

TOWN OF FREEDOM
A PUBLIC MEETING and PUBLIC HEARING
Freedom Planning Board
Thursday, September 21, 2023
at 6:30 p.m. at Freedom Town Hall at 16 Elm St

The meeting was called to order at 6:33 pm by Linda Mailhot. Present are: Linda Mailhot, Brian Taylor, Melanie Glavin, Carol McIntire, Jeff Nicoll-Alternate, Jane Davidson-Alternate, Melissa Florio-Selectboard Rep. Anne Cunningham and Bobbie McCracken are absent.

PUBLIC MEETING

- Review and approve minutes of the August 17, 2023, planning board meeting.- Line 34 insert tower height after 170 for clarity. Line 62 insert bond after security for clarity. Line 84 – was it voted on? No it was just a discussion. The action was recording meetings. Line 111 – drop the word wide after 38. Melanie made a motion to approve as amended, Brian seconded. APPROVED

- Continued application submitted by Blue Sky Towers III, LLC for Site Plan Review to construct a cell tower on 61 Shawtown Road, Map 6, Lot 8-6. The application is in the Design Review phase.
Mark Beaudoin- Balloon float was done on August 19. Supplemental application was submitted. New RF plots were provided. Photos were explained.
Jane recused herself from any voting. She asked if we would be able to do this test again once the leaves are gone.
The new RF plots were reviewed.
Exhibit P shows the coverage that would exist at lower tower heights.
Questions were answered in the body of the letter that was submitted.
Brian asked about generators at the site. There will be one generator for each carrier on the pole. There can be one generator for all the carriers. There will be 3-4 carriers. What is the maximum capacity of fuel? The generator is alarm activated if there is a problem with the fuel. He expects that it will be under 100 gallons. The tanks are double walled. Brian is concerned about hunters shooting at the tank. It

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will be a galvanized steel pole that is a dull matte gray color. The biggest spread of each array is another question Brian has. The generator can also be propane. Jeff asked about noise suppression on the generators. Yes, they are sound suppressed.

Melissa asked if we found an RF Engineer. Yes, and the material has been sent to him for review.

Melissa made a motion to waive the requirement for a third party review (not including the RF review). Brian seconded. APPROVED

5.2.2 Criteria

- A site location map placing the parcel in the larger context of the community; Cover sheet
- Location of all existing and proposed commercial development of the site (buildings, roads, other structures) Sheet C1
- A site survey showing pertinent features of the site; All sheets
- A topographic map of the area; Sheet C2 shows elevations
- Any soils information, such as permeability or boring data, which has been gathered; and features and easements, and lot measurements – A lease site, with concrete pad. Engineering has not been done on soils yet. All sheets show features, easements and lot measurements.
- A sketch showing streets, and recreation areas; watercourses; natural features and easements. Sheet A1

Stamp all material presented during this phase “design review.” Any information not modified or changed may be filed as part of the formal application and the notation may be changed accordingly.

This application has met the design review requirement. At October meeting the RF review information will be reviewed. After that it will go to the completed application phase. October 19 at 6:30 pm at the Town Hall.

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Jane returned to the table.

PUBLIC HEARING

- Consider the condition use application for a ground mount solar system at 6 Liguori Drive (Map 38, Lot 6-3) owned by John Liguori
Linda opened the hearing at 7:07 pm.

Jim Rines of Horizons Engineering is here to present the project. This is a 2 acre waterfront lot. There was one change in the plans, on the setback from Liguori Drive. The array is in the same location as presented previously. They are going to the Zoning Board for erosion control and setback relief. Visibility from the road is approximately one second. They are 11.16 feet high at the highest point. If they do not receive the variance, they arrays can be moved but will be visible for a longer period from West Bay Road. There will be no lights on the array. It is 25 feet larger than what the Zoning Officer could have approved with Permit by Notification.

John Liguori – 6 Liguori Drive – as an abutter he goes along with this.

Paul Elie – Old Portland Road – Is it ground mount or on a pole? They are on a pole screwed into the ground, and is fixed. It does not track. There is no vegetation planned.

The hearing was closed at 7:19 pm.

Melissa asked how many panels are being installed. 44 panels servicing only that one home.

Brian – built to withstand up to 105 mph wind? Yes

Jeff – are the service drops going to be trenched? Yes. Mature trees are present on the abutting lot.

Brian – the fence that is 6' high and the array at 11'. He would like to see this.

Jim explained that there is approximately 18' of relief from the shoreline to the panels.

Jane – asked about the height and visibility. Jim explained that you would be looking up from 3.75 feet, which is eye height when you are driving.

Melissa recommended a site visit to get bearings on visibility.

Linda supports a site walk as well. Affected area is 925.62 square feet, Linda thought it was larger than that but it was rechecked to be 925.62. Are these panels

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recyclable? The installer stated that they have a 30 year life span. All panels are recyclable at this point.

Melissa asked about shoreland permit. It has been prepared.

Linda – what is the annual production? 27620 kilowatt hours is estimated for annual production.

Brian asked if the 925 square feet considered impervious? The State of NH considers them impervious.

The Board will coordinate schedules for a site walk, and will communicate with Horizons for this.

The application is continued to next month's meeting, October 19 at 6:30 pm, at the Town Hall.

The site walk is scheduled for Tuesday, September 26 at 9 am at 6 Ligouri Drive.

A motion to continue to the October 19 meeting at 6:30 pm at the Town Hall was made by Melanie, seconded by Jeff. APPROVED

PUBLIC MEETING

- Other Planning Board priorities for ordinance changes – draft ordinance amendments to be reviewed.

Strike out the word “wide” after the end parenthesis 38.

Percentage of lot coverage for condominium subdivisions – Clarify that 15% also applies to condominiums.

310.1.6 is what will be affected with this change.

Add - For condominiums, the total area of the lot means the limited common area for the unit and not the total area of the condominium.

Brian asked for definition of limited common area. Carol spoke about common area being public to everyone.

Melissa made a motion to change 310.1.6 with proposed language, seconded by Melanie. APPROVED

Change definition of structure to include cloth garages and storage containers. – this is relative to definition 64-Structure. Brian made a motion that the definition of structure include the sentence as proposed – Structures include storage containers and portable sheds, garages, carports, barns, garden greenhouses, and storage enclosures which remain on the land for a period in excess of thirty (30) days.

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Melissa seconded. Jeff – you can get the storage containers with wheels. Linda - If it is being used for storage, it is considered a storage container. APPROVED

Brian asked about fencing around solar arrays. Jeff said that there are just labelling requirements.

- Short-Term Rental (STR) applications

57 York Lane – Jackson – photos of the egress windows in the bedrooms were submitted. They now meet the requirement of second means of egress.
Recommend to send to Board of Selectmen

118 Round Pond Rd-Ruscik – cannot judge if the windows are jalousie windows from the photos. Have Gary Williams confirm that they are acceptable. Check the size of the fire extinguisher.

132 Berry Bay Rd. – Kiah – renewal. Ordinance states that a report of rentals needs to be submitted. It was a piece meal submission. Provide feedback about the type of report to see in the future. Recommend renewal to the Board of Selectmen

- Public Comment –

Paul Elie applauds the solar array and the trenching. Re: location of the array :both houses are wide open from the channel. He assumes the house will block the view of the array, which could necessitate vegetation.

Lawrence Claveau – West Danforth Road – here for the cell tower application. Feels that the footprint of 100'x100' is way too small. Nobody mentioned how many watts have been allotted for that cell tower.

- Other Business that can properly come before the board.

Camp Cody approval that was given in the spring. Vegetated buffer photos have been submitted, the planting is not completed yet.

Melissa made a motion to adjourn at 8:12 pm, Melanie seconded. The meeting was adjourned.

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Respectfully submitted,
Melissa Donaldson
Recording Secretary

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