

TOWN OF FREEDOM

Freedom Planning Board

**Thursday, August 18,
2022**7:00 p.m. Freedom
Town Hall**PUBLIC MEETING**

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

- Review and approve minutes of the July 21, 2022 planning board meeting – add in public hearing attendees names at the beginning. (James Hadden, Tim and Donna Cupka, John Goodwin, Ned Kucera, Grant Pratt, Cody Gray) Line 62 this was said by Jim Rines. Clarify that slip size has been reduced. Number of slips allowed by DES is...and Jim Rines made the statement. Line 101 is fuel storage, line 102 should be underground fuel storage tank. Line 109 – he also asked about dredging material in the bay rather than dug in basin. Line 119 – buffering vegetation. Line 83 James Hayden. Line 94 – septic – referral to these was made at the meeting, they are not shown on the plan. Line 134 – here should be her. Line 145 – change individual to each STR renter. Line 167 – add tax after rooms and meals. Line 192 – Paul had a question about this, it was for updating fees. Under public comment, 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. Linda made a motion to approve, Melissa seconded. APPROVED Brian abstained.
- Preliminary review of regulations and ordinances changes.
- Housing Options-conservation subdivisions – Randall Arendt – a video was shown regarding Conservation Subdivision Design.
 - Four steps – identify conservation area first, locate house sites, connect homes with streets, draw in lot lines.
 - Step 1 – identify conservation
 - 1.a soils
 - 1.b what you want to preserve

Many examples of completed conservation subdivisions were shown.

Melissa asked about who would own the conservation land. Anne said that it would be conservation land and would be protected.

Discussion ensued about there being no incentives for cluster development here, whether or not developers would be interested in these concepts – as their main focus is maximizing their profit. The Planning Board needs to propose ordinances that will help move in the direction that is given in the Master Plan. Brian Taylor spoke about

needing rentals/apartments, starter homes. Melissa spoke about NH being a very gray state with an aging population. Affordable housing, young people and jobs are concerns that Bill has.

Linda and Bill will brainstorm about what options we may have for multi-family housing.

There are new laws in NH - HB1661. Anne will send the link to a video of this. There is timing that Planning Boards must meet. The Board needs to learn and put these into process. The State is trying to improve housing options in the State. In 2023 any provisions a Town has in their ordinance regarding senior housing will automatically become applicable to workforce housing. We do not allow work force housing in the village district. Senior housing allows that, so we need to make changes to the senior housing regulations.

Dock space and moorings are being put in and being rented out. This may need to be looked at.

- Review STR applications – Texeira, Cutlip, Kucera, Tan/Wong Chick Drive

Ned Kucera – carried over from last month. Beth had a question about the stairs and door in bedroom 2 and does this meet 2 means of egress. She also asked about bedroom 1 exit. There is a door and a triple window with crank out windows. Do those window measurements meet the requirements of egress window? She believes that does not qualify as the secondary exit.

Gary Williams will look into this as an enforcement issue.

Michelle Cutlip – trash plan needs to be updated. Renters cannot come to our transfer station with trash. Jeff asked about a previous statement that carbon monoxide alarms were not applicable. They have now been installed. Anne will notify her that we need the trash update before it goes to the Board of Selectmen.

Texeira – Jeff appreciates the level of detail regarding the septic system. The owner rented 62 days in one of the past years. He did not ask for grandfathering. This will be sent to the Selectmen.

Tan/Wong – Chick Drive – Jeff found that Vacasa is owned by Marriott and it is being presented as a top tier management site. They do the maintenance, bring in the linens, cleaning, and have teams that can be on site within an hour. The info provided about rentals is only for one year, because the purchased the house at the end of 2020. This application will be sent to the Board of Selectmen

- Public Comment - none
- Other Business that can properly come before the board. – Melissa was looking at the potential changes on ordinances, and on STR there is an item that we are not allowed to require, and it will need to be addressed.
- School will have something for the CIP in October. Justin Brooks is also supposed to get

numbers for the transfer station as well.

- Gary Williams will be attending our meeting in September. The ZBA will be coming to our meeting in October.

Paul made a motion to adjourn at 8:50 pm, Linda seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary