

TOWN OF FREEDOM

PUBLIC MEETING and PUBLIC HEARING

Freedom Planning Board

Thursday, July 20, 2023

6:30 p.m. at Freedom Town Hall at 16 Elm St.

The meeting was called to order at 6:32 pm by Anne Cunningham. Present are: Anne Cunningham, Jeff Nicoll-Alternate, Jane Davidson-Alternate, Melissa Florio-Selectboard Rep., Melanie Glavin, Linda Mailhot, Carol McIntire. Brian Taylor arrived at 6:41 pm. Bobbi McCracken is absent.

Members of the public present:

PUBLIC MEETING

- Review and approve minutes of the June 15, 2023, planning board meeting. Page 2 – Add Board was concerned with steep slopes and wetlands that must be excluded from lot size calculations. Line 59 – add bullet point new topic. 1st paragraph – Brian feels that major subdivisions and site plans. Linda made a motion to approve as amended, Melanie seconded. APPROVED
- Informal discussion regarding future plans for Wabanaki Campground requested by Mark McConkey, agent for Mark Salvati. Mr. Salvati asked that this be tabled until later in the meeting.
- Review of application for a minor lot line adjustment for Map 51, Lots 12 and 13 at 43 Old Portland Road owned by Joseph and Luis DeSerrano. Joseph is here to present the application. Planning Board cannot change anything that is in the Zoning Ordinance. We can not approve something if it creates a less conforming. Lot 13 will become a non-conforming lot. This will need to go to the ZBA for a variance.
- Discuss and agree to the process for amending the March 10, 2016, subdivision approval for Estates at Sherwood Forest. Mr. Gerety needs to know what the process is that we are looking for. Lot coverage and ownership details will be included. Footprint 50x60, no second story (check with legal re: second story). 500 sq ft additional structures (deck, shed) on each unit. Submit proposal, subdivision application, ask for an amendment, come for design review. documentation for changing declaration. At time

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of approval there was an issue with maximum number of people who can live in the unit. Updated/as built plans have not been received. Road construction (needs to be at Town standards).

Gene Weinstein – 50x60 – 2 stories, change to limit square footage if it is two stories? Peter Park – Freedom Point Rd. – was on Planning Board at the time this was approved. Feels that setbacks had to meet ZBA setbacks. Anne clarified that this is not factual. Totally against any changes that they are looking for. Road built to town specs?

Anne will send a letter with the process described tonight.

Wabanaki – Mark and Jacob McConkey are here to represent Wabanaki Campground. Mark Salvati is the agent for Wabanaki. 2 new leachfields are proposed. LandTech has surveyed the property. State Subdivision Approval appears to still be sufficient. More septic systems are needed. There is a question as to whether cooperative ownership is allowed in NH. They have spoken to the Attorney General about this and were told that they can do this. Campground owners and the siblings would be the “cooperative owners”. Ask NH Attorney to send the RSA showing that this is allowed. Mr. McConkey would like the septic issue to begin regardless of the ownership process. In February Mr. Salvati indicated that there were violations on building permits. Whatever has been built since 2001 will be supplied in list form. If this is to be a condo, a subdivision will be required. Look at section 16 of the Zoning Ordinance. Mark McConkey states that right now it is still under the existing ownership. Right now they are trying to bring the septic into compliance. Anne will send a letter with the opinions from tonight.

Dr. Anthony Rains – abutter – concerned for the purity of the lake. Who is responsible for compliance if there is a shift in ownership? The owners of the land or each individual plot?

Richard Hiller – Ossipee Lake Road – 350’ from the shoreline between their property and Wabanaki. Concerned about approval in 2001 and that there have been additions since then. Additional campsites near Ossipee Lake Road were installed in the past couple of years. There are 52 approved campsites. There are also buildings (4) that have units that are seasonally rented out. Mr. Salvati is the contact for the individual trust owner. In the new structure of the property, are the campsites going to be carved out and dealt with in some way? What rights do the current renters have to access to the water? He is concerned with waterfront, docks, moorings. There are more than 60

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watercraft secured to the docks and moorings.

Mr. Mark McConkey – wants to be sure that we are talking about septics and buildings approved previously.

PUBLIC HEARING

Jane Davidson is seated.

- Request for a conditional use permit for a ground mounted solar installation per Section 2202 and 2203 of the Freedom Zoning Ordinance at 12 Liguori Drive (Map 38 Lot 6-4). – We do not have an application for this. Abutter check was not received in time.
- Proposed changes to site plan review regulations that incorporate a third-party review for subdivision and site plan applications. Double check numbering in 5.2.3 and 5.2.4. Linda would like reassurance that the design review standard as we have noted includes a complete third party review of all elements of a plan and not just a conceptual design. Melanie made a motion to adopt the changes, Melissa seconded. APPROVED
- Proposed changes to subdivision regulations that incorporate a third-party review for subdivision and site plan applications. Pg 13 – changed to include informal discussion language. Pg. 6 – correction “the Board to thoroughly review”. Pg. 13 – the Board will decide to “waive’ third party review. That correction also needs to be made on site plan review 5.2.2. Check numbering on 6.10. On 6.10 – change proposal to proposed. Melanie made a motion to approve the changes, Linda seconded. APPROVED
- Proposed changes to the Freedom Planning Board’s Rules of Procedure that incorporate a third-party review for subdivision and site plan applications. Linda made a motion to approve as presented, Melanie seconded. APPROVED

PUBLIC MEETING

- Planning Board priorities for 2023:
 - Capital Improvement Program (CIP) – Anne will revisit this. Best time to ask Dept heads for this will be in August.
 - Housing alternatives – reach out to Ed Butler for contacts.
 - Zoning Officer Priorities – Gary has not provided many changes. Time to invite ZBA for a joint meeting or offer to go to their meeting in September. Anne will reach out to Scott

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Lees.

- Update demographic chapter of master plan with 2020 Census data
- Short-Term Rental (STR) applications
 - Santos – 34 Abenaki- looks ok to the Board
 - Kucera – 107 Freedom Shores Road-last year there was an issue with second means of egress being noncompliant. Send to Selectboard as is.
 - Gardner/Taylor-42 Old West Ossipee Road – septic is not compliant. Yearly pumping has been offered. A variance from the ZBA, or a new septic would be required for approval.

Further discussion/clarification was held regarding Wabanaki and Sherwood Forest.

Upcoming – cell tower on Shawtown

- Public Comment
- Other Business that can properly come before the board.

Melanie made a motion to adjourn at 8:22 pm, Linda seconded. The meeting was adjourned.

Respectfully submitted,

Melissa Donaldson

Recording Secretary

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