

**TOWN OF FREEDOM
PUBLIC MEETING and PUBLIC HEARING
Freedom Planning
Thursday, January 19, 2023 at 7:00 p.m.
Freedom Town Hall
Minutes**

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

Paul Elie, Jim Rines, Richard Barrett, Heather Kiley, Mark Cadman are present.

PUBLIC MEETING

- Review and approve minutes of the December 15, 2022 planning board meeting – remove question mark on line 55. Next line re: 1/1 to ½ . Jeff’s suggestion about tree cutting – make it read “mirror the description of the slope 703.5.1 in the first sentence of 705.3.3 . Jeff made a motion to approve as amended, Linda seconded. APPROVED Beth abstained
- Notice is hereby given in accordance with RSA 676:4 that an application for Site Plan Review for Carroll County YMCA, Camp Huckins, 17 Camp Huckins Road Map 1 Lot 16, has been submitted. Upon a finding by the Board that the application meets the submission requirements of the Site Plan Review Regulations, the Board will vote to accept the application as complete and proceed with public hearing.
- Carroll County YMCA, Camp Huckins Site Plan Review (if application is voted as complete).

Heather Kelly, Mark Cadman, Jim Rines are present. Jim gave a review of the proposed projects. A special exception was received from the Zoning Board in August, for projects that were within 300 feet of the shoreline. State Shoreland Impact permit has been received for projects within 250’ of the shoreline. Impervious is .9% of the lot. Lot coverage is 3.1%. Infiltration trenches are planned.

Site Plan Review Plat Requirements

5.1 *General. A letter of intent detailing the proposed development along with a list of names and addresses of all abutters to the site, as defined by R.S.A. 672:3 as may be amended, who own property not more than five (5) days before the day of filing, as shown in the Town Records and signed by a Town Official shall be submitted to the Planning Board. ✓*

5.2 *Site Plan Plat.*

5.2.1 *Copies. The applicant shall submit five copies, 24" x 36" of the plat. ✓*

5.2.2 *Scale. The scale shall be at a minimum scale of 1-inch equals 100 feet. ✓*

5.2.3 *Preparation. A land surveyor, an engineer, or an architect shall prepare the plat. ✓*

5.2.4 *Content. The Plat shall contain the following: Provided Waiver Request*

- 1) *A location plan at a minimum scale of one-inch equals one thousand feet*
 - *showing property lines of parcels being developed in relation to surrounding areas;*
 - *names and locations of town streets; names and locations of proposed streets;*
 - *names of water courses and water bodies on and adjacent to the site ✓*
- 2) *North arrow and bar scale. ✓*
- 3) *A title block with title;*
 - *owners name and address;*
 - *name of agent;*
 - *scale of plan; and*
 - *name, seal, and address of preparer. ✓*

4) *Surveyed property lines of the parcel showing their bearings and distances. ✓*

5) *Area of entire parcel in acres and square feet ✓*

6) *Deed reference and tax map number ✓*

7) *Names of all abutting property owners, showing book and page as shown in the Carroll County Registry ✓*

8) *Zoning and special district boundaries. ✓*

9) *Dimensions, area, and minimum setback requirements on all existing and proposed lots. ✓*

10) *Location and layout of existing and proposed structures and buildings. ✓*

11) *Existing and proposed contours at five-foot intervals for the entire site being considered for development. Where grade is proposed, existing contours shall be dotted lines and finished elevations solid. ✓ **Waiver requested. Topography is shown within 150' of any of the proposed projects. A motion to grant this waiver was made by Anne, Linda seconded.***

APPROVED

12) *Total on-site square footage of impervious surfaces ✓*

13) *Location and size of proposed and existing signs, walls, and fences ✓*

14) *Location, widths, and purposes of any easement or right-of-way. ✓*

15) *Location width, curbing and paving of access ways, egress ways, and streets within the site.*

16) *Location and layout of all on-site parking and loading facilities. ✓*

- 17) Location and size of all municipal and non-municipal utilities and appurtenances including: water, sewer, electric, telephone, gas lines, and fire alarm connections, indicating whether overhead or underground, and the locations of well and septic systems. ✓
- 18) Type and location of solid waste disposal facilities. ✓
- 19) Location, elevation, and layout of catch basins and other surface drainage features. ✓
- 20) Location of all physical/natural features including:
- water bodies,
 - water courses,
 - wetlands,
 - vegetation/foilage lines,
 - soil types,
 - railroads,
 - rock outcroppings, and stone walls. ✓
- 21) Location of all buildings, wells, and leach fields within one hundred and fifty feet of the parcel. ✓ **Waiver requested. Brian made a motion to grant this waiver as requested, Melissa seconded. APPROVED**
- 22). Proposed landscaping including size and type of plant material. N/A
- 23) Snow storage requirements ✓
- 24) Date and permit number of all required state and federal permits. ✓ **shoreland permit needs to be added onto the plan. Septic approval has not been received yet. If granted a conditional approval – a building permit is requested for buildings that do not require septic approval.**
- 25) Dimensions and area of all property to be dedicated for public use of common ownership
N/A
- 26) Pedestrian walks providing circulation through the site. ✓
- 27) For all site plans that involve and designated as “Special Flood Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP) assure all necessary permits required under Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 ✓
- 28) For site plans that involve land designated as “Special Flood Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP), proposals for development of greater than fifty (50) lots or five (5) acres (whichever is the lesser), must include Base Flood Elevation (BFE) data (i.e., floodplain boundary and 100-year flood elevation). ✓ **Flood plain is not shown in legend. Two different markings are used. There are two types of flood zones, numbered and unnumbered. Two items need to be added to the legend.**
- 29) For projects in the shorefront district, drainage studies showing the current runoff and the runoff from the site caused by proposed improvements. ✓ **Storm drainage calculations were submitted with the packet. 50 year storm events are addressed with infiltration trenches.**

5.3 Additional Plats. The Board can require additional plats if necessary. Examples of additional plats are as follows: Erosion Control Plan, Landscape Plan, Building Elevation Plan, and Profiles and cross-sections on roadways and bridges

5.4 Graphic Presentation. The Board can require the applicant to provide photosimulation, photomontage, or drawings that depict the built conditions of the site.

5.5. Additional Documentation. At the request of the Board additional documents may be required. Examples of additional documentation include: Drainage studies, Traffic studies, Wetland studies, and Environmental, and fiscal impact studies.

Anne determined that this is incomplete in that there need to be two legends added, and there is an outstanding septic approval. The shoreland permit number needs to be added to the plan.

A leachfield is an EDA, a septic system is ISDS.

A motion to accept the application as complete with the three conditions listed above was made by Beth, Melissa seconded. APPROVED

PUBLIC HEARING

Architectural – less than 35’ in height

Bridge and road – N/A

Sedimentation and erosion control – shown on plans

(Include special exceptions from ZBA case 1-16-22 approved August 23,2022)

Stormwater drainage – shown on plan, computations submitted

Flood hazards – shown

Water quality – wells – nothing changing

Outdoor storage facilities for harmful wastes, fuels, etc. – not proposed

Dust fumes vapors & gasses – none

Glare – none

Noise – will not increase population of the camp

Sewage – plans for new septic will be forthcoming, location is shown on plan

Utilities – power is already there. Waterlines are there.

Lighting –

Signs – no change

Equipment/service areas – no additional

Parking – no change

Access management – N/A

Landscaping – nothing proposed

Fencing, walls & buffers – none proposed

The hearing was closed at 7:47 pm.

Beth made a motion to approve the application with the conditions of adding items to the plan that were identified above. The camp may get a building permit for projects in this proposal that do not require septic approval. Brian seconded. APPROVED

- Review proposed Zoning Ordinance language
 - Proposal to add specifications for the tree cutting plans in Article 7 for tree cutting in the shorefront from 75 feet to 300 feet from the reference line
Opened to a public hearing at 7:52 pm.
Richard Barrett – 25 Harmon Way – owns lakefront property with an existing structure. Concerned about ability to cut trees on his property if the change to 300’ is made. Dead, diseased or dying trees can be removed via an application process. The Zoning Officer can grant permits to cut those trees, or will seek someone with forestry knowledge to see if the tree can be cut down, Anne clarified the proposed language.
The hearing was closed at 8:12 pm.
A motion to put this article on the ballot was made by Beth, seconded by Bobbie. APPROVED 7-0
 - Proposal to specify conditions for issuing driveway permits – Public hearing was opened at 8:14 pm, closed at 8:14 pm. Bobbie made a motion to put this article on the ballot as written, Melissa seconded. APPROVED 6-1-0 , Brian opposed.

Specific language for these proposals is posted on the town website: townoffreedom.net

Order of ballot questions: Town Attorney changes were discussed. The proposed order of the ballot questions was distributed prior to the meeting. Beth asked about the wording of Article 6 – change wording specifically to prohibit special events at STRs and that any owner.....

Amendment 11 – Move Article 12 amendment 11 to follow Article 5 amendment 4.

Renumber all items

In Section 703.1, the word should be “of” not “if”

1105.2.1.3 – total number of elderly housing units. – should be workforce housing.

Capitalize Planning Board throughout Town Report

Remove question marks on amendment 7 and 9.

Article 10 - add maintaining before “order” on the site and managing waste generated at the site.

PUBLIC MEETING

- Review proposed changes to site plan review and subdivision regulations to bring them into compliance with provisions for HB 1661. – tabled to February meeting
- Review proposed changes to the Board’s Rules of Procedure to bring them into compliance with HB 1661. – tabled to February meeting
- Review STR (Short Term Rental) applications.
 - **91 Deer Run Dr, - Roeder renewal** - no comments
 - **24 Eaton Road – Furtado** – saw last month. Issue with door that would not open. It was removed from the evacuation plan, and a sign will be added to the door indicating that it is not an exit. Anne will check on the abutters. 127 nights is the average for 2 years rentals.
 - **85 Packard Drive – Wilson** – Brian has concern about the age of the septic, he would like proof of working systems more than 5 years old (consider in future). Designated 1 hour representative and 24 hour contact are missing. Issue with owner permission for renters to obtain fire permit.
 - The ZBA meeting on next Tuesday night concerns STR owners that feel they are grandfathered.

• Public Comment

• Other Business that can properly come before the Board

Brian made a motion to adjourn at 9:02 pm, Bobbie seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary