

TOWN OF FREEDOM

A PUBLIC MEETING and PUBLIC HEARING

Freedom Planning Board

Thursday, May 19, 2022

7:00 p.m. - Freedom Town Hall

PUBLIC MEETING

The meeting was called to order at 7:01 pm by Anne Cunningham. Present are: Anne Cunningham, Brian Taylor, Jeff Nicoll - alternate, Beth Earle - alternate, Carol McIntire & Paul Olzerowicz. Bill Elliott, Jeffrey Towle and Les Babb are absent. Beth is seated for Bill Elliott, Jeff is seated for Jeffrey Towle.

- Notice is hereby given in accordance with RSA 676:4 & 675:7 that the Freedom Planning Board will consider a minor subdivision for the property of Thaddeus, Mark & Gerard Szarek trustees for the Thaddeus Szarek Living Trust for property located at Rice Hill, Map 17, Lot 7 to determine if the application is complete.
- Bob Tafuto is here to present the application.

PUBLIC HEARING

- If the board accepts the Szarek Minor Subdivision application as complete, the board will go into a public hearing to further consider the application. Should a decision not be reached at the public hearing, this application will stay on the Planning Board agenda until such time as it is either approved or disapproved.

Subdivision Checklist Discussion: Large plans are not available for review. Agent (Bob Tafuto) indicates that the following items are on the plan, items will be checked when the plans are available. Items 6.12 C&D are the items that need to be checked on. All other items were located on the small plans we have in front of us.

- 6.11.a - Names and addresses of abutters –
- 6.11.b - Persons whose name and seal are on plat – Greg Howard needs to sign
- 6.11.c - Holders of conservation, etc. – n/a
- 6.11.d - Payment to cover filing fee –
- 6.11.e.5 - Blocks at lower right hand
- 6.11.e.6 - Letter of authorization - yes
- 6.12.a - Proposed name or title, name and address
- 6.12.b - North arrow/scale
- 6.12.c - Date of plan, license and seal of surveyor, Signature of surveyor – Mylar will have the signature
- 6.12.d - Signature block for planning board
- 6.12.e - Locus plan
- 6.12.f - Boundary survey
- 6.12.g - Names of all abutting subdivision streets, etc, Subdiv and buildings within 100', Roads and streets within 200' – on locust map

- 6.12.h - Location of property lines, Lot areas in square feet and acres
- 6.13.i - Lots numbered
- 6.12.j - Location amount of frontage on public rights of way
- 6.12.k - Building setback lines
- 6.12.l - Buildings and structures
- 6.12.m - Land dedicated to public use – n/a
- 6.12.n - Easements – none
- 6.12.o - Existing proposed community water/sewer – n/a
- 6.12.p - Water mains, etc. – n/a
- 6.12.q - Drainage analysis – n/a
- 6.12.r - Streets with names – n/a
- 6.12.s - Final road profile – n/a
- 6.12.t - Existing and proposed driveways – none – need to confirm with Scott Brooks that he will approve a driveway
- 6.12.u - Water courses, etc. – intermittent stream, no standing water year round
- 6.12.v - Topographical contours – shown, Soil/wetland delineation – seasonally wet in flood prone areas
- 6.12.x - Location of perc tests, result – provided, Town official witnessing – we don't do this, Outline of 4k area – shown
- 6.12.y Location of existing/proposed well – none
- 6.12.z Base elevations/flood hazard areas – nothing on FEMA maps for this lot

Anne recommends that this is a complete application pending checking on 6.12 c&d – pending Scott Brooks driveway confirmation (6.12.t)for both lots.

6.12.x- existing or proposed well – not shown on plan. Do we assume by the acreage that there is room for wells? Yes.

Anne made a motion to accept the application as complete pending confirmation that 6.12.c&d are shown on the large plat and confirmation from Scott Brooks that there can be driveways on both lots per item 6.12.t. Paul seconded. APPROVED

Does it meet our standards?

- 9:1.a - Character of land – n/a
- 9:1.b - High water table – not unbuildable (Beth notes that there is a typo in this standard – should read unsuitable)
- 9:1.d - Fill and Dredge – not being done
- 9:2.a - Minimum lot size – calculations are shown
- 9:2.b - Permanent markers – complete
- 9:3 - Grading and drainage – none proposed
- 9:4 - Streets – none proposed
- 9:5 - Sewage disposal and water supply – test pits and 4k are shown, no wells are shown – the proposed well sites will be added to the plans
- 9:6 - Premature and scattered – n/a
- 9:7 - off site improvements – no
- 9:8 - Community water supply – no
- 9:9 - Easements –
- 9:10 - Parks and playgrounds – no
- 9:11 - Reserve strips – no
- 9:12 - Common facilities – none

9:13 - Security – no
9:14 - Street names – no
9:15 - Sediment and erosion controls – no
9:16 - Utilities – no
9:17 - Modifications or waivers – none

An intent to cut is required for clearing a lot to build a house (per Bob Tafuto)

Anne made a motion to accept this on the condition that we confirm 6.12.c and 6.12.d, confirm with road agent that the two driveways, and that we get a plan showing the well locations. Beth seconded. APPROVED

The public hearing was opened at 7:42 pm. Paul made a motion to approve the subdivision with the conditions 6.12.c, 6.12.d and 6.12.t , Beth seconded. APPROVED

PUBLIC MEETING

- Review and approve minutes of the March 29, 2022, planning board meeting – a typo – 10 AM – also the motion Beth made was seconded, does not say who seconded. Beth made a motion to Approve as amended, Paul seconded. APPROVED
- Review and approve minutes of the April 21, 2022, planning board meeting –see final copy – multiple corrections - Jeff made a motion to approve as amended, Beth seconded. APPROVED
- CIP update – Cubby Brooks has not done this. Check with the Selectboard about this. The School has started. Sarah Groleau is now the Chairperson. They are also reviewing their reserves in the Trust Funds.
- There are items that need to be changed in the Zoning Ordinance – the State has made changes in their notifications and expedited impact applications. Gary Williams (Zoning Officer) is also concerned about food trucks.
- Items in Site Plan and Subdivision – How long is a permit good for? We don't have any rules. We should have a rule that says conditional approvals are good for so long, etc.
- Public Comment
- Other Business that can properly come before the board. – none

Beth made a motion to adjourn at 8:05 pm, Paul seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary