

TOWN OF FREEDOM

PUBLIC MEETING and PUBLIC HEARING

Freedom Planning Board

Thursday, May 18, 2023

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

The meeting was called to order at 7 pm by Anne Cunningham. Present are: Anne Cunningham, Brian Taylor, Jeff Nicoll-Alternate, Melissa Florio-Selectboard Rep., Melanie Glavin, Linda Mailhot, Bobbi McCracken. Carol McIntire is absent. Jeff is seated for Carol McIntire.

Members of the public present: Paul Elie,

Mr. Cargyll and Mr. Keating are here for a lot merger application. Map 1. Lots 28.1 and 28.2. Bobbi made a motion to merge tax map 1, lots 28.1 and 28.2, Linda seconded. APPROVED

PUBLIC MEETING

- Review and approve minutes of the April 20, 2023, planning board meeting. Line 8 – remove Beth Earle. Public hearing was opened at 7:03. Line 29 – Phil Ross is from Camp Cody Wendy Scribner – UNH Exension Service. Line 38 – “it” is effluent. Woodstein-member of the public. Put check marks on all items. Line 175 missing O in proposed. Brian made a motion to approve as amended, Linda seconded. APPROVED
- The Freedom Planning Board will continue to 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.
APPLICATION WITHDRAWN on May 15 via email.

PUBLIC HEARING -

The hearing was opened at 7:25 pm.

- Proposed changes to site plan review regulations that incorporate decision and timing requirements passed by the NH legislature in 2022 and add life safety inspection as a

Note: These minutes are draft and will not be final until the planning board reviews them and approves them, usually at the next planning board meeting. Draft minutes are available five business days by request from the Freedom Town Office at townoffreedom.net or 603-539-4924 during regular office hours. Approved minutes will be available on the town website five days after final board approval.

condition of approval where appropriate. – Anne reviewed the draft changes that have been made and the reason they are needed.

- Proposed changes to subdivision regulations that incorporate decision and timing requirements passed by the NH legislature in 2022 and add life safety inspection as a condition of approval. – need to add to section 6.3 – these plans must show all requirements to meet current NFPA Life and Safety Code Requirements (per Chief Cunio). Under 9.1 – change the last sentence to say “The Fire Chief has authority....shall be permitted to require an independent third party review by a Fire Safety Engineer who will report on compliance with all NFPA requirements. This review will be at the applicant’s expense.

Future site plans will be sent to the Police Department, Highway Department and Fire Department. This will be added to the Rules of Procedure.

Page 12 – waivers and substitutions – 13-2. Public hearing – must be changed to meeting or hearing. (per Mike Sandahl)

6.2 – state “mailing address if different from physical address”

8.1 – chart – dB(A)

Subdivision changes – page 10 – add changes made in site plan re: Fire Chief. Page 15 Standards – section regarding streets – mostly applies to streets in the subdivision. Section 6.06 speaks to additional studies required. Page 20 – 9.07 – capture dust wording here. The section regarding the burden of the road improvements was discussed. Remove wording “if other properties benefit”...through the end. The subdivider shall pay the costs for such upgrading.

9.4 pg 18 – culverts – check types that are being used. Anne will check with Scott Brooks.

Re: dust – should there be something to address the amount of dust potentially created by increased traffic? Remove “injurious to health”? Consider road deterioration. Place in site plan.

- Proposed changes to the Freedom Planning Board’s Rules of Procedure that incorporate decision and timing requirements passed by the NH legislature in 2022 and change the language to have alternate members sit on any application until it is complete. – Page 2 – two identical sentences in the paragraph. Remove one. #3 – reflect that there is a recording secretary.

Note: These minutes are draft and will not be final until the planning board reviews them and approves them, usually at the next planning board meeting. Draft minutes are available five business days by request from the Freedom Town Office at townoffreedom.net or 603-539-4924 during regular office hours. Approved minutes will be available on the town website five days after final board approval.

Change meeting time to 6:30 pm.

Alternates to sit on any application until completion

Leave “the board table” to sit with the public during all deliberations and the public hearing on the matter.

Page 2 #5 – disqualification. The RSA language cannot be made stronger by a local board.

Page 3 – additions as noted (“Consider completeness...)

Letters are not read out loud currently. Add in wording regarding requests to be read into the public record. Read communications to the Board either in support or opposition to a current application and make them part of the public record. Testimony of any person with a direct interest letters will be read aloud.

Page 5 – Proposed additional language was discussed. Process statement was clarified. Check RSA to see if this is required.

Wording regarding posting on the website is added.

The public hearing was closed at 9:12 pm

PUBLIC MEETING

- Planning Board priorities for 2023:
 - Capital Improvement Program (CIP)
 - Housing alternatives?
 - Zoning Officer Priorities
 - Update demographic chapter of master plan with 2020 Census data

Short-Term Rental (STR) applications

- Public Comment
- Other Business that can properly come before the board.
- Linda spoke about plan notes and finding of fact ideas.

Linda made a motion to adjourn at 9:26 pm, Brian seconded. The meeting was adjourned.

Note: These minutes are draft and will not be final until the planning board reviews them and approves them, usually at the next planning board meeting. Draft minutes are available five business days by request from the Freedom Town Office at townoffreedom.net or 603-539-4924 during regular office hours. Approved minutes will be available on the town website five days after final board approval.

Respectfully submitted,

Melissa Donaldson

Recording Secretary

Note: These minutes are draft and will not be final until the planning board reviews them and approves them, usually at the next planning board meeting. Draft minutes are available five business days by request from the Freedom Town Office at townoffreedom.net or 603-539-4924 during regular office hours. Approved minutes will be available on the town website five days after final board approval.