

Freedom Planning Board

PUBLIC MEETING and PUBLIC HEARING

Thursday, July 21, 2022

7:00 p.m. at Freedom Town Hall

The meeting was called to order at 7 pm by Anne Cunningham. Present are: Anne Cunningham, Paul Olzerowicz, Linda Mailhot, Jeff Nicoll (seated for Carol McIntire), Beth Earle (seated for Bill Elliott), Melissa Florio-Selectmen's Representative. Bill Elliott, Carol McIntire and Brian Taylor are absent.

Public: James Hadden, Tim and Donna Cupka, John Goodwin, Ned Kucera, Grant Pratt, Cody Gray.

Mr. Rines is here to introduce the application and the history of the marina.

PUBLIC HEARING

Notice is hereby given in accordance with RSA 676:4 that an application for Preliminary Layout Site Plan Review (Phase 2) for Goodhue Ossipee Realty Property LLC, has been submitted. A Preliminary Layout Site Plan consists of a sketch of the proposed improvements including any request for waivers, and the reason for the request. This phase usually follows a preliminary review that does not require notice to abutters, which Goodhue has chosen not to have. They are starting with phase 2 because this provides notice to all abutters and they want visibility of this project from the start.

Goodhue is proposing to remove the boat storage buildings, the existing maintenance building and the sales/snack building. Two new boat storage buildings will be constructed in place of the existing two westerly boat storage buildings. A new maintenance building will be constructed in the center of the lot, adjacent to the new boat storage buildings. A new show room building is proposed to be constructed adjacent to the lake but will be further away from the reference line than the existing sales/snack shack building.

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In addition to the removal and construction of several buildings, the applicant is also proposing several other features that will serve the marina use. The first is a negative boat lift and ramp on the south side of the existing boat slips. The second site improvement is a designated parking area in the northeast corner of the property, with overflow parking along the southerly access driveway. This parking area is designed in accordance with the Town's Site Plan Review regulations and includes an internal landscaped island, with additional buffering along the perimeter.

The outcome of this review will be for the board and the public to ask questions about this proposal and to determine what Goodhue needs to do to submit an application for the board to review.

James Haden – Horizons Engineering – presented and explained the plan. Removal of some older buildings and replacement with new buildings, getting maintenance operations away from the lake, a showroom that will be visible to boats on the lake, more green space are items that are highlighted.

Anne asked about sales – they will likely continue in the new showroom. She also spoke about toilet facilities – the existing toilets will stay, the new buildings will need facilities, to be determined later. Existing 2 residences will be removed, as well as a rec shelter.

A previous site plan review allowed for parking spaces that are shown, near the wetlands area. The wetlands will need to be re-delineated before the final plan is drawn. The work roads are not shown on the plans that the Board has.

Paul asked about the plan for fueling dock. Grant Pratt will be purchasing the property. Cody Gray from Goodhue is also here. Mr. Pratt feels that the docking station will be stationary, likely on pilings.

There will be a concrete pad for the forklift to move boats in and out of the water.

Parking spaces for boat trailers are not provided in the plan.

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Cody Gray – manager of Goodhue – one of the main goals of the plan is safety. Water quality is also a large part of this. Pedestrian and commercial traffic needs to be separated. The existing ramp will continue to be available to the public. The commercial activity will be in the new proposed dug basin area. In between is the showroom area.

Mr. Pratt clarified that there will be a shuttle service from the public parking area down to the lake. Paul is concerned about pedestrian areas and the safety of those.

Anne – will there be lake host representatives at the Marina? They have in the past, and hope to in the future. There is not a cleaning station. It was previously denied by the Zoning Board and another group in town.

Jim Rines stated that the number of slips allowed is calculated by the linear feet of shoreline, the town uses a calculation from the square feet of the property. Marinas are allowed a slip per each 25'. The property is grandfathered from DES. Reconfiguring grandfathered slips requires either reducing the size of the slips or the number of slips. Jim Rines clarified that the slip size has been reduced and the approval will be provided with the plan.

Anne asked if everything in this plan is in conformance with all zoning decisions that are in effect at this time. They have to go the Zoning Board with this plan.

Anne spoke about a small piece of property that was attempted as a merge. They feel that the piece across the road was not conveyed. 31-41 and 31-42.1 are being questioned. They will have this information for the formal application.

Anne asked about the 100 year flood plain line. Elevation 4-14 will be on the formal plan.

Can the agent be provided permission by the lessor, not the owner? Mr. Price will need to sign the agent appointment form.

Paul – a question about items that have been “ignored” regarding the properties across the street. Plat items missing – soil types, abutters, planning board box. The Marina Road – is not

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on the property – are they private roads? Marina Road is a town road to the corner, then it is called Bay Road.

Beth asked about parking – 135 for slips and public. It is based on dry storage units and boat slips.

Jeff asked about stormwater. There is some information about drainage. The proposed maintenance building is right on the slope. What are the plans for stabilizing the slope, runoff, etc. James Hayden spoke about treatment and infiltration basins. Replanting strategies will be more detailed than what is provided tonight.

Jim Rines spoke about the Alteration of Terrain permits. This will be needed. If any of the disturbance occurs near the lake will trigger this permit.

This project will be phased. The priority will start with maintenance and storage buildings. Next would be the boat storage. Waterfront areas will be done around that time. The showroom will be the last piece of the puzzle, over a term of several years.

Paul – has the slope of the parking area been determined as far as which way the water flows. It abuts the property line, so will it be an issue for the neighbors? It slopes in toward the infiltration basin on the property.

The wells are discussed. There is an older well that has not worked in years. There will be septic systems for the maintenance building and the showroom, referral to these was made at the meeting, they are not shown on the plan.

Paul also asked about lighting. What will be the height of the showroom? It will likely be a two-story building with low level lighting.

Linda – please update the narrative for the next submission. There are a lot of things that are being removed that we not in the narrative. Please also update the actual plans for the next

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submission. She also asked about signage and what changes are going to be made. Where will the onsite fuel storage be located?

Cody spoke about the existing above ground fuel storage. In the future (not shown on plan) – it will be on the south/west side of the property, and will be an underground fuel storage tank approved by DES.

Mr. Pratt asked about adding parking on the side of the showroom building. Would it be allowed? They will look at adding some parking there.

Jeff is concerned about them having more foot traffic than they expect. They are considering adding a sidewalk.

Landscape detail will be provided.

Paul asked for clarification about the pad and the lift. He also asked about dredging material in the bay when asking about the dug in basins.

Most everything is going to be paved. Parking for the showroom/sales will park in the area that is on the northeastern corner. Parking spaces are 12' x 20'.

The storage buildings may be as high as 38'. This will require a zoning variance.

Ned Kucera – works for NH Lakes and the Lake Host Program, as well as the Freedom Aquatic Invasive Species Committee. He is excited about the moving of the maintenance building. Make sure the water flow is shown on the next plan. The valet service road – when it is pulled out of the water, where is the water going? Same issue with the public area. A boat washing station would be of interest. Buffering vegetation was also mentioned.

John Goodwin – lives next to where the maintenance building is going. He feels that there needs to be buffering vegetation. He also feels that we need the marina.

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This hearing will not be continued. New noticing will happen when they are ready to come back, possibly October.

The hearing closed at 8:12 pm.

PUBLIC MEETING

- Review and approve minutes of the June 16, 2022 planning board meeting – Paul O. asked 2nd 3 – 5 years/final approval or completion? (page 2) It is 5 years to final completion. Beth asked about violation letters that were sent. This was the way that the Short Term Rentals that were not in the approval process were notified. A letter was received from some people that feel they are grandfathered. Clarify that the letters were regarding short term rentals – add STR before violations. Paul made a motion to approve as amended, Melissa seconded. Beth abstained. APPROVED
- Melissa Florio spoke about her process with Air B&B – the ordinance will be added to their website and they will send a letter to everyone in Freedom that hosts through them.
- Review STR application for Ned Kucera – Anne has reviewed and feels that it is complete. There was a small issue regarding the photos of the smoke detectors. He has an unusual septic on his property. Paul has a concern about the drywell and whether it is adequate due to the age. Did the septic assessment include information on the drywell? Jeff raised a concern that the drywell is in close proximity to the lake. Is it adequately sized? Window dimensions are not provided. Anne mentioned that the minimum opening is 20” for windows. A recommendation to Selectboard is that we need to be able to see everything. Each STR renter will need to have a permit to kindle a fire. Window sill heights have to be no more than 44” from the floor. Melissa asked about the game room windows and if there is another means of exit.

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Ned spoke about the septic – there are two systems, each has a 1000 gallons of storage and a drywell. Windows – the window in bedroom 2 is 3’x4’, and the room also has two doors. The game room is not a bedroom. The upstairs bedroom – he is not aware that it needs a second exit, but there is also a window. The orientation booklet contains info that was included with the application. Pictures of the smoke detectors – he took close-ups to show that it is mounted, and what type it is.

List of concerns – drywell – satisfied. Windows – size provided by applicant. This should be added to the application. Second exit in bedroom one – recommend that Selectmen get this photo, from the inside. Pictures of the exit plans are not legible. The book contents are not listed, we have not asked for that. Height of the egress window off the ground. We need a stipulation that every renter needs a fire permit. Melissa explained how the Selectboard dealt with the applications last month. Ned is concerned with the changes between the May and the June applications. Anne will send a list of recommendations to Ned.

- Anne - applications that she cannot verify compliance on will be forwarded to Gary William, Code Enforcement.
- Review STR application for 123 East Danforth Rd/ Cutlip – Linda has a concern about the septic permit. She has 4 bedrooms listed, but a 3 bedroom septic. She is advertising for 8 people. Rooms and meals tax are paid through VRBO. Septic was not included.

Melissa noted concerns about the completeness of the applications – abutter notifications, not applicable items. Items checked off, not initialed. Fire extinguisher card needs to be in photo, not the extinguisher itself. This needs to be clarified in the application. STR orientation is not answered. No Carbon Monoxide monitor? Question about emergency contact – Floria or the other number listed later in the application. Melissa is asking for clarification for the database. Delete manager name/email/24-7 lines from Fire Safety page. Move it to page 1, below the appointed representative.

Beth asked questions about egress. Can we ask the fire chief what the specifications are for egress? This applicant has window ladders. Anne does not have window dimensions.

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Jeff – trash plan includes renters using the transfer station. \$5 a bag is charged for people who do not have stickers. The transfer station brochure states that “seasonal renters” may use the \$5/bag option. What is the definition of that? STR orientation info is inadequate. Review the transfer station ordinance.

Concerns to address: Abutters, checkmarks/initials, orientation, info for rentals, ask for VRBO manager info, ask for photo of 2nd ladder in place, carbon monoxide detector.

- Preliminary review of regulations and ordinances changes. – Anne distributed a list of possible changes. Change their primary dwelling unit to “the” dwelling unit. Anne suggested that Gary attend the September meeting, and that ZBA is at our October meeting.
- Public Comment - none
- Other Business that can properly come before the board. – Melissa Florio – Gary- Building code has not been updated since 2009. What was decided about how the codes would be updated? Anne has no recollection of the history of this. Paul questioned that all fees need to be updated. Get new info to Ellen by next week. They are set by the Board of Selectmen. Ned Kucera made a statement about owners who did not care about the trash situation. If they don’t care about trash, how much do they care about their property. This is being a good steward.

Beth made a motion to adjourn at 10:25 pm, Paul seconded. The meeting was adjourned.

Respectfully submitted,

Melissa Donaldson

Recording Secretary

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