

**TOWN OF FREEDOM
PUBLIC MEETING
Freedom Planning Board
Thursday, June 15, 2023
6:30 p.m. at Freedom Town Hall at 16 Elm St.**

The meeting was called to order at 6:30 pm by Anne Cunningham. Present are: Anne Cunningham, Brian Taylor, Bobbie McCracken, Jeff Nicoll-Alternate (6:34 pm), Melanie Glavin, Carol McIntire, Melissa Florio-Select Board Representative. Linda Mailhot is absent. A quorum is present. Jeff is seated for Linda Mailhot.

PUBLIC MEETING

- Review and approve minutes of the May 18, 2023, planning board meeting. Bobbie made a motion to approve, Melanie seconded. APPROVED
- 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 Robinhood located at Ossipee Lake Rd. Map 7 Lots 5, 5-1, & 5-2 to construct an interim concrete pad for the compactor in a different location than that which was approved at the May 18 Planning Board meeting.

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.

PUBLIC HEARING

Brian recused himself.

James Hayden explained the change in the previously approved plan. Abutters were notified. They suggest doing this as an as-built if the Board is agreeable.

The Board is agreeable to viewing this as a minor change and not holding an entire site plan review. The concrete will not be removed at a later time, as was shown on the plans presented. The compactor may stay there permanently. They will report to the Town with the final use of the pad.

Melissa mentioned a change in the sign, which will be added to the as-built plan to be submitted by the applicant.

Anne made a motion that the Board votes to move the concrete pad to the new location on the condition that once the camp locates the new pad, the applicant will provide an as-built plan. This should also show the sign that was installed. A cement volley ball court was replaced with sand, which required a shorefront permit. Horizons Engineering is working on this. This change should also be noted on the plan. Melissa seconded. APPROVED

PUBLIC MEETING

- Informal Discussion of Hertel Major Subdivision for Map 17 Lot 5 located on the corner of Cold Brook Road and Swett Hill Rd. – Jeffrey Hertel presented a sketch of his proposed plan. This is a 20.4 acre lot. The frontage combined between the two roads is over 2000'. Anne is concerned about making sure the plans show the contours. The lots are being laid out to maximize the view potential. There will be no internal roads. Having wetlands done by a wetlands scientist is recommended. The Board was concerned with steep slopes and wetlands that must be excluded from lot size calculations.
- The Board agrees to change the order of the agenda to hear Mr. Gerety. The Estates at Sherwood Forest Condominium Owner's Association Letter – Mr. Warren Gerety. They are asking the Board to rescind the no other buildings on the lot. Decks, patios, garden sheds may fall in that category. They are also asking to increase the footprint requirement. (Increase to 60'x50' requested). Anne explained the process that occurred when the condominium was originally approved. An application for updated subdivision approval will need to be presented in order for this change to be considered. The applicant is told to state the intended maximum additional coverage of the lot in that application.
- Adopt 2016 Update to NH Department of Transportation Road Standards, Section 304
A motion to adopt the 2016 Update to NH Department of Transportation Road Standards, Section 304 was made by Anne, seconded by Bobbie. APPROVED
- Discussion was held regarding having a third party review of applications. Bobbie suggests adding the technical review as part of the application that can be waived if approved by the Board. Melissa spoke about making it a consistent requirement for everyone. Jeff echoed that sentiment. Brian feels that on major subdivisions and site plans it should be required. Melanie feels that it should apply to everyone.
A straw poll indicates that the Board is in favor of having a requirement of a technical review for every application.
- Review and vote to approve changes to the Freedom Planning Board's subdivision regulations

The Planning Board will require a review of every preliminary layout that will also trigger 676:4 provisions for 3rd party review.

Pg 11 – changes requested by Chief Cunio.
Pg 17 – small addition of double walled plastic. Remove ADS. Freedom requires all road designs to meet the standards NHDOT Section 304. Pg 26-31 to be removed, include the reference to the standards.
Brian asks for a definition of "structure" to be included. This is not a subdivision regulation issue.
- Review and vote to approve changes to the Freedom Planning Board's site plan review regulations

Page 2 – move the review language into the review of preliminary layout. Phase 3 info will be removed.

Page 3 – add address

Page 4 – shall require plans and elevations

Page 10 – 10.1 additional wording added for impacts of dust and noise

- Review and vote to approve changes to the Freedom Planning Board's Rules of Procedure
 - Page 3 – The Board will require a 3rd party review of any application in the review of preliminary layout phase.
- Planning Board priorities for 2023:
 - Capital Improvement Program (CIP)
 - Housing alternatives? Links will be shared for Board review
 - Zoning Officer Priorities
 - Update demographic chapter of master plan with 2020 Census data
- Short-Term Rental (STR) applications – none

Brian spoke about the meeting the Selectboard had about food trucks on Monday evening. Melissa gave an overview of their work session.

An informal discussion with Mark McConkey re: Wabanaki Campground will be held at the July meeting.

- Public Comment
- Other Business that can properly come before the board.
- Brian made a motion to adjourn at 8:52 pm, Melanie seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary