

**TOWN OF FREEDOM**

**PUBLIC MEETING – Work Session**

Freedom Planning Board

**Thursday, December 1, 2022**

at 7:00 p.m. - Freedom Town Hall

**PUBLIC HEARING/WORK SESSION**

The meeting was called to order at 6:58 pm by Anne Cunningham. Present are: Anne Cunningham, Linda Mailhot, Beth Earle-Alternate, Jeff Nicoll- Alternate, Paul Olzerowicz, Carol McIntire, Brian Taylor, and Melissa Florio-Selectboard Representative.

Bobbi McCracken is present to observe. She has volunteered to fill the vacancy left by Bill Elliott. This will be discussed later in the meeting.

Discuss zoning ordinance changes to Article 11 of the zoning ordinance

**Article #9 (To vote by official ballot):**

**Are you in favor of the adoption of Amendment No. 8 as proposed by the planning board** to amend Section 1102 Senior Housing to harmonize with Section 1105 Workforce Housing to comply with RSA 674:17 IV which mandates that the two sections will be subject to the same rules on July 1, 2023. Currently Section 1102 is much more permissive than Section 1105.

Anne presented the history of the senior housing and workforce housing issues in Freedom.

Discussion was held about what direction the Board is interested in.

What is allowed in our senior housing ordinance as opposed to what is allowed in the workforce housing?

Districts – Village residential is restricted due to septic and water issues. Allow senior/elderly in all except village residential and shorefront overlay districts. Workforce housing can be changed to say that as well, but we may need to revisit this.

Units – limits – senior/elderly – to read: minimum 6 but no more than 5% of total dwelling units existing in the town of Freedom at the last census (both occupied and unoccupied). Minimum 5/maximum 8? Consider staff/staff ratio requirements?

Discussion ensued regarding the differences between independent living senior/elderly housing and assisted living/extended care facilities.

Consider removing ability to bring in multifamily senior/elderly housing?

Independent single unit senior/elderly housing – strip the senior/elderly housing regulations and match the workforce housing to it?

Section 1102 – Senior/Elderly housing - purpose – remove assisted living/extended care inclusion. Add in wording about individual and independent living. Independent single family dwelling unit. Not apartment buildings, multifamily.

1102.1.1 – regards what districts are allowed

1102.1.2 – minimum of – remove everything after however. Something needs to be added about minimum so there isn't an issue of 50' road frontage for 1 unit. Add in frontage, acreage and minimum units. 5 units/10 acres? Move 1102.1.8 into this section. 20 acres is favored. Minimum units – 10 dwelling units. 100' of frontage on a road in the general and residential light commercial and 200' of frontage in the rural residential district. Total to not exceed 5%.....occupied and unoccupied.

1102.1.4 – dwelling units may not exceed height requirements section 308.3 . Separated by minimum of 35'.

Off street parking for 2 vehicles per dwelling unit. Consider visitor parking? Common parking area for 1 additional space per 3 units.

1102.1.6 – leave as is

1102.1.7 – minimum age can be 65? Check on funding threshold age requirements.

1102.1.8 - is 30% practical? It is desirable.

pedestrian access, landscaping, perimeter. – leave in

1102.1.14 – delete

1102.3 – no change

Definitions – small single family residences, delete 'or apartments'.

Assisted living facility – remove

Extended care facility – remove

Workforce housing – minimum lot area for development – match the senior/elderly housing amounts. Half acre in general residential and light commercial. Consider changing lot requirement in senior/elderly housing dependent on district.

Change elderly to 1 acre requirement? Include a stipulation that all single family workforce housing developments will meet the soil based requirements in the Freedom Subdivision Regulations Table A. Developments of 5 or more must be a cluster subdivision.

Add all components from the senior/elderly housing that apply to preserving character.

Remove cluster housing wording? Yes, and add in minimum land area for recreation, buffer, space between units.

Frontage - change the senior/elderly to be the higher amount seen presently in this section.

These developments will have a road, not a driveway. Add town specs for road construction? Anne will check with the attorney.

Add language to senior/elderly housing about housing authority/association being included on the plat.

1105.2.2 – overlay district –

How big does a multifamily workforce housing unit need to be?

Anne will check with the Attorney to see if any changes will need to be made to the multifamily workforce section.

Table 304.8 – change these – to acre per unit in building and ½ acre for each additional unit in the building.

- Discuss candidates to fill planning board open seat – A motion to appoint Bobbi McCracken to complete the term of Bill Elliott was made by Beth, Melissa seconded. APPROVED unanimously

- Public Comment – no public present
- Other Business that can properly come before the board.

Linda made a motion to adjourn at 9:07 pm, Jeff seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson  
Recording Secretary