

ZONING BOARD OF ADJUSTMENT

P.O. BOX 227

FREEDOM, NH 03836

Freedom Zoning Board of Adjustment: **February 28, 2023**

Present: Chairman Scott Lees, Karl Ogren, Pam Keith (A) sitting in for Crain Niiler, Zoning Officer/Building Inspector Gary Williams, Recording Secretary Stacy Bolduc.

Absent: Vice Chairman, Jeff Fongemie (A), Denny Anderson (A), Jacob Stephen, Tim Cupka (A), Peter Keenan.

Public: Matt Johnson Attorney for the Cotters, Brian Taylor, Diane Gorrow Town Attorney, Nick Borelli, Anne and Scott Cunningham, JoJo Howlett.

During this meeting the following cases will be heard:

Application # 27-26-23 James & Susan Cotter

James and Susan Cotter, the owners of 440 Pequawket Trail, Map 27, Lot 26, appeal the Select Board's decision finding that they must comply with Article 15 of the Town's Zoning Ordinance which requires a conditional use permit for the use of a dwelling as a short-term rental. The applicant's appeal states the Select Board's interpretation of Articles 2, 9, 15, 23, and Sections 2302, No. 17, 19, and 45 of the Town's Zoning Ordinance is in error and their use of their property as a short-term rental is a grandfathered preexisting, nonconforming use.

Chairman Lees called the meeting to order at 7:00 p.m.

Chairman Lees introduced the Board to the Public.

Notification of this meeting was published in the Conway Daily Sun and posted at the Freedom Town Office and the Freedom Post Office.

Pam Keith made the motion, seconded by Karl to accept the minutes of the January 24, 2023 meeting as written.

PUBLIC HEARING

Chairman Lees invited **Application # 27-26-23 James and Susan Cotter Application # 27-26-23 James & Susan Cotter**

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Attorney Johnson for the Cotters requested that this application be continued until March 28, 2023 due to having only three (3) board members present.

Pam made the motion to continue application 27-26-23 until March 28, 2023, motion seconded by Karl; Motion passed 3-0-0.

Applicants are to pay noticing fees.

Miscellaneous

• **Communication and miscellaneous.**

The board reviewed Daniel Footit request to serve on the Zoning Board.

Karl made a motion, seconded by Chairman Lees to recommend to the Selectmen that Daniel Footit be appointed for a three-year term as an alternate

Chairman Lees stated he will serve as Chairman for another term.

There was no mail.

There being no new business to come before the board, the Motion by Chairman Lees, seconded by Karl that this meeting adjourns; Motion passed unanimously.

The meeting adjourned at 7:30 p.m.

Respectfully Submitted,
Stacy Bolduc,
Recording Secretary