

TOWN OF FREEDOM

PUBLIC MEETING

Freedom Planning Board

Thursday, March 16, 2023

at 7:00 p.m. - Freedom Town Hall at 16 Elm St.

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

PUBLIC MEETING

- The Freedom Planning Board will continue to consider a minor subdivision for the property of Jeffrey Hertel located at 9 Rice Hill Rd. Map 17, Lot 6 to determine if the application is complete. This application was noticed for and continued from the February 16, 2023, meeting

If the board accepts the Hertel 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.

Checklist review was done at 2-16-23 meeting, as shown below. Items needing additional review at this meeting (3-16-23) are highlighted.

6.07a

1. Name of municipality and subdivision (✓) *on subdivision plan* (✓ 3-16-23)
2. Names and addresses of subdivider and the designer (✓) *on subdivision plan* (✓ 3-16-23)

6.07b

1. Names and addresses of abutting property owners (✓) **names within 5 days of application, one is incorrect. Sleeper Island Association, 173. The rest are correct** (✓ 3-16-23)
2. Subdivisions and buildings within 100 feet of the parcel to be subdivided (✓) *none within 100 feet* (✓ 3-16-23)

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3. Roads, streets, and driveways within 200 feet of the parcel to be subdivided (✓) **stone wall on south end of lot 48-1 – not sure it is a driveway, but one should be shown for this and the Gale lot.** (✓ 3-16-23)
- 6.07c
Name and seal and engineer and/or land surveyor licensed by the State of New Hampshire who prepared the Final Plat (✓) **OK**(✓ 3-16-23)
- 6.07d
A general site location map locating the proposed Minor Subdivision boundaries in relation to major roads (✓) **shown**(✓ 3-16-23)
- 6.07e
1. Boundaries and area of the entire parcel referenced to a Town Highway intersection or USGS bench mark (✓) **shown**
2. North point, bar scale (✓) **shown**
3. Date and dates of any revisions(✓) **shown**
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. (✓) **N/A**
- 6.07f
Approximate contours at 5-foot intervals taken from a standard USGS map or a Town base map (✓) **Registry doesn't want contours on their map. Soils and contours should be shown on map, removed from Mylar.**
- 6.07g
1. Existing and proposed building sites and lot lines (✓) **existing shown, no proposed building on Lot 6-1. The last property line is not visible on the subdivision plan drawing. Entire existing lot needs to be shown** (✓ 3-16-23)
2. Angles and dimensions (✓) **OK**
3. Lot sizes in square feet and acres – (✓) **Lot that the house sits on will be 23.11 acres, big lot will be 67 acres**
4. Consecutive numbering lots (✓) **OK** (✓ 3-16-23)
- 6.07h
1. Location of existing and proposed easements - (✓) **shown electric line from road to house. DHS – drill hole set.** (✓ 3-16-23)
2. Location of existing and proposed Deed restrictions – (✓) **none** (✓ 3-16-23)
3. Location of existing and proposed Zoning setback lines (✓) **setback requirements in Zoning Ordinance should be shown on both lots. A legend may be necessary.** (✓ 3-16-23)
4. Location of existing and proposed Parks and other open space (✓) **N/A** (✓ 3-16-23)
5. Location of Water courses. (✓) **double check this.**
6. Location of Significant natural and man-made features (✓) **stone walls. Show in legend that yellow ovals are stone walls. Also show what setback lines are.** (✓ 3-16-23)
- 6.07i
Soil test data, sewage disposal information and approvals as required in Section 8 (General Requirements). (✓) **N/A due to size of lots** (✓ 3-16-23)
- 6.07j
1. Boundaries and designations of Zoning District within the subdivision; (✓) **All in one district, note that reflects that this is zoned Rural Residential.** (✓ 3-16-23)
2. Municipal boundary, if any **N/A** (✓ 3-16-23)
3. Land use designations from Zoning Ordinance(✓) **N/A**(✓ 3-16-23)

Typically a mylar is presented if someone is quite sure they will receive an approval. For the signature block, practice is to select one member that will do the signing. One line is sufficient. Label as Planning Board Representative

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*Anne made a motion to continue this application to the March 16 Planning Board Meeting, Bobbie seconded.
APPROVED*

Revisions need to be received by February 23. Clarify legend shown in upper corner.

3-16-23

Ann reviewed the checklist to ensure that all items are shown as needed. A stormwater management plan will be necessary when buildings are planned.

A brook at the boundary line is shown, a blue line along the boundary between Lot 7 and Lot 6-1.

The Board had no questions of the applicant.

Bobbie made a motion to accept as complete, Brian seconded. APPROVED

PUBLIC HEARING

- Hertel Minor Subdivision Review (if application is voted complete).
The public hearing was opened at 7:14 pm.

Character of land – is it unsafe, unsuitable, ponds, streams, wetlands. (✓ 3-16-23)

Lots – (✓ 3-16-23)

Grading and drainage – (✓ 3-16-23)

Streets – (✓ 3-16-23)

Sewage and water – (✓ 3-16-23)

Premature and scattered – N/A

Offsite improvements – N/A

Community water supply – N/A

Easements – town will require, condition of approval, all utilities will be underground

Parks and playgrounds – N/A

Reserve strips – N/A

Common facilities – N/A

Security – N/A

Street names – N/A

Sediment and erosion control – Driveway permit and house location will affect this

Utilities – must be underground

Modifications or waivers – none requested

The Board has no questions of the applicant.

No public comment was offered for or against this application.

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The hearing was closed at 7:23 pm.

10 year wait for further subdivision will be a condition of approval.

Anne made a motion to approve the subdivision with the conditions that it not be re-subdivided for 10 years and that any utilities will be underground. The findings of fact are that the applicant has provided a complete application, resulting lot size does not require additional conditions, therefore the Board approves of this application. Brian seconded. APPROVED

PUBLIC MEETING

- Notice is hereby given in accordance with RSA 676:4 & 675:7 that the Freedom Planning Board will consider a site plan review for Camp Cody located at Cody Rd. Map 21 Lot1-1 and Map 21 Lot 1 for improvements that include: Construction of four cabins, two new garages on easterly side of the proposed ball field and one on the former roller-skating rink, relocation of existing bee keeping shed, conversion of the existing gravel parking area to a playing field and the construction of a new parking lot north of the former roller skating rink, relocation dumpsters, construction of a 10-foot wide access path from the new parking area to the campus, and construction of three 60'x30' new girls cabins for the purpose of woodshop, cooking, and art activity east of the northern entrance.

If the board accepts the 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.

James Hayden, Horizons Engineering is here to present on behalf of Camp Cody. The project will be done in two phases. Parking area replacement will decrease impervious area. Drip edges are planned for all buildings. Lights along footpaths and in the parking area (down-lit) are planned. A shoreland permit will be required, application has been submitted. 2 septic connection permits will be needed. There will be no increase in campers or staff. A waiver of showing contours has been submitted.

Proposed activity as listed below:

Construct:

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1. 60' x 34' garage on the former roller-skating rink – drip edges were designed for 50-year storm event. Anna Gross – Director explained that this will be a maintenance garage. The height is a one story with roof – less than 20' high

2. New parking area north of the former roller-skating rink 2023 – reduces impervious area by 2100 square feet. A drip edge is planned to capture stormwater. A previous agreement with the Town indicates that a wooded buffer would be installed. Not much of the planting is left. More than 30 spaces require configuration in a certain manner, which is not shown on the plan. Anne read those requirements aloud. Vegetative buffer is now shown, Anne has a concern with this. Jim Rines explained that his belief was that the proposed plan was 2 parking areas. There is a travel way between the two lots so they felt this was 2 separate parking areas.

1 tree per 8 spaces is required.

The surveyors feel that they are in compliance. The proposed parking lot is 115' from the travel way.

Include the provision about plantings.

3. Install another effluent disposal area (EDA) as part of these proposed improvements 2023 – part of the septic connection permits that will be done as part of the cabin construction.

Relocate

4. Existing bee keeping shed to be adjacent to EDA #5. – as shown

5. Dumpsters at near EDA #2. 2023 – as shown

Construct

6. 60' x 30' girls activity cabin, a 60' x 30' cooking activity cabin, a 60' x 30' woodshop cabin, and a 60' x 30' art activity cabin – drip edges along eaves are shown. Septic connection permit will be required. Planned for 2024

7. 60.2' x 16' addition on the northerly side of the existing gymnasium – convenience restroom to be added. Drip edge proposed, connection to existing septic system.

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8. Four 56' x 14' counselor cabins with 6' x 14' stoops on the southern side of the existing gravel parking area. 2023 – drip edges along eaves, connection to septic. Erosion and sediment control are planned.

9. Two 24' x 24' garages on the easterly side of the proposed ball field 2023 – maintenance equipment storage

10. 90' x 170' playing field on the former gravel parking area 2023 – grass ball field. Jim Rines – vegetation did not survive there due to high groundwater. Hemlock is more tolerant, so they are going to try that again. NRCS has been consulted.

Construct

11. 10-foot-wide access path from the new parking area to the campus (ballfield) for pedestrians and a UTV. 2023 – lights will be installed along the path, as well as culverts. Sediment and erosion control will be installed.

12. 45' x 100' trampoline activity on an existing parking and maneuvering area/relocate a utility pole. Drip edges will be installed. Application for erosion control and shoreland permit have been submitted to ZBA.

PUBLIC HEARING

- Camp Cody Site Plan Review checklist

1. location plan (✓ 3-16-23)

2. North arrow & bar scale (✓ 3-16-23)

3. Title Block (✓ 3-16-23)

4. Surveyed property lines (✓ 3-16-23)

5. Area of entire parcel (✓ 3-16-23)

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6. Deed reference/tax map # - (✓ 3-16-23)
7. Names of abutters - (✓ 3-16-23)
8. Zoning and special district boundaries (✓ 3-16-23)
9. Dimensions of existing and proposed lots (✓ 3-16-23)
10. Location & layout of existing and proposed structures (✓ 3-16-23)
11. Contours *waiver requested – areas not to be developed are not done. Within 150' of any proposed development, it has been shown.* Bobbie made a motion to grant this waiver 5.2.4.11, Paul seconded. APPROVED (✓ 3-16-23)
12. Total sq. ft. impervious surfaces (✓ 3-16-23)
13. Location of existing signs, walls and fences – no change proposed
14. Location, width and purpose of any easement or right of way – (✓ 3-16-23)
15. Location, width, curbing & paving of access ways, egress ways, streets (✓ 3-16-23)
16. Location and layout of all on-site parking and loading facilities (✓ 3-16-23)
17. Location/size of utilities (✓ 3-16-23)
18. Type/location of solid waste disposal facilities (✓ 3-16-23)
19. Location, elevation, and layout of catch basins, other surface drainage (✓ 3-16-23)
20. Location of physical/natural features (✓ 3-16-23)
21. Location of building wells, leach fields *waiver requested for buildings etc within 150' - A motion to grant the waiver of 5.2.4.21 was made by Bobbie, seconded by Jeff seconded. APPROVED (✓ 3-16-23)*
22. proposed landscaping – will add due to discussion about 2 separate areas if requested. (✓ 3-16-23)

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23. Snow storage requirements (✓ 3-16-23)
24. Date and permit number for all required state and federal permits - will be added once required by State.
25. Dimensions of property dedicated for public use of common ownership
26. Pedestrian walks (✓ 3-16-23)
27. Special Flood Hazard Area permits
28. Special Flood Hazard Area – base flood elevation data - (✓ 3-16-23)
29. Shorefront – drainage studies (✓ 3-16-23)

Permits to be added, snow layer was shown to Board but was missing from their copies of the plans. 2 waivers were granted.

A motion to accept as complete with the conditions of the permits and the snow removal was made by Paul, seconded by Bobbie. APPROVED

The public hearing was opened at 8:16 pm.

Architectural – (✓ 3-16-23)

Bridge and road – N/A

Sedimentation and erosion control – provisions require that all be installed before earth disturbance (✓ 3-16-23)

Stormwater drainage – (✓ 3-16-23)

Flood hazards – (✓ 3-16-23)

Water quality – wells N/A

Outdoor storage facilities for harmful wastes, fuels, etc. N/A

Dust fumes vapors & gasses – N/A

Glare – lighting discussed. Down Lit. No glare onto Ossipee Lake Road. (✓ 3-16-23)

Noise – (✓ 3-16-23)

Sewage – (✓ 3-16-23)

Utilities – underground along footpath

Lighting –

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Signs – N/A

Equipment/service areas – N/A

Parking – Proposed parking does not meet requirements. It is one parking area with an access between them. Would like assurance that there is a lot of protection along the road. Maximum width of buffer to EDA's – Approx. 100' from travel way. Grading will not occur within 100' of the edge of the pavement. Any vegetation in that 100' can be undisturbed. There is not much clearing that would head toward the camp, some clearing will be needed near the bee keeping shed. Condition of approval - that none of the current buffer be removed between Ossipee Lake Road and the edge of the new parking. A remaining tree count and supplemental planting if needed is offered by the surveyors. How close is the edge of the new parking to the wetlands? Any concerns? It is about 20' away. Grading will direct water away from the wetlands. Additional stormwater drainage can be added around the upper parking area if the Board wishes. Conditions – maintain all of the buffer between the graded edge of the parking lot to Ossipee Lake Road – add more drip trenches along parking lot and will provide a tree count for the buffer.

Access management – N/A

Landscaping – Existing

Fencing, walls & buffers – none proposed

Paul spoke about the existing parking lot that is changing to a ballfield. Vegetation buffer has been a challenge, now there will be 4 more buildings. Their point of view was that a ballfield was better to look at than a parking lot. Ms. Gross suggests natural screening. Jeff is supportive of viewing a vegetative buffer plan. Bobbie suggests using bushes and trees, as they do well in this area.

Two conditions to add to plat, 3 conditions.

Jim Despathy – 40 Intervale – is any of the building going down that far? No. The storage building – 40x60 or 30x60? The garage is 60'x34'. Only access to camp is the path being put in? No access points are being closed. The woods road exists. Will equipment go through there? Currently backhoes are using it. It is not planned to be changed from what is currently there.

Les Babb – effluent disposal is being increased. Is the nitrate setback shown and is it getting closer to neighbors. Do contours reflect what impact is going to be? Driveway permit? Vegetation map or site walk? Character of town? Path is 65' from road, is there a map of vegetation? Building on or over a septic system? Buildings within 100' of

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property lines, will there be water or septic in them? Increase in impervious surfaces? (provided). Glare from activity buildings, PA on the buildings?

Vegetation – being maintained, Is there enough existing? Applicant has committed to locating what is there. If supplemental planting is needed, it will be done. Increase in noise is not anticipated. Nitrate setback – septic designs show them. That is on the plan for DES. The design is not completed at this time, will be done at same time as building permit is requested. There will be no PAs on the activity buildings. Building permit will need to be applied for, site lines have not been calculated yet.

The hearing was closed at 8:56 pm.

Site visit – the Board would like to do this to look at the vegetation/buffer. Existing access is a locked gate. Gates are locked at night.

Jim Rines – if the Board is comfortable, the preference would be for the Board to do their approval for everything but the parking, so that the camp can begin work as soon as the road bans are lifted.

Anne prefers to continue for a month and get it all straightened out.

Show trampoline court/leach field plan.

Submission date for April is March 30.

A motion to continue until the April 20, 2023, meeting was made by Brian, seconded by Paul.

Ms. Gross asked if there is any way to get a partial approval (without parking lot) tonight. James - Construction of the field is not necessarily related to construction of the parking lot.

Brian spoke about swale between ball field and Ossipee Lake Road.

The Board is supportive of continuing all to the next meeting.

Motion to continue to next meeting - APPROVED

PUBLIC MEETING

Les Babb, Jane Davidson and Chuck Brooks are seated in place of Melissa Florio, Bobbie McCracken, and Jeff Nicoll.

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Amy Manzelli is here to present the application. Last call for anyone that needs to recuse themselves was issued. Amy and Timmy are from BCM Environmental and Land Law.

Chuck Brooks – we will be voting on waiver requests from the Site Plan Plat Requirements. Is that what we are limiting discussion of tonight? Anne explained the procedure that will be followed.

- Notice is hereby given in accordance with RSA 676:4 & 675:7 that the Freedom Planning Board will consider a site plan review for agriculture, including agritourism at for the property of VV Farm, LLC d/b/a/ Valley View Farm located at 95 Burnham Rd. Map 12, Lot 34 to determine if the application is complete.

If the board accepts the VV Farm L.L.C. 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.

PUBLIC HEARING

- VV Farm, L.L.C. d/b/a/ Valley View Farm Site Plan Review (if application is voted complete).

Presented by: Amy Manzelli and Timmy Kopezynski. Representing VV Farm – Leah and Joe Rogers.

Additional handouts were given to the Board – location plan that was not included with original package. Two laws – RSA 21:34-a, 674:32-a section C2. That applicants are committed to meeting the standards in the RSAs presented. 7 parking spots are required, hundreds are proposed. Chuck asked about the proposed parking mentioned in the missive. Grassed area parking was not shown on the map. There will be three rows of 17 parking spaces.

Amy – project detail – Agricultural Use Development – NH has laws that protect agriculture. Local regulation is not to reasonably limit agricultural use of the land. The 4 family members bought the land in 2019 and have been working the land since then. The long term plan is to move to Freedom, once the property is able to provide a livelihood. The vision is pick your own berries, apples, pollinators, Christmas trees, flowers (primary prominent feature) – both hoophouse as well as outdoor flower beds, and agritourism events open to the public, ranging

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from small visits to large events that would fill up the parking lots, events to include weddings. They wish for the farm to be available for community events.

Berry patch – what is there now? On enlarged plan, the only features that exist now are a gravel road with a cul-de-sac leading to a small barn with a patio. Existing rock walls to be retained except where the gravel lane is extended, it will need to cross a stone wall. There is an existing house serviced with a leach field, and a large barn. Pick your own berry patch is listed at 200x60'. There are no berry bushes now. When are they expected to be there? It is currently a neglected hay field. Anne – if berries are a good crop, when would she be able to go pick berries? Joe Rogers - They are hoping for approval next month, not likely to be able to pick berries this year. It is proposed to be started in phased step system as could be afforded. Apples would be a primary, roads and parking areas. Staggering plantings on apples and berries. There are currently 8 apple trees on the property, but there are none in the proposed location at this time. Target date is not able to be calculated, too many variables. It could be between 2 years and 6 years before apple crops are harvested.

Anne spoke about having been told that the planting was not done because they do not have approvals yet. Amy stated that farming fails without an agritourism aspect. Full enterprise approval is needed before any aspect is started.

Pollinators – not there at this time. Applicant feels unable to dictate when they would be able to have them in place. Bees would probably take a back seat to other projects that are proposed.

Christmas trees are not there at this time. It will be a cut your own tree farm. No time frame is available.

Generally speaking, the time frame is as fast as they can afford to and time to do so. They have funding to begin the project, but they are still working.

Hoop houses are not there. They have one and are working to purchase more. They will be erected as soon as the ground is ready. This will be a 2023 effort. NRCS provides funding but wants to see approvals before the funding is provided. The house they have is smaller than planned. 75'x30' would be the maximum.

Agritourism – meal – likely to happen. Start date would be “later.” They will not be catering. Chuck asked about a projection of revenues. Caterer would be required to work with the farm to use whatever is provided by the farm.

Wedding venues – existing barn – is that something that would be used? The smaller barn is a pole barn with a patio – that is a building that could be used for a wedding. A level field there would support a tent. Capacity of the barn – Joe said 180, Leah stated 100 to 80. The tent would be 40'x60'. 150+ people could be seated in the tent.

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They are looking for a 12-month approval, noting that it would be much less busy in the winter.

The barn is not heated. It does have water – summer only.

Jane – adding the total seating – there is only parking for 238. At full capacity you could seat 330 people. Leah said that seating would not be in both the barn and the tent at the same time.

Ms. Manzelli - 7 days a week, 8 am to 10 pm is proposed.

Farm management activities were presented in hopes that the Board would use them for conditions of approval.

All marketing will feature the farm's products.

There could be more agricultural effort in year 1 with no product to show for it. Fully operational is expected when the fruit is bearing, flowers are blooming. – raspberries bearing fruit, apple trees nearing maturity. The flowers are a crop that could be up and running in 2023-24. As soon as they have products to market, they will be conducting agritourism.

Public comment was opened at 9:57 pm.

Mark Sandow – 14 Watson Hill Road – it looks like you are looking to do this part time. Has concern about the plan. Has any research of similar farms in the area been done? Parking lot for a couple hundred cars on a dirt road – would hate to see a stream of traffic on that road.

How would you manage the parking, etc for the events? There is a lot of work to a farm.

Mr. Rogers – wants to move here full time once they have approvals, etc. He will be doing farming close to full time. Research has been done – not much of this happening on this side of the lake. Ms. Manzelli – spoke about signage and traffic cones, pre-defined parking rows, roped lanes, etc. NH law – agritourism is part of agriculture.

Melanie Glavin – has the soil been tested yet? What will prevent this from becoming a wedding venue with nice landscaping. Soil has been sent out to the local service. 8 apple trees as well as other things growing that seem to be doing well. Soil can be amended. The State definition of agritourism is that it must be ancillary to the agriculture.

Eli Winn – Atty – representing the Nicolls and Randel Cole on Burnham Rd – 2% of the property is proposed for agricultural activity. Agriculture must be the primary use. What is going to keep that from being outweighed by the agritourism aspect.

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Marcia Santner – what will be done about sound and traffic. Road is not good for traffic. Sound is a big problem. When it was a wedding venue, there was gun shooting. The public comment was closed at 10:06 pm.

Jane Davidson – is there any regulations that prevent planting of blueberries, etc.? We are required by State law to allow agriculture.

Ms. Manzelli – most of the area is surrounded by a robust forest. That is a beneficial buffer, regarding sound, visual, stormwater management. Grassed parking lot – there are currently trees there that will need to be removed. Must be in conjunction with or ancillary to the primary farming activity. The plans were produced by William Fair, it is on the plan. Bill is a friend of theirs, he is not a licensed surveyor. He is a civil engineer. All of the waiver requests – because producing all of the different sheets is unreasonable in the context of farming. It is expensive and not necessary for the Planning Board to be apprised of what is being planned.

1. location plan -
2. North arrow & bar scale -
3. Title Block – everything is provided but the seal. Owner is the LLC, the address is shown. The owners live in Chester. Waiver requested from the seal of a licensed land surveyor.
4. Surveyed property lines – no survey has been done. Cost prohibitive. The nature of this project is not pushing out to the boundaries of the property. Waiver requested 5.2.4.4 Survey Lines. Chuck made a motion to waive, Anne seconded. APPROVED 6-0-0

Les would like more detail showing context like tax map info.

5. Area of entire parcel
6. Deed reference/tax map # -
7. Names of abutters

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8. Zoning and special district boundaries – Waiver requested – note on plan to read zone rural residential. Anne made a motion to deny waiver for this item, requiring a note on the plan “Zone – rural residential”. Chuck seconded. DENIED 6-0-0
9. Dimensions of existing and proposed lots – Waiver requested – Ms. Manzelli offers a note listing what the setbacks are, if amenable. There is no activity in the setbacks. Brian – is the barn currently conforming? They are both lots of record. Barn is existing structure, 30-35 feet. Was there when the property was purchased. It is conforming. Chuck made a motion to grant the waiver, Les seconded. APPROVED 6-0-0.

Anne requested that proposed activities be shown with dotted lines on updated plans. It is not clear whether he has the capacity to do this. Shading the existing barn, etc. Difference between existing and proposed – can be accomplished, as stated by Joe and Leah Rogers.

10. Location & layout of existing and proposed structures

11. Contours – waiver requested. No grading proposed. Anne is concerned about pedestrian & vehicular traffic. She quoted RSA 674:32cii states that boards can’t deny waivers unless such waiver would have a demonstrated adverse effect on public health and safety, or on the value of adjacent property. Ms. Manzelli asked if the site walk would be an alternate and reasonable way for the Board to get the lay of the land. Chuck spoke about years down the road, he would not want to leave this unclear. Ms. Manzetti offered lidar as a substitute for contours and asked to table this waiver to see what they can come up with. Chuck cautioned that they could come back next month and be in the same position. Atty. Manzetti said that the Board is not deciding anything.

Les made a motion to table the waiver request, Jane seconded. APPROVED

12. Total sq. ft. impervious surfaces – waiver requested – this is unreasonable in an agricultural activity. Anne made a motion to grant the waiver, Brian seconded. APPROVED 5-0-1.
13. Location of existing signs, walls, and fences – waiver requested – primarily for fencing in respect to deer and other pests. Temporary directional signage will be used. Streetside signage exists, no additional signage proposed. Chuck made a motion to approve the

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waiver, Les seconded. Les is in favor of the waiver as long as there are no additional signs except temporary event signs. Les amended the motion to grant the waiver provided there are no other permanent signs. Chuck seconded the amendment. In favor of the amended motion - APPROVED 6-0-0

14. Location, width and purpose of any easement or right of way –

15. Location, width, curbing & paving of access ways, egress ways, streets – waiver requested – just the gravel way, depicted on the plan. Looking for a waiver on the technical specifications. Will likely be 12-18 feet wide. The Board asks about being able to have traffic going in two directions. Existing road is about 18-20' range. The road is not yet built and may vary 1-5 feet from what is shown on the plan. There will be three rows in the grass parking area with a full car length between the rows. Ms. Manzelli states that there will not be two-way traffic on the road at the same time. Anne questioned whether apple or berry picking will fit this model. There will be cars coming and going, creating two way traffic. The Rogers stated that there will be people doing traffic management. Mz. Manzetti stated that there would be staff there with walkie talkies to direct traffic. Chuck made a motion to deny the waiver, Brian seconded. DENIED 6-0-0

Ms. Manzelli – follow up questions – what you are requiring is the radius of the curve. Les stated that we are looking for the width of the road, so two cars can pass.

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

17. Location/size of utilities- waiver requested – septic for the house is shown. Portable toilets are proposed. Other utilities are not shown. Chuck would expect underground wires going to the tent site. There is electricity at the barn that is currently sufficient. Extension cords will be used to get power to the tent. Chuck feels that this is not a professional way to run the operation.

Mr. Rogers - Underground power has been installed to both corners of the tent.

Chuck feels that there are things that need to be shown on the plan, and that a professional is needed.

Anne indicated that the Fire Chief will be doing a site visit as well. It will likely be done as a condition of approval.

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Jane asked about lighting to the gravel parking and the grass parking. Ms. Manzelli said there will be lighting, but it is not provided on the plan.

Water to the barn is provided by a garden hose.

Brian made a motion to table this item, Chuck seconded. APPROVED 6-0-0

The Board returned to this topic at 11:09 pm. Anne would be willing to grant the waiver if every utility line is underground. Ms. Manzelli suggests making it a condition of the waiver approval. This is not speaking for the Fire Chief.

Anne made a motion to grant the waiver subject to the condition that all utility lines, ad-hoc or otherwise, are underground, and that in doing so we are not making any decision for the Fire Chief. Les seconded. APPROVED 6-0-0 with condition that utilities be underground and that the Planning Board is not preempting the Fire Chief's decision

18. Type/location of solid waste disposal facilities – meals, etc. This will be the caterer's responsibility
19. Location, elevation, and layout of catch basins, other surface drainage – waiver requested – farmers install these features as they are working. Unreasonable to depict on this plan. Paul clarified that if people needed to be safe in a downpour, wouldn't it be important to know where all the water would be going? Anne made a motion to table this until the next meeting, Les seconded. APPROVED TO TABLE TO APRIL 6-0-0
20. Location of physical/natural features – Anne asked if there are wetlands on the site – none present – Wetlands delineation has not been performed. Soil types – sample is out. Rock walls are present and shown. Railroad not present. Les made a motion to table this until topography is available, seconded by Paul. APPROVED TO TABLE UNTIL TOPOGRAPHY IS AVAILABLE 6-0-0
21. Location of building wells, leach fields – Anne made a motion to grant, Les seconded. APPROVED 6-0-0

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22. proposed landscaping – Anne made a motion to grant, Chuck seconded APPROVED 6-0-0
23. Snow storage requirements – Chuck made a motion to approve, Brian seconded. APPROVED 6-0-0
24. Date and permit number for all required state and federal permits – N/A – will be provided when they get them, a condition of approval is encouraged.
25. Dimensions of property dedicated for public use of common ownership
26. pedestrian walks – waiver requested – Anne – there are 5 areas of activity where people will be walking around. She would like to see this put on the plan. Ms. Manzelli indicates that there are no plans to do “walks.” Chuck suggests that with the road there and the parking for 119 cars – people need a suggestion as to where they are to walk for safety. Brian – how will people get to the tent from the gravel lot safely? Les spoke about designated pathways that emergency vehicles could use.

Jane asked about the rock wall – there is already an existing opening, but it will need to be expanded.

Anne made a motion to deny the waiver, Jane seconded. DENIED 6-0-0

27. Special Flood Hazard Area permits
28. Special Flood Hazard Area – base flood elevation data
29. Shorefront – drainage studies

Anne made a motion to continue this application to the April 20 meeting, Paul seconded. APPROVED 6-0-0

PUBLIC MEETING – Postponed to next meeting

- Review and approve minutes of the February 16, 2023 planning board meeting. Short-Term Rental (STR) applications
- Public Comment

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- Other Business that can properly come before the board.

Anne made a motion to adjourn at 11:16 pm, Brian seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary

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