

## TOWN OF FREEDOM

Freedom Planning Board  
**Thursday, October 20, 2022**  
 7:00 p.m. at Freedom Town Hall  
 MINUTES

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

Present from the ZBA are: Craig Nyler , Karl Ogren  
 Gary Williams – Code Enforcement officer

### PUBLIC MEETING

- Joint ZBA and Planning Board meeting – Gary Williams has distributed suggestions. The ZBA appreciates the changes that were made last year. Bringing the Town's septic requirements more in line with the State makes sense. Erosion control – there are a lot of special exception requests around erosion control. The suggestion is to allow Gary to give those exceptions as long as the applicant does not have to go through the ZBA for anything else. This can happen in the minimum impact/expedited projects. Gary is familiar with the guidance that the ZBA has been requiring. Details of proper installation need to be shown on the approved plan. Allowing Gary to grant these exceptions will prevent applicants from being delayed 30 or 60 days.
  - Temporary shelters – a lot are appearing, many right on the water. Tents, carports, etc. This is an area that may be worth looking at. The Planning Board will put this item on a list of things to look at.
  - Food trucks – The Town Attorney responded to this topic – The Health inspections will take care of a lot of the issues on the list. Trucks and trailers are used for food vendors. BE sure that we don't just talk about food trucks.
  - Floating slab – Craig feels that they are adequate to be safe and stable on level ground. Frost walls are not deemed necessary. Karl agrees with Craig's sentiments.
  - Garages – maximum size for floating slab vs. regular slab. This is a formula that an engineer should figure out.
  - Allowing Gary to approve tree cutting in the areas outside of the radius (75' to 300'). He currently checks the tree count inside the radius. It is fine to let Gary do this as long as the applicant is not going to the ZBA for anything else.
  - The ZBA is talking about as built plans. Photographs of restorations are requested by the ZBA. Gary takes pictures of the outside of the home and the lot when he inspects for Occupancy Permits.
- Informal Discussion for subdivision of Tax map 17 Lot 6 (9 Rice Hill Road) – Jeff Hertel – owner. He explained that he hopes to subdivide one lot into two. There is an existing house that would have approx. 30 acres. Each lot will have ample frontage on Rice Hill Road. Paul O. mentioned septics, setbacks, slopes for runoff, if it is wooded, rocky, etc. This will be a minor subdivision and will not have the ability to be subdivided again for 10 years.
- Review and approve minutes of the September 15, 2022, planning board meeting minutes – Beth was absent, not present. Brian made a motion to approve, Melissa seconded. APPROVED

- Proposed changes to Zoning Ordinance for March ballot – Attorney recommended changes to pg 4 - DES Minimum Impact. Changes were made that eliminated the review by the Code Enforcement Officer. Anne will talk to her about this change.

DES approved – should the word plan be included? Yes.

Brian would like to stay with the 75' setback regardless of the State being at 50'. The page we are looking at does not have the entire ordinance. The setback is already listed in shorefront. This is about poorly drained wetland. Anne is happy to dig more deeply into the concept of poorly drained wetlands being subject to weather conditions. The Board needs to decide if we are going to change poorly drained soils to 50'. Anne will talk to people to get more information.

Special exception for erosion control – The ZBA supports this change as long as this is the only issue on their application. Anne will work on wording for this item.

Tree cutting in areas with slopes greater than 12.5% - add “ that has a cutting plan that shows it meets the point requirement” If there is no tree cutting plan or does not meet minimum required points will go to the ZBA. This will affect section 703.6 . Suggetion of using an area of xx perimeter around the area that is being worked in. Anne will work on this topic.

#5 – manufactured homes – this can be changed in the definitions section – could be changed to say monolithic floating slab. Make it say full frost wall foundation or floating monolithic slab. Single story manufactured home. Multi story must have the full frost wall foundation.

Garages does not fit into this area. This portion can be left out.

Food trucks – purpose and districts. Allowable hours of operation should be included. Generators/noise, odors and smoke may be considerations. Permits for town land would be determined by the Town, dates/length of stay/seasonal to be considered.

Short term rentals – change the wording about primary residences. The second part of this makes the renewal from the date of issuance. Transfer station regulations – public hearing is being held, STRs will not be allowed to utilize the transfer station, they are commercial establishments. Renters over 30 days can get a sticker or pay \$5 a bag.

Beth spoke about having the trash outside secured in some manner.

The above section will be pulled until the Selectmen have held their public hearing.

Dwelling unit – defined. Becomes effective once a public hearing is held.

Anne made a motion that we accept the language to change the dwelling unit definition and notice it for a public hearing in November, Beth seconded. APPROVED

Beth questioned about the renter and owner wording. The third party wording allows the owner to sponsor the event. Prohibit special events that involve any more than the people who are living there. Occupancy limits must be met.

Road agent – a request from the Selectboard – driveway permits. Beth made a motion to move the change of wording to the public hearing next month, Jeff seconded. APPROVED

Brian asked if the ZBA would be able to give a variance. Anne says yes.

Anne made a motion to include items 1 &2 on article 15 changes for the special hearing in November, Beth seconded. APPROVED

Senior housing & workforce housing – workforce housing is not favored in the the village residential area.  
 Light commercial/residential zone – Workforce housing is allowed in at least 50% of the residential districts.

Beth asked if elderly should be combined to workforce/elderly.

Existing elderly housing does not currently have single family/multi-family housing.

Get rid of the 35' wording.

Frontage – reduced frontage is not an issue for the Board.

Make the elderly housing rules more restrictive to match the workforce housing rules. The Board is in agreement to make the elderly housing more restrictive.

Do the elderly housing requirements meet what the State needs?

Change wording from family to single unit and multi unit.

State this as “for new development only”.

Elderly housing development as opposed to houses on single lots

- Review STR Applications
- Santos 34 Abenaki Drive – emergency contact - is from Hudson NH/Haverhill MA ?– is this the one hour contact? He must find someone within the one hour timeframe. Condition to recommend to Board of Selectmen is that he should implement all 3 suggestions from his septic report. The Code Enforcement Officer and the Fire Chief measure the windows to be sure that they meet the egress requirements. No photo was provided showing the renter book, fire permit, etc. Send this to Code Enforcement on the window measurements. It can then be sent back to Anne, reviewed here, then forwarded to the Board of Selectmen.
- Danielson Trustee 30 Milford Ave – Evacuation plan – 2<sup>nd</sup> floor – there is a bedroom that has the door to storage room and stairs in the same spot. This is not providing two means of egress. Windows appear to be crank out windows. Use front window/loft window as egress? Size of that window? Need ladder or means of getting off the roof if you went out the windows.
- Sutton-Knight 131 Pleasant Drive – Gary has worked with her on windows, she replaced all the windows and they have been adjusted. PO Box 517.
- Mooney – trash will be taken by cleaning lady or they will take it home. Gary has been there and the window problem has been taken care of.  
 Change the ordinance to require properly working septic systems.

#### RENEWALS:

David Wong – 34 Chick Drive – condition – check needs to be received.

Cutlip – OK

Rymer – OK – check off all items and return before this is forwarded to the Selectboard

- Public Comment
- Other Business that can properly come before the board.

Beth made a motion to adjourn at 10:00 pm, Carol seconded. The meeting was adjourned.

Respectfully submitted,  
 Melissa Donaldson  
 Recording Secretary

