

TOWN OF FREEDOM

PUBLIC MEETING Freedom Planning Board Thursday, June 16, 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, Carol McIntire, Brian Taylor, Melissa Florio – Selectmen’s Representative, Jeff Nicoll-Alternate. Beth Earle-Alternate is absent. Jeff Nicoll is seated for Jeffrey Towle.

PUBLIC MEETING

Review and approve minutes of the May 5, 2022 planning board meeting – Anne received an email from Gary regarding The Spot. The dumpster was fenced and they are in total compliance. Brian made a motion to approve, Paul seconded. APPROVED

Review and approve minutes of the May 19, 2022 planning board meeting – correct lettering (font case) and add some numbering on the items on page 2. Add an “a” after 9:1. Add “(per Bob Tafuto)” under the intent to cut paragraph. Two items listed above are 6:12.c and 6:12.d. Confirm with road agent that the driveways can be built. Conditions listed are 6:12.c and 6:12.d and 6.12.t. Carol McIntire was present but is not listed. Paul made a motion to approve as amended, Carol seconded. APPROVED

CIP update – Transfer station numbers are needed. Prices are going up on everything, these numbers may need to be adjusted. The status of the school is that they have \$1.1 million in trust funds, \$360,000 in a bus fund. They are planning to add more to it for the next four years. They have a technology fund and there is now an SAU wide technology manager. They have \$180,000 in their building maintenance fund. There is no capital improvement plan for the building. They have \$260,000 in a tuition stabilization fund. They also have a \$260,000 Special Education fund. The transfer station will be doing some improvements on traffic flow, etc. so numbers should be available in the fall.

The possibility of having a town sewer system was mentioned.
The CIP will be brought up again in September.

Planning Board priorities/schedule 2022-2023 – Anne presented a list to the Board. There is an RSA that says that changes to zoning regarding permits for shorefront, for example, you can say not to issue permits 6 months prior to the adoption of the new ordinance. It has to be posted on the agenda. The State has changed the permitting process. We can start working on this. Regarding Food Carts, Gary has asked that we begin to think about these. Check Ossipee ordinance, Portsmouth. If something is not specified in the ordinance, it is technically not allowed. Anne will come back with some other town’s rules.

The Zoning Ordinance states dates of December 31 and January 1. Les has suggested that it would be better to have them renew on the date that they are approved.

30 letters of violation have been sent out for STR violations. Grandfathering does not exempt from health, safety and nuisance issues. A previous non-conforming use is the burden of the property owner to prove this.

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Melissa spoke about a conversation with Gary regarding structures on properties that cannot have garages. The ZBA typically comes to a joint meeting in October. The alternative is for us to attend their meeting. They can send us proposals; Anne would attend the meeting when they hold that discussion.

Brian spoke about the possibility of a beautification plan (unregistered cars, abandoned buildings). This would be an enforcement issue, with the Selectmen.

Changes have to go on the ballot.

Regulations: we can make changes to these ourselves. We do not have a check in our regulation that states we have to determine if it is regional impact. We need to get that added.

We also have no expiration on site plans. “x” amount of time is given to clear the precedents of the approval, 5 years to completion. Otherwise, it will be rescinded. Perhaps 6 months for the initial conditions on the approval? An extension could be requested.

How to determine average height above grade needs to be addressed. Wolfeboro has a calculation that can be used. We also need to clarify glare and lighting.

Subdivision regulations – Ours are geared toward shopping centers. They should be geared more toward camps. Is there something we could add to the regulations that would make it easier for camp owners to know what we are looking for. Jeff feels that the regulations are skewed to a larger project, perhaps have a “minor” and a “major” review. Two or three members of the Board can review the plat and checklist and present it to the Board rather than the entire Board reviewing every item step by step. Electronic submission possibility is discussed. Having Stacy review the applications when they come in is discussed.

The Board likes the idea of digital, we will try this for a couple of months and revisit to see how it worked.

Our Minor and Major Subdivision regulations could be restructured to make them better.

Applications for Short Term Rentals – we have three to review tonight. The process has been that Gary gets them, then Anne reviews them.

The ordinance says that 5 days after the permit is issued, we will send the applicant first class mail. It has been changed on the application on the website.

1st application is on Burnham Road – Joseph Rogers. Anne has checked all photos that were included. The only things not shown are ladders to get out of the windows on the second floor. She has received those photos and has them on her phone. The Planning Board will comment on this, then send to the Board of Selectmen. Melissa is concerned that it will take more than 1 hour to get here from Chester NH. There are questions about the trash and the parking. Comment to Selectboard about the trash plan and someone local that can get there within an hour. Rooms and Meals tax license number is not on there.

2nd application – Paul Kiah – Berry Bay – there are windows that are not acceptable as a means of egress. The owner has been working with Gary Williams-Code Enforcement on the window issue. This is a hosted

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short term rental. The verification of the septic system does not indicate how many bedrooms are allowed. We should have the conversion included in the application. Outside fire line is not answered.

3rd application – Byron Ryner – Old Portland Road. The items included are in very large format. A photo could be taken of the entire plan in order to be able to send it out to the Planning Board digitally. Specify that Vacasa is responsible for the trash.

A database of phone numbers will need to be compiled for the First Responders in town.

An electronic process for neighbors to submit concerns is discussed for situations that are not bad enough to elevate to the police but are still a problem for the neighbors.

Public Comment – Beth (Elliott?) – realize that STRs are commercial, they are not residential. Watch out for photoshop. Check with companies to see if letters, etc are legit. Hawaii has an anonymous way to report nuisances and violations.

Make the web complaint form with the ability to submit photos.

Other Business that can properly come before the board – Jeffrey Towle is resigning from the Planning Board. The term of the replacement would be until next March. Linda Mailhot had run for Planning Board. She has joined the FCC as an alternate. Paul made a motion to allow Anne to approach Linda Mailhot to ask her to fill that position, Jeff seconded. APPROVED

The Planning Board needs to appoint a rep to the FAC. Paul O. will be that representative.

Bill made a motion to adjourn at 9:02 pm, Paul seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary

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