

TOWN OF FREEDOM
 Freedom Planning Board
Thursday, September 15, 2022
 at 7:00 p.m. at Freedom Town Hall

The meeting was called to order at 7 pm by Anne Cunningham. Present are: Anne Cunningham, Linda Mailhot, Paul Olzerowicz, Bill Elliott, Carol McIntire, Brian Taylor, Jeff Nicoll-Alternate, Melissa Florio-Selectmen's Representative. Beth Earle is absent. Jeff is not seated tonight as there is a full board.

PUBLIC MEETING

Bob Tafuto of Ammonoosuc Survey is presenting the application

- 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 Susan & Raymond Desharnais for property located at 313 Scarboro Rd. Map 9, Lot 26 to determine if the application is complete. If the board accepts the Desharnais 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.
- Bob explained where on the plan to find the information requested below.

6.07a

- (✓) 1. Name of municipality and subdivision
- (✓) 2. Names and addresses of subdivider and the designer

6.07b

- (✓) 1. Names and addresses of abutting property owners
- (✓) 2. Subdivisions and buildings within 100 feet of the parcel to be subdivided
- (✓) 3. Roads, streets, and driveways within 200 feet of the parcel to be subdivided

6.07c

- (✓) Name and seal and engineer and/or land surveyor licensed by the State of New Hampshire who prepared the Final Plat

6.07d

- (✓) A general site location map locating the proposed Minor Subdivision boundaries in relation to major roads

6.07e

- (✓) 1. Boundaries and area of the entire parcel referenced to a Town Highway intersection or USGS bench mark
- (✓) 2. North point, bar scale

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(✓) 3. Date and dates of any revisions

() 4. The Board may waive the requirement of a perimeter survey for the entire parcel and may require specific data only for lots for which sale or lease is contemplated; in such instances, the Final Plat shall include a general map insert which indicates approximately the size and shape of the entire parcel to be subdivided.

6.07f

(✓) Approximate contours at 5 foot intervals taken from a standard USGS map or a Town base map

6.07g

(✓) 1. Existing and proposed building sites and lot lines

() 2. Angles and dimensions

(✓) 3. Lot sizes in square feet and acres – Plan note 4 needs to read as lot 26-2.

(✓) 4. Consecutive numbering lots

6.07h

(✓) 1. Location of existing and proposed easements - a note can be added about an existing easement. Utility easement for poles?

(✓) 2. Location of existing and proposed Deed restrictions – reserving the old Foss cemetery.

() 3. Location of existing and proposed Zoning setback lines

() 4. Location of existing and proposed Parks and other open space

(✓) 5. Location of Water courses. Wetlands are shown.

() 6. Location of Significant natural and man-made features

6.07 Information Required on Plans (continued)

6.07i

(✓) Soil test data, sewage disposal information and approvals as required in Section 8 (General Requirements).

6.07j

(✓) 1. Boundaries and designations of Zoning District within the subdivision;

() 2. Municipal boundary, if any

() 3. Land use designations from Zoning Ordinance

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Two corrections and an addition: square feet and acres, change 26-1 to 26-2, list driveway and power company easements.

Paul made a motion to accept the application as complete with the corrections and additions outlined above. Linda seconded. APPROVED

PUBLIC HEARING – the hearing was opened at 7:26 pm.

Desharnais Minor Subdivision Review-

Susannah Halpern – 349 Scarboro Rd. has no problem with the division. Question about the driveway/an embankment. She is concerned about the embankment being cut into – would there be some means of erosion control?

John Perkins – 307 Scarboro Rd – asking for clarification about 200’ building question. His house would be within 200’ of the property line of where Ray and Sue’s house currently is. The requirement is 100’/ Bob Tafuto will double check this measurement.

Character of land – is it unsafe, unsuitable, ponds, streams, wetlands. Anne has concerns about this being a tough lot to build on, and would like to discuss erosion control.

Lots – two lots in a large parcel – Board has no concerns

Grading and drainage – stormwater management plans are required in some situations. Would the Board support asking them to provide a stormwater management plan for both the driveway and the building site? The Board supports this.

Streets – not applicable

Sewage and water – responsibility of the new owner. Septic approval will have to be submitted prior to getting a building permit.

Premature and scattered – does not apply

Off site improvements – items the Town may require if a large number of lots are being added to a neighborhood.

This does not apply to this application

Community water supply – owner will provide water and septic

Easements – have been discussed

Requirement of new owner will be to place all utilities from Scarboro Road underground.

Parks and playgrounds – not applicable

Reserve strips – not applicable

Common facilities – none

Security – none

Street names – none

Sediment and erosion control – under grading and drainage

Utilities – have to be underground

Modifications or waivers – none requested

Linda asked about “woods road” – for E911, a shared driveway, will there be signage to clarify? There should be some consideration given to that.

Paul is concerned about the steepness and what the runoff would do to the Halpern property.

There is a danger of runoff going into the wetlands or onto Susannah’s property. A condition of approval for that area and any subsequent development up to the knoll, there will need to be a stormwater management plan - length of woods road as shown on the plan and any further development on the property.

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Anne feels that the ultimate owner of the lot, if keeping Woods Road, would have house numbers on the sign.

If there is a road sign, they must have a provision for the 911 road signs for both homes.

Abutters in favor are invited to speak – John Perkins is in favor. Susannah Halpern in is favor. Mr. Perkins is in agreement with the discussion about the erosion.

Abutters against – none

General public in favor – Tim Kennedy, Scarboro Road – in favor of the application. Susannah didn't ask about a new owner building 100 feet up from Susannah's house – they would have to go through the Zoning permit process in order to do so.

General public against – none

The hearing was closed at 7:54 pm.

Added one check to determine if John Perkin's home needs to be noted on the plat.

Beginning on Scarboro Road and extending the length of "Woods Road" on the plan

Or same as above but up through any future building sites.

The latter choice is favored by the Board.

Anne made a motion to approve the application with the conditions set for finishing the plat, to determine if John Perkins house should be on the plat, and to require a stormwater plan for lot 26-2 along the driveway and for any area on the lot that is being developed. Melissa seconded. APPROVED

PUBLIC MEETING

Review and approve minutes of the August 18, 2022 planning board meeting. –Line 48 – add to line Linda and Brian will brainstorm about options for "multi-family housing". Line 57 – Gary Williams will look into this as an enforcement issue. Line 86 – ordinances are misspelled. Page 2 – school "will" have something. Change Cubby to Justin. Texceira – Applicant rented 62 days in past years and did not ask for grandfathering. Linda made a motion to approve as amended, Paul seconded. APPROVED

- Gary Williams Zoning Officer—proposed zoning ordinance changes – There is not a lot of time to do ordinance changes.

The proposed changes – food trucks – he would like something in writing to give to these trucks when they ask. Safety of parking, sign visibility, permission to be on private property, where are they allowed to be? Fire safety and safety of everybody is what Gary is looking for.

Intent, districts where allowed are needed for a zoning ordinance.

Linda feels that they need to be in light commercial area. Campgrounds could be gathered under light commercial district or a lot that is subject to site plan review. Campgrounds – they could be allowed if only the campground customers could use them, not the public.

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Parking – focus on safety.

Duration – is this a consideration? At what point does it become a business? Anne will bring the State definitions of food trucks. If on Town property, must be named on the insurance.

DES permitting – has multiple permits at this point. Permit by notification is listed in our current documents. DES is doing expedited permits for minimal impacts. If it is not an expedited permit, it has to go to ZBA. If it is already existing (stairs, retaining wall, etc.) and being replaced/repared, Gary would like to be able to approve these rather than require the ZBA to review them. Anne will check forms from DES to see where the Conservation Commission signs off.

Slab – currently manufactured homes require a 4' frost wall. Gary is proposing slabs with tie downs as most of the mobile home parks do. Slabs are also fine for garages in some situations. The Board supports these suggestions. Gary suggests that 24'x24' would be OK for slab. Gary will check building codes to see if there is information about monolithic slabs vs. slabs on a frost wall.

Does the town have a minimum square footage for tiny homes? Manufactured homes are minimum 15'x38'. We do not currently have a minimum.

Lot less than ½ acre, sheds are allowed in the setbacks. Gary is suggesting bumping this up to an acre. We allow buildings to be 15% of lot coverage. This item is set aside for now.

Septic questions – came from a designer. Go back to State standards of 75' from very poorly drained and 50' from poorly drained soils. Make changes to section 406 to read 75' to very poorly drained soils and 50' from poorly drained soils. Discussion was held regarding what would happen if Freedom was removed from the process. This item is being referred to the Board of Selectmen.

Special exception for erosion control – this question is moot if the portion we spoke of earlier about permits by notification are changed.

Retaining wall issue – tree cutting in areas with slopes over 12.5% - 703.6 would need to be changed if we want to do this. Gary has a card for point values that he will share with the Board so the language can be cleaned up.

- Short term rentals –
 - Andrew Roeder, 91 Deer Run Road – the amount of beds indicate that 12 people could be in there. It cannot be marketed for more than 8. Discrepancy with initials on different pages. Anne made a motion to move this forward to the Selectmen, Bill seconded. APPROVED
 - Raymond Mooney, 398 Eaton Road - his trash plan was to use the transfer station. This has changed since he began the process, suggestions have been sent to him. Washing machine is not connected to septic. Septic needs to be repaired.
 - Hormel/Kiah, 132 Berry Bay Road – permit renewal. Windows were the initial problem. Windows were modified. Anne made a motion to move this forward to the Selectmen, Melissa seconded.
- Discuss senior housing and workforce housing regulations - this will be on the agenda next month. Anne distributed information for review.
- Public Comment
- Other Business that can properly come before the board.

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- Bill made a motion to adjourn at 9:39 pm, Paul seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary

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