

TOWN OF FREEDOM
A PUBLIC MEETING and PUBLIC HEARING
 Freedom Planning Board
Thursday, August 17, 2023
 at 6:30 p.m. at Freedom Town Hall at 16 Elm St.

PUBLIC MEETING

The meeting was called to order at 6:30 pm by Anne Cunningham. Present are: Anne Cunningham, Brian Taylor, Melissa Florio-Selectboard Representative, Bobbie McCracken, Melanie Glavin, Carol McIntire, Linda Mailhot. Jeff Nicoll-Alternate is absent.

- Review and approve minutes of the July 20, 2023, planning board meeting – Linda made a motion to approve, Bobbie seconded. APPROVED
- Notice is hereby given in accordance with RSA 676:4 Blue Sky Towers III, LLC has submitted an application for Site Plan Review to construct a cell tower on 61 Shawtown Road, Map 6, Lot 8-6. Upon a finding by the Board that the application meets the submission requirements of the Site Plan Review Regulations, the Board will vote to accept the application as complete and proceed with a public hearing.

Design Review - Blue Sky Towers III, LLC
 5.2.2

Description – Mark Beaudoin – Blue Sky Towers – a gap in service was identified in Freedom. RF plots are available on request. Average tree canopy is 63 feet, proposed tower is 174 feet. Lease area will be 100x100’ square on a 101 acre lot. Existing gravel drive would be used for access. 6’ high chain link with barbed wire fencing will enclose the area. Cement pad, pole, and ice bridge and a transformer will be in that area. No lighting, no noise. Radio wave emissions are reported in the packet, within federal guidelines. Balloon test is scheduled for this Saturday. Photos will be provided. Anne asked if any balloon viewing sites are in Madison. She also spoke about the applicant providing the burden of proof that the tower cannot be placed anywhere else. Shrink the map to include the tower on Moulton Road on the coverage map.

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Coverage map at 125, 150 and 170' tower height was shared.

Melissa spoke about the vendor who contacted the Board of Selectmen this winter about the possibility of putting an identical project in the Town Forest.

Anne spoke of another application that has been submitted for Ossipee Lake Road.

Melanie asked about the coverage gap being for all carriers. She also asked if the balloon float will include photos from Mary's Mountain and Trout Pond. Health ramifications?

Federal law sets emission standards for cell tower operators.

Brian asked about 700 megahertz. This is the LTE service.

Bobbie asked if the 4 carriers listed in the application are the 4 that are currently in our area. Mr. Beaudoin will get that information.

Regional – Melanie suggests including Ossipee as well as Madison.

Linda asked about the modeling being based on LTE but there are no rules about what type of arrays can be placed on that tower. She is also concerned about the existing tower in town and if that was looked at. This can be supplemented in the application if needed.

Anne cited 1703.2.2 of the ordinance-Burden of proof. Exhibit E responds to that. Anne replied about the not applicable responses on the application and that they are lacking explanations.

Anne cited 1703.1 of the ordinance. Specific documentation is needed. Explain why they didn't/couldn't use the tower.

Linda spoke of carriers mounting their equipment on telephone poles. Mr. Beaudoin will express the idea.

Melissa commented about the balloon – Mary's Mountain would be a good site.

1302 East Madison Road, Madison

Constitution Park off Route 25 (505 Rt 25 E)

95 Burnham Rd

87 Cushing Corner Road

Melanie asked about what happens if the landlord dies or something like that. A notice of lease of record will be filed.

1708.3 sets conditions for security bond for removal.

Fall zone – it is designed to break in the middle.

Above ground poles will be used. A diesel generator will typically be on site.

The landowners are present at this meeting.

Anne will reach out to the Shackfords to let them know this testing will be happening, so they can look out.

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The TCA was read to the Board. (Telecommunications Act of 1996).

Anne explained that there will be a 3rd party review.

Anne made a motion to continue this application to the September 21 planning board meeting at 6:30 pm at the Freedom Town Hall. Linda seconded. APPROVED

PUBLIC HEARING

8:00 pm

- Proposed changes to the Freedom Planning Board's Rules of Procedure to describe the process for amending subdivision and site plan approvals and to stipulate that applicant statements made during the application process are binding.

Discussion was held regarding recording of meetings.

A motion to accept the changes to the Rules of Procedure was made by Bobbie, seconded by Melanie. APPROVED

Discussion was held regarding Sherwood Forest. New amended plans and a new subdivision request to the State were going to be needed. They now want 500 sq ft of additional structure on the lot. What do they need to bring to do? Ask them to put on examples of patios, garages and sheds and see where it comes out. Buffers and setbacks. Percentage of lot coverage if additional structure is added. Proposed revised homeowner documents.

Amend zoning –condo limited common area - coverage area of 15%

Were conditions of approval met? Input from other owners in the development?

- Planning Board priorities for 2023:
 - Capital Improvement Program (CIP)
 - Housing alternatives
 - Zoning Officer Priorities

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Change the language in 1107.2 to allow fourteen (14) feet wide manufactured homes.

Rationale: Fifteen feet requires state permits to travel on the road with police cars in front and behind and raises the price \$10,000. At 14 feet, the buyer can use a private car service and it is much less expensive. Even if the dealer is close, the actual manufactured home might travel a great distance.

1107.2 Definition: In order to more harmoniously integrate manufactured homes into the overall New England Style ambiance of the Town of Freedom, all manufactured homes not placed in manufactured home parks shall be of a combined transportable structure constructed on a permanent chassis with a combined structural width of not less than ~~fifteen (15')~~ **fourteen (14)** wide and not less than thirty-eight feet (38') in length and designed to be used as a dwelling connected to required utilities which include plumbing, heating, electric and septic. A multi-story manufactured home shall be placed on a minimum of a full frost wall foundation. A one-story manufactured home may be on a full frost wall foundation or on a floating/monolithic slab with anchor bolts with utilities integrated into the slab.

Anne proposed making the above change to section 1107.2 and to put this change on the ballot for March. Linda seconded. APPROVED

Melissa - Define structures better. (storage containers). Anne read a definition that spoke to a limit of 30 days. Linda had a concern about the 30 day limit in regards to moving – Pods. An extension could be issued. Bring to ZBA in October.

- Other Planning Board priorities for ordinance changes
- Update demographic chapter of master plan with 2020 Census data

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- Short-Term Rental (STR) applications
- Public Comment
- Other Business that can properly come before the board.

Linda made a motion to adjourn at 8:42 pm, Melanie seconded. The meeting was adjourned.

Respectfully submitted,

Melissa Donaldson

Recording Secretary

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