other Business that can properly come before the board.

Brian made a motion to adjourn at 8:54 pm, Anne seconded. The meeting was adjourned.

Respectfully submitted
Melissa Donaldson
Recording Secretary