

## TOWN OF FREEDOM

### **PUBLIC MEETING and PUBLIC HEARING**

Freedom Planning Board  
**Thursday, April 21, 2022**  
at 7:00 p.m.

The meeting was called to order by Anne Cunningham at 7 pm. Present are: Anne Cunningham, Paul Olzerowicz, Bill Elliott, Brian Taylor, Beth Earle-Alternate, Jeff Nicoll – Alternate. Les Babb-Selectmen’s Representative, Pam Keith, Carol McIntire and Jeffrey Town are absent. Beth Earle is seated for Carol, Jeff Nicoll is seated for Jeffrey Towle.

#### **PUBLIC MEETING**

- Review and approve minutes of the March 17, 2022, planning board meeting – moved to the end of the meeting
- 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 for the reopening of the Blue Moon Store as a convenience store/seasonal ice cream/ year-round deli/to-go meal service. 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.

This is a continuation from last month’s meeting. Additions to the plat were requested at that time.

#### Site Plan Review Checklist Discussion:

1. location plan – now shows the new location of Shawtown Road. All items are shown on the plan.
2. North arrow & bar scale – shown on plan
3. Title Block – shown on plan
4. Surveyed property lines – shown – there is only one direct line between the pipes
5. Area of entire parcel - shown
6. Deed reference/tax map # - shown
7. Names of abutters – yes
8. Zoning and special district boundaries – note on plan
9. Dimensions of existing and proposed lots – on plan
10. Location & layout of existing and proposed structures – on plan
11. Contours – on plat at 2 feet
12. Total sq. ft. impervious surfaces – on plan
13. Location of existing signs, walls and fences – existing sign is shown on plan
14. Location, width and purpose of any easement or right of way – none on the property – Not Applicable
15. Location, width, curbing & paving of access ways, egress ways, streets – shown on plan. Road agent requested extra radius for turning, and that is included now.
16. Location and layout of all on-site parking and loading facilities – front is existing parking. In the back, it was previously a loading zone for trucks. Accomodations for campground traffic are included in the back now.
17. Location/size of utilities – Not Applicable – no utility line is being created.
18. Type/location of solid waste disposal facilities – dumpster is shown on plan. Grease trap and septic tank are

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shown also.

19. Location, elevation and layout of catch basins, other surface drainage – none existing or proposed.
20. Location of physical/natural features – roads and topography, buildings, poles are shown.
21. Location of buildings, wells, leach fields – neighbor to right has septic beyond 150' and would not be shown on the plan.
22. proposed landscaping – Not Applicable
23. Snow storage requirements – shown on the plan
24. Date and permit number for all required state and federal permits – septic design approval is shown on plan. Other permits are pending.
25. Dimensions of property dedicated for public use of common ownership – Not applicable
26. Pedestrian walks – Not applicable
27. Special Flood Hazard Area permits - None
28. Special Flood Hazard Area – base flood elevation data - None
29. Shorefront – drainage studies – Not applicable

A motion to accept the application as complete on the condition of receipt of DHHS and ServeSafe permits are outstanding) was made by Beth, seconded by Bill. APPROVED

### **PUBLIC HEARING**

- Vinny Beedle Site Plan Review (if application is voted as complete). The hearing was opened at 7:20 pm.

Heather Kylie – Camp Huckins – they are very excited to have this opening

Chuck Elliott – Camp Robin Hood – supportive as well

Bob Tafuto – ready for this

Pam Keith – that has been an eyesore for years. This is exciting and she is very much in favor of it.

6.1 architectural - not applicable

6.2 Bridge/road construction - not applicable

6.3 Sedimentation/Erosion control - no construction, DES did not require anything for septic.

6.4 stormwater drainage – no new construction. Wetlands question was answered – when the frost goes out, it is not a wetland. This area is group 1 soils, excessively well drained. There are no wetlands

6.5 flood hazard plan – not applicable

6.6 water quality – well on site. No outdoor storage on site

6.7 Dust fumes, gasses – nothing that will create dust

6.8 glare – minimal lighting. Eversource light is in compliance

6.9 noise – closed between 10 pm – 7 am. The standard is 55 dba.

6.10 sewage – permit was received. The system is in, waiting on inspection. The previous system was removed.

Approval should be early next week.

6.11 Utilities – utility pole is existing, internet is connected, and phone line. Well has been tested.

6.12 Lighting – previously discussed

6.13 – Signs – existing grandfathered nonconforming sign

6.14 – Equipment/Service areas – refrigeration compressors are under a roofed, screened in area. Dumpster will be fenced in and gated. Loading area in the rear. Room for trucks to unload and cars to park. A grease trap maintenance program will be set up.

6.15 – Parking – applicant has a variance to continue a nonconforming use. Additional parking is being added in the back.

6.16 Access management – not applicable

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- 6.17 landscaping – not applicable
- 6.18 fencing, walls, buffers – no new development

The hearing was closed at 7:37 pm.

Conditions of approval: Two permits need to be obtained, operational approval for septic, dumpster and all mechanical equipment must be screened.

Beth made a motion to approve this application with the aforementioned five conditions, Paul seconded. APPROVED

### **PUBLIC MEETING**

- Notice is hereby given in accordance with RSA 676:4 that an application for Site Plan Review for Carroll County YMCA, Camp Huckins, 17 Camp Huckins Road Map 1 Lot 16, has been submitted to construct two new counselor cabins and add an addition onto the existing dining hall. 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.
- Heather and Mark are here on behalf of the Camp. Jim Rines is presenting the application. They would like to add on to the dining hall, add two cabins. No proposed population increase. The lot is larger than 5 acres. One of the cabins is within the protected shoreland. It is less than 900 square feet of impervious, so was eligible for a permit by notification. A copy of that permit was presented to the Board. Waiver requests were submitted for 5.2.4.21 septic systems and 5.2.4.11 topo throughout the site. Also presented were waiver requests for showing signs and wells.(5.2.4.13) and (5.2.4.17) utilities on site. A plan showing the septic and utilities are in the Town files at this time. Structure coverage is 0.8% of the lot. Impervious coverage is 3%, the Town limit is 25%. Drainage computations were submitted. Stone drip edges are planned.
- Paul O. asked if the additional cabins would allow more campers in the future, once Covid may not be an issue. He also commented about sloped on waterfront, and the density shown on the plan. Anne spoke to the fact that the camp should come to the Board if they plan to increase the amount of campers in the future.

### Site Plan Review Checklist Discussion:

1. location plan - shown
2. North arrow & bar scale - shown
3. Title Block - shown
4. Surveyed property lines - shown
5. Area of entire parcel - shown
6. Deed reference/tax map # - shown
7. Names of abutters - shown
8. Zoning and special district boundaries - shown
9. Dimensions of existing and proposed lots -
10. Location & layout of existing and proposed structures - shown
11. Contours – waiver requested. 5.2.4.11 – Jeff made a motion to accept the waiver as submitted, Beth seconded. APPROVED
12. Total sq. ft. impervious surfaces - shown
13. Location of existing signs, walls and fences – waiver requested – no changes are proposed. Signs are at the two entrances. Beth made a motion to approve the waiver request for 5.2.4.13 as presented, Jeff seconded. APPROVED
14. Location, width and purpose of any easement or right of way – utility easement is noted

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15. Location, width, curbing & paving of access ways, egress ways, streets – no paving on site. Gravel areas are shown.
16. Location and layout of all on-site parking and loading facilities – shown on plan
17. Location/size of utilities – waiver request – utility layer was not printed on plat. The Board is not in favor approving the waiver as requested for item 5.2.4.17. A plan will be required within 4 weeks that shows the utilities. Anne made a motion to deny the waiver request for 5.2.4.17 with the condition that within a month a plan showing the requirements of item 17 will be submitted. This condition will not stop construction if all other conditions are met. Jeff seconded APPROVED
18. Type/location of solid waste disposal facilities - shown
19. Location, elevation and layout of catch basins, other surface drainage – none – not applicable
20. Location of physical/natural features – streams, soil types, paths are shown.
21. Location of building wells, leach fields – waiver requested – 5.2.4.21 – Beth made a motion to approve the waiver request for 5.2.4.21, Bill seconded. APPPROVED
22. proposed landscaping – not applicable
23. Snow storage requirements – shown on plan
24. Date and permit number for all required state and federal permits – shown on plan, DES permit was pending at time of application, now received and will be added to the plan.
25. Dimensions of property dedicated for public use of common ownership – not applicable
26. pedestrian walks – shown on plan
27. Special Flood Hazard Area permits – shown on plan, shoreline and Cold Brook
28. Special Flood Hazard Area – base flood elevation data – shown on plan
29. Shorefront – drainage studies – submitted, infiltration trench and erosion control are shown on Sheet 3

Beth made a motion to accept the application as complete, conditional on the receipt of the DES permit and the utilities being shown. Jeff seconded. APPROVED

Camp Robin Hood spoke in support of the project.

## **PUBLIC HEARING**

- Carroll County YMCA, Camp Huckins Site Plan Review (if application is voted as complete).
  - 6.1 in keeping with all the other cabins.
  - 6.2 not applicable
  - 6.3 shown on the plans
  - 6.4 stormwater drainage - shown
  - 6.5 flood hazard plan – shown
  - 6.6 water quality – no impact
  - 6.7 Dust fumes, gasses – not applicable
  - 6.8 glare – porch lights on cabins, dining hall entrance
  - 6.9 noise – not applicable
  - 6.10 sewage – not applicable
  - 6.11 Utilities – no new
  - 6.12 Lighting – already discussed

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- 6.13 – Signs – plaques on cabins
- 6.14 – Equipment and Service Areas – no changes, not applicable
- 6.15 – Parking – no changes
- 6.16 Access management – not applicable
- 6.17 landscaping – no proposed changes
- 6.18 fencing, walls, buffers – none proposed

The hearing was closed at 8:24 pm.

Beth made a motion to approve the application conditional on the receipt of revised plat showing utilities and DES approval number, within one month. Paul seconded. APPROVED

### **PUBLIC MEETING**

- Notice is hereby given in accordance with RSA 676:4 that an application for Site Plan Review for Camp Robin Hood, 65 Robin Hood Lane Map 7 Lot 5-1 and 5-2, has been submitted to amend the size of the porches on the dining hall from the 2017 site plan approval and add to the repurposed infirmary, junior boys cabin, director’s cottage and to add pickleball courts. The area on the northeast side of the dining hall will be regraded for the installation of a retaining wall to improve drainage. 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.

### **PUBLIC HEARING**

- Camp Robin Hood (if application is voted as complete).  
 Jim Rines is presenting the application. Chuck and Bill Watson are present from the camp. This is a request for an amendment to a prior approval. This is for the addition of porches, a two decks, as well as to regrade for improved drainage. Pickleball courts are being proposed as well. A shoreland permit has been received and provided to the Board tonight.  
 Two waivers are requested.  
 Anne has a question about lot 7.5 – it is shown on the application, but there are no improvements on that lot.  
 Paul asked about the percentages used look at the entire property, but the concentration near the lake is increasing. He also asked about the comment about the area that was year round access. It was a condition that this planning board placed on the property.

### Site Plan Review Checklist Discussion:

1. location plan - shown
2. North arrow & bar scale - shown
3. Title Block - shown
4. Surveyed property lines - shown
5. Area of entire parcel - shown
6. Deed reference/tax map # - shown
7. Names of abutters - shown
8. Zoning and special district boundaries - shown
9. Dimensions of existing and proposed lots - shown
10. Location & layout of existing and proposed structures -
11. Contours – waiver requested 5.2.4.11 – Beth made a motion to approve this waiver, showing within 150’, Paul seconded. APPROVED

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12. Total sq. ft. impervious surfaces - shown
13. Location of existing signs, walls and fences – no walls or fences, there is a sign above the driveway that is not on the plan. No new signs are proposed. Waiver requested – 5.2.4.13 -
14. Location, width and purpose of any easement or right of way – utility easement details are noted.
15. Location, width, curbing & paving of access ways, egress ways, streets - shown
16. Location and layout of all on-site parking and loading facilities - shown
17. Location/size of utilities - shown
18. Type/location of solid waste disposal facilities – dumpsters are shown
19. Location, elevation and layout of catch basins, other surface drainage – no catch basins on site.
20. Location of physical/natural features – shown on plan
21. Location of buildings, wells, leach fields within 150’ of parcel- waiver requested – 5.2.4.21 – Beth made a motion to grant the waiver request for 5.2.4.21, Brian seconded. APPROVED
22. proposed landscaping – none proposed
23. Snow storage requirements - shown
24. Date and permit number for all required state and federal permits – submitted, note on plan that it is required. It will be placed in the file.
25. Dimensions of property dedicated for public use of common ownership – not applicable
26. pedestrian walks - shown
27. Special Flood Hazard Area permits - shown
28. Special Flood Hazard Area – base flood elevation data - shown
29. Shorefront – drainage studies – submitted with plans, stone drip edges will infiltrate runoff from the proposed roofs.

Jeff made a motion to grant the waiver for 5.2.4.13, Brian seconded. APPROVED

Bill asked about the abutter list – Paul and Donna Tung – the plan says Paula.

Add hatch pattern on the drainage around the porches/decks. No trench is planned for the large deck on the directors cottage.

The Board asks that plan be submitted within a month that shows the infiltration, and a correction to Mr. Tung’s name.

Beth made a motion to accept the application as complete, with the stipulation of receipt of the plan with the requested items above. Jeff seconded. APPROVED

## **PUBLIC MEETING**

\*\* 6.1 architectural – in keeping with the characteristics of the camp. A condition on the approval is issued for information about the height of the structure. It will be emailed to Anne.

6.2 Bridge/Road Construction - not applicable

6.3 Sedimentation - shown

6.4 stormwater drainage – infiltration trenches, calculations were submitted, hatching will be shown

6.5 flood hazard plan – not applicable

6.6 water quality – not applicable

6.7 Dust fumes, gasses – not applicable

6.8 glare – porch lighting

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- 6.9 noise – camp noise and temporary construction noise
- 6.10 sewage – no change in population
- 6.11 Utilities – a septic tank is being replaced.
- 6.12 Lighting – already discussed
- 6.13 – Signs – none being added, a waiver was granted for the existing sign not shown
- 6.14 – Equipment/Service areas – none proposed
- 6.15 – Parking – none proposed
- 6.16 Access management – no proposed changes
- 6.17 landscaping – no proposed changes
- 6.18 fencing, walls, buffers – none proposed

Outstanding items – refined plan within a month, conditional approval if building height is met.

A motion to approve the application with the aforementioned conditions was made by Beth, seconded by Bill. If the height is more than 35’ and there is no variance from the ZBA, we will need to consult the Town Attorney.

APPROVED

- Public Comment – none
- Review and approve minutes of the March 17, 2022, planning board meeting – Anne made some additions to the minutes to list the item numbers, etc. Change to wording in first paragraph of Beedle hearing. Remove Bill and Carol from the “present” at the meeting. A motion to approve as amended was made by Anne, seconded by Brian.  
APPROVED
- Other Business that can properly come before the board. – Paul asked about the CIP. Anne said that it may be the month after next. Beth expressed her appreciation to Anne for going to Concord.
- Beth made a motion to adjourn at 9:24 pm, Paul seconded. The meeting was adjourned.

*Respectfully submitted,  
Melissa Donaldson  
Recording Secretary*

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