

TOWN OF FREEDOM

PUBLIC MEETING and PUBLIC HEARING

Freedom Planning Board

Thursday, October 19, 2023

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

MINUTES

PUBLIC MEETING

The meeting was called to order at 6:30 pm by Anne Cunningham. Present are: Anne Cunningham, Brian Taylor, Linda Mailhot, Melanie Glavin, Bobbie McCracken, Melissa Florio-Select Board Rep., Jane Davidson-Alternate, Jeff Nicoll-Alternate, Carol McIntire

ZBA present: Karl Ogren, Craig Niiler, Scott Lees

Gary Williams-Code Enforcement and Lindsay Pettengill-Administrative are also present

1. Joint meeting with the Zoning Board of Adjustment to discuss ordinance changes and/or other issues of concern.

Required Width of Manufactured Home

Rationale for PB: 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.

Existing and Proposed Language:

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.

ZBA is supportive of this change.

*Consider aligning the town definition of tree cutting plans. They are in favor of mirroring the State language. A smaller quadrant gives folks less wiggle room.

*Erosion Control stuff – sometimes people come for just erosion control, find a way for Gary to sign off on that.

*Concern about ground or pole mount solar system – requires conditional use permit from Planning Board. Gary feels it should be removed. If it meets criteria, it would be fine. If it doesn't meet the criteria, it would go to Zoning Board for special exception. It is not a special use situation. Zoning officer would be able to approve if it met the criteria.

Apply Lot Coverage Percentage to Condominium Subdivisions

Rationale for PB—Ordinance change for consideration: Apply section 310.1.6 to the limited common area of a condominium subdivision rather than use the total area of the lot. Condominiums have streets and other areas of the total lot that are shared by the owners. This is not typically the case where there is a lot of record. The owner owns the lot and typically the road is not calculated as part of the lot area. In addition, lots of record

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must meet setback requirements per the ZO. Setbacks in the ZO for condominiums apply to the entire lot only

Existing and Proposed Language

310.1.6 The total footprint area of all structures on the same lot of record, including porches and decks covered by roofs, shall not exceed 15% of the total area of the lot. Footprint area calculation includes portions of the lot covered by roof overhangs, but excludes pervious structures like decks, stairs to the shore, or other structures that allow water to percolate. **For condominiums, the total area of the lot means the limited common area for the unit and not the total area of the condominium.** The applicant shall provide photographs to the zoning officer and agree to a site visit so runoff characteristics can be determined.

Define Structures to Cover Cloth Garages and Storage Containers

Rationale for PB—Placement of temporary structures (cloth garages and shipping containers) have proliferated in the setbacks on lots all over Freedom. This change would prohibit placement of these structures in the setbacks without a variance.

Existing and Proposed Language:

64. Structure: Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground. **Structures include storage containers and portable sheds, garages, carports, barns, greenhouses, and storage enclosures which remain on the land for a period in excess of thirty (30) days.**

*Would this require a building permit? Meet setbacks? Yes. Meet lot coverage? Yes. Limit? Not included. Direct the structures to be in permissible locations. If they are part of the lot coverage, the number of units does not matter. They are impervious structures. Floors and doors? A pole barn is a structure. Linda recommends adding “with a fixed location on the ground”. Scott suggests language about structures that exist prior....but if it should move it would have to meet all the requirements.

What is meant by gardens? Should read greenhouse.

CHANGES REQUIRED BY 2023 LEGISLATIVE ACTIONS

Rationale for PB: NH Legislature passed legislation requiring action.

Local Authority for Granting Driveway Permits (Chapter 187; RSA 153:5, VI)

Existing and Proposed Language:

Section 805 Driveways Permit

805.1 All driveways that intersect a Town highway must receive a permit from the Selectmen or their appointed representative,

working in conjunction with the Road Agent as provided in RSA 236:13 as amended or such similar statute.

805.1.1 Location of the driveway shall be determined by the homeowner and the Selectmen or their designated agent.

805.1.2 A property with more than six-hundred (600) feet of road frontage may be granted a second access at the discretion of the Selectmen or their designated agent.

805.1.3 Accesses that enter the town road in two locations into a continuous driveway (circular) are prohibited.

805.1.4 Prior to issuing a permit, the issuer must consider any written recommendations of the local fire chief for fire department access, including width, vertical clearance, grade, suitability of road surface, bridges, dead-ends, and the ability to pass and turn around once in the driveway

805.2 If the driveway intersects a State highway, then a permit must be obtained from the Department of Transportation under

RSA 236:13.

Brian suggests changing the word “Church” to place of worship

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PUBLIC HEARING

2. 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 Board will review findings from the Design Review phase. Mark Beaudoin is here to present.

October 19, 2023

Blue Sky Cell Tower Application

The Planning Board conducted the Design Review phase (Section 5.2.2 of the Site Plan regulations) of this application at the public meeting held on September 21, 2023.

Planning Board review of the Information Required.

- On 09/21/2023, the Board determined that the information was complete.
- On 10/19/2023 meeting, the Planning Board voted to accept the information as complete.

Action by the Board

The regulations require Action by the Board, specifically, “After review of the Design Review materials, the Board shall submit in writing its recommendations and reservations with respect to the proposed site plan. The Board shall determine what additional information shall be required to be included with the final application.

- At the 09/21/2023 meeting, the Board agreed to move to Section 5.2.3 Completed application on 10/19/2023
- Additional information/studies required
 - Third-party review waived 09/21/2023
 - Review by RF engineer required 09/21/2023
 - Preliminary review to be discussed 10/19/2023
- On 10/19/2023, the board voted to accept the written statement of the board and the Design Review is complete (except for final RF engineer report)
Anne made a motion that under the design review 5.2.2 the Blue Sky Application has met the information required. Linda seconded. APPROVED

A petition was received from a number of people for improved cell service in Freedom and surrounding towns. It was read into the record.

A motion to approve the above as the written submission by the Board was made by Linda, seconded by Brian. APPROVED

Vote to send the written submission after the minutes from this meeting are available was made by Linda, seconded by Melanie APPROVED

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An additional submission of the notice of decision from the Zoning Board, with the condition that the applicant adhere to the zoning ordinance that requires a security bond. Additional information has been requested by IDK Communications, they are working on a written response.

- 1) A location plan at a minimum scale of one-inch equals one thousand feet: C1
 - showing property lines of parcels being developed in relation to surrounding areas;
 - names and locations of town streets; names and locations of proposed streets;
 - names of water courses and water bodies on and adjacent to the site
- 2) North arrow and bar scale. All pages
- 3) A title block with title; All pages
 - owners name and address;
 - name of agent;
 - scale of plan; and
 - name, seal, and address of preparer.
- 4) Surveyed property lines of the parcel showing their bearings and distances. C1
- 5) Area of entire parcel in acres and square feet - No square feet on C1.
- 6) Deed reference and tax map number – C1
- 7) Names of all abutting property owners, showing book and page as shown in the Carroll County Registry – names and addresses are shown, no book and page number C1.
- 8) Zoning and special district boundaries. – C1
- 9) Dimensions, area, and minimum setback requirements on all existing and proposed lots. – show on the plat, not in a note. In the future this will be clarified in the regulations.
- 10) Location and layout of existing and proposed structures and buildings. – C1, C2
- 11) Existing and proposed contours at five-foot intervals for the entire site being considered for development.

Where grade is proposed, existing contours shall be dotted lines and finished elevations solid. C2
- 12) Total on-site square footage of impervious surfaces – A1
- 13) Location and size of proposed and existing signs, walls, and fences – A2, P1
- 14) Location, widths, and purposes of any easement or right-of-way. – A1
- 15) Location width, curbing and paving of access ways, egress ways, and streets within the site. – A1
- 16) Location and layout of all on-site parking and loading facilities.- A2
- 17) Location and size of all municipal and non-municipal utilities and appurtenances including: water, sewer, electric, telephone, gas lines, and fire alarm connections, indicating whether overhead or underground, and the locations of well and septic systems. - No well or septic. C1 show existing above ground poles. Clarify how it will reach the tower from the pole. Underground utilities are required. C2 Underground would be from the last existing pole. A waiver has to be presented in writing.
- 18) Type and location of solid waste disposal facilities. – N/A
- 19) Location, elevation, and layout of catch basins and other surface drainage features. – N/A – none shown. If there are some you can locate them at the next meeting.
- 20) Location of all physical/natural features including:

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- water bodies,
- water courses,
- wetlands,
- vegetation/foilage lines,
- soil types,
- railroads,
- rock outcroppings, and stone walls. – All shown on A1

- 21) Location of all buildings, wells, and leach fields within one hundred and fifty feet of the parcel. – Ask for waiver
- 22) Proposed landscaping including size and type of plant material. – N/A
- 23) Snow storage requirements – N/A, marked on A2 as needed
- 24) Date and permit number of all required state and federal permits. – permits are not issued until site plan approval. FCC permit was provided.
- 25) Dimensions and area of all property to be dedicated for public use of common ownership – N/A
- 26) Pedestrian walks providing circulation through the site. N/A
- 27) For all site plans that involve and designated as “Special Flood Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP) assure all necessary permits required under Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 – N/A
- 28) For site plans that involve land designated as “Special Flood” Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP), proposals for development of greater than fifty (50) lots or five (5) acres (whichever is the lesser), must include Base Flood Elevation (BFE) data (i.e., floodplain boundary and 100-year flood elevation). – N/A
- 29) For projects in the shorefront district, drainage studies showing the current runoff and the runoff from the site caused by proposed improvements. N/A

** #5, #7, resolve #17, #19, #21 waiver needed, #24 – final approval will be conditional on building permit

Get input from Fire Chief

Groundwater Protection District?

This application is continued to next month. – 6:30 pm on November 16, 2023 at the Freedom Town Hall
Anne will contact the expert to see when the report will come in.

Larry Claveau would like to know how much power the FCC is allowing for this tower, and how much RF?

3. Continued conditional use permit application for a ground mount solar system at 6 Liguori Drive (Map 38, Lot 6-3) owned by John Liguori. Jim Rines from Horizons Engineering is presenting. Site walk was held on 9/26. Photos were presented. ZBA granted a variance for erosion control, and a structure setback. Seeking conditional approval, conditional on shoreland permit. Opinions from the site walk are that the site is pretty well buffered, with the largest

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sight being from West Bay Rd. There is not much screening between the array and the adjoining property. Some kind of plantings or fence are suggested.

Mr. Ligouri – a signed letter from the niece indicates that she has no problem.

Jeremy Mains – Mains Electric – feels that the buffer would ruin the property.

Mr. Rines suggests 5’ on center arborvitae. The Board asks about wrapping the shrubs around to screen the West Bay Rd view. Mr. Ligouri states that you will only see the edge of the panels.

Linda and Melissa support having more screening along West Bay Rd.

Additional arborvitae on the other side of the driveway would help hide that view. (4) at approximately 80’ in, with 8 planted along the width of the solar array.

Setbacks – meet, with one variance from ZBA

No lighting

Buffer- 2 additional buffers

Paul Elie – Old Portland Rd – questions about where the vegetation and shoreline are. The way the array is positioned meets the letter of the law.

Melanie made a motion to approve with conditions of vegetative buffer, no more than two arrays in the sizes proposed. Bobbie seconded. APPROVED

- 4. Design review of a site plan application submitted by Camp Calumet (Lutheran Outdoor Ministries of New England, Inc.) located at 1090 Ossipee Lake Road (Map 5, Lots 4 and 5) to construct two outdoor pavilions on slabs (one with bathroom facilities that require NH DES approval).

Jim Rines-Horizons Engineering is presenting. A portion of the pavilion is within 300’ of the shoreline, so a special exception for erosion control is needed. The note says bathrooms inside, that should not be on there. The second pavilion will not have facilities. Karl Ogren-Executive Director is also present for this application. The pavilions are 34’x58’. Linda has a question about impervious surface listed. 2 waivers have been submitted.

- √ A site location map placing the parcel in the larger context of the community; Sheets 1-4
- √ Location of all existing and proposed commercial development of the site Sheet 1 and 3 (buildings, roads, other structures)
- √ A site survey showing pertinent features of the site; shown in developed portions sheets 1 and 3
- √ A topographic map of the area; sheets 1-4
- √ Any soils information, such as permeability or boring data, which has been Sheets 1&3 gathered; and features and easements, and lot measurements
- √ A sketch showing streets, and recreation areas; watercourses; natural features and easements. Sheets 1-4

A motion to determine that the information required in Design Review 5.2.2 is complete was made by Linda, seconded by Melanie. APPROVED

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.
 Action of the Board: After review of the Design Review materials, the Board shall submit in writing its recommendations and reservations with respect to the proposed site plan. The Board shall determine what additional information shall be required to be included with the final application.

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Checklist:

Design Review Component Findings

- Application contains all required information
- Materials all stamped "Design review."
- Board Recommendations regarding this application (move ahead, make changes)
- Additional information/studies required

There were no abutter comments.

Anne made a motion to waive the third party review, Linda seconded. APPROVED
Findings will be placed in writing.

Linda made a motion that we will provide the written findings when the minutes are available. The findings will be sent to the applicant. Brian seconded. APPROVED

- 1) A location plan at a minimum scale of one-inch equals one thousand feet: Sheet 1-4
 - showing property lines of parcels being developed in relation to surrounding areas;
 - names and locations of town streets; names and locations of proposed streets;
 - names of water courses and water bodies on and adjacent to the site
- 2) North arrow and bar scale. Sheet 1-4
- 3) A title block with title; Sheets 1-4
 - owners name and address;
 - name of agent;
 - scale of plan; and
 - name, seal, and address of preparer.
- 4) Surveyed property lines of the parcel showing their bearings and distances. Sheets 1 & 3
- 5) Area of entire parcel in acres and square feet Sheet 1 & 3
- 6) Deed reference and tax map number – Sheets 1&3
- 7) Names of all abutting property owners, showing book and page as shown in the Carroll County Registry – Sheets 1&3
- 8) Zoning and special district boundaries. – Sheets 1&3
- 9) Dimensions, area, and minimum setback requirements on all existing and proposed lots. Sheets 1-4
- 10) Location and layout of existing and proposed structures and buildings. – Sheets 1-4
- 11) Existing and proposed contours at five-foot intervals for the entire site being considered for development.

Where grade is proposed, existing contours shall be dotted lines and finished elevations solid. WAIVER REQUESTED – 6.2.4.11 – not show 5' topo lines over entire parcel. Contours are shown 150' around the development site. Linda made a motion to approve the waiver request, Melissa seconded. APPROVED
- 12) Total on-site square footage of impervious surfaces – Sheet 1&3

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- 13) Location and size of proposed and existing signs, walls, and fences – no planned changes
 - 14) Location, widths, and purposes of any easement or right-of- way. – none
 - 15) Location width, curbing and paving of access ways, egress ways, and streets within the site. – Sheet 1&3
 - 16) Location and layout of all on-site parking and loading facilities. – Sheet 1&3
 - 17) Location and size of all municipal and non-municipal utilities and appurtenances including: water, sewer, electric, telephone, gas lines, and fire alarm connections, indicating whether overhead or underground, and the locations of well and septic systems. – Sheets 1&3
 - 18) Type and location of solid waste disposal facilities. – Sheet 1&3
 - 19) Location, elevation, and layout of catch basins and other surface drainage features.- Sheets 2&4 infiltration shown, catch basin and culvert on Sheet 4
 - 20) Location of all physical/natural features including: Sheets3 (lake and stream) topo and wet area shown on Sheet 1
 - water bodies,
 - water courses,
 - wetlands,
 - vegetation/foilage lines,
 - soil types,
 - railroads,
 - rock outcroppings, and stone walls.
 - 21) Location of all buildings, wells, and leach fields within one hundred and fifty feet of the parcel. WAIVER REQUESTED 6.2.4.21 – Linda made a motion to approve the waiver, Melissa seconded. APPROVED
 - 22).Proposed landscaping including size and type of plant material. – N/A
 - 23) Snow storage requirements – Sheet 1 &3
 - 24) Date and permit number of all required state and federal permits. – Sheet 4 – depicts. State permit on sheet 1- application pending. Also stated on Sheet 3.
 - 25) Dimensions and area of all property to be dedicated for public use of common ownership N/A
 - 26) Pedestrian walks providing circulation through the site. Sheets 1-4
 - 27) For all site plans that involve and designated as “Special Flood Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP) assure all necessary permits required under Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 – Sheet 3
 - 28) For site plans that involve land designated as “Special Flood” Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP), proposals for development of greater than fifty (50) lots or five (5) acres (whichever is the lesser), must include Base Flood Elevation (BFE) data (i.e., floodplain boundary and 100-year flood elevation). – Sheet 3
 - 29) For projects in the shorefront district, drainage studies showing the current runoff and the runoff from the site caused by proposed improvements.
 - submitted
- Updated plans will be delivered.
Permit number is needed.

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Consider the application complete with conditions – that the DES ISDS permit and corrected plans have to be submitted was made by Bobbie, seconded by Melissa. APPROVED

Section 8

Building height – 18' to peak

Bridge road construction – N/A

Erosion control – shown on Sheet 3, silt fence on lake side

Stormwater drainage – infiltration trenches

Flood hazard plan – outside the flood plain

Water quality – no issues

Fuel, chemical storage – N/A

Dust fumes vapors – N/A

Lighting – downfacing lighting

Glare – N/A

Noise – No different than existing

Sewage – one shown

Utilities – sewer and water coming in are shown. Power is underground to the existing shed.

Signs – no additional

Equipment service areas – no additional

Parking – no additional

Access management – N/A

Landscaping – no changes

Fencing etc – none proposed

Melanie made a motion to approve conditionally, on one missing item – septic approval, and request for plans that show missing items. Bobbie seconded. APPROVED

PUBLIC MEETING

5. Informal discussion of an application for a minor (two-lot) subdivision owned by Seacoast RV Resort, LLC at 33 Eaton Road (Map 40, Lot 10) in the village residential district.
Linda Mailhot recused herself. Jeff is seated for Linda.
Frank from Horizons Engineering is presenting. State subdivision approval is pending.
Test pits have been dug. Lot 1 has existing septic and well.
Board will determine if it requires third party review. Melanie made a motion to not require a third party review, Brian seconded. APPROVED
No part of wetland can be used as part of minimum lot size. Plan provided does not show that information. Lot 2 – net of the wetlands not shown – are necessary.
Minimum size Appendix A Table 1 – minimum lot size – how much soil of various types, slope, calculation. Revised plans were distributed.

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There are three soil types. We typically receive a table. There are calculations shown on the plan. Minimum lot size must be shown on plans. Anne proposed that we continue the application to November 16 meeting, 6:30 pm at the Freedom Town Hall.

PUBLIC MEETING

6. Application for a Lot Line Adjustment among four existing nonconforming lots of record owned by Bruce M. and June A. Howlett located on East Danforth Road and East Danforth Road Extension (Map 55, Lots 14, 15, 15-1 and Map 60, Lot 2).
 Jim Rines-Horizons Engineering is presenting. These are 4 existing non-conforming lots of record. Frontage on a town recognized right of way.
 No DES approvals are required.
 No State subdivision approval is required.
 A motion to approve the application was made by Melissa, seconded by Melanie. APPROVED
7. Application for a Lot Line Adjustment between two lots owned by Camp Cody on Ossipee Lake Road (Map 21 Lot 1-1 and Lot 1).
 Jim Rines – Horizons Engineering is presenting.
 This will exchange 2.9 acres between the lots.
 No State approval required.
 Melanie made a motion to approve the application as presented. Linda seconded. APPROVED

PUBLIC HEARING

8. Design review of a site plan application submitted by Camp Cody located at Ossipee Lake Road (Map 21, Lots 1-1 and 1) to continue to improve facilities needed to maintain pace with the expectations of staff, campers, and their parents. The application consists of construction of three new cabins, two sheds, an addition to the owner's cabin, an asphalt pad for outdoor dining, and concrete walkways connecting the dining hall to other areas.

A variance is required, application is in with ZBA. (Setbacks and erosion control). No additional staff or campers being added.

- A site location map placing the parcel in the larger context of the community; Sheet 1
- Location of all existing and proposed commercial development of the site – Sheet 1,2,3 (buildings, roads, other structures)
- A site survey showing pertinent features of the site; Sheet 1,2,3
- A topographic map of the area; sheet 1
- Any soils information, such as permeability or boring data, which has been gathered; and features and easements, and lot measurements – Sheet 1,2,3
- A sketch showing streets, and recreation areas; watercourses; natural features and easements. Sheet 1

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.

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Action of the Board: After review of the Design Review materials, the Board shall submit in writing its recommendations and reservations with respect to the proposed site plan. The Board shall determine what additional information shall be required to be included with the final application.

Checklist:

Linda made a motion that the info required by 5.2.2 is complete, Melanie seconded. APPROVED

Design Review Component Findings

- Application contains all required information
- Materials all stamped "Design review."
- Board Recommendations regarding this application (move ahead, make changes)
- Additional information/studies required

Brian made a motion to waive the third party review, Bobbie seconded. APPROVED

Ask the Fire Chief to look at this project. Plans will be updated to show long house removed and two cabins moving to that location.

A motion to accept these as a written statement of findings of the Design Review Phase was made by Melanie, seconded by Melissa. APPROVED This will be sent out once we have the minutes.

- 1) A location plan at a minimum scale of one-inch equals one thousand feet: sheet 1
 - showing property lines of parcels being developed in relation to surrounding areas;
 - names and locations of town streets; names and locations of proposed streets;
 - names of water courses and water bodies on and adjacent to the site
- 2) North arrow and bar scale. Sheet 1-3
- 3) A title block with title; sheet 1-3
 - owners name and address;
 - name of agent;
 - scale of plan; and
 - name, seal, and address of preparer.
- 4) Surveyed property lines of the parcel showing their bearings and distances. Sheet 1
- 5) Area of entire parcel in acres and square feet – sheet 1
- 6) Deed reference and tax map number – sheet 1
- 7) Names of all abutting property owners, showing book and page as shown in the Carroll County Registry – sheet 1
- 8) Zoning and special district boundaries. – sheet 1
- 9) Dimensions, area, and minimum setback requirements on all existing and proposed lots. – sheet 1
- 10) Location and layout of existing and proposed structures and buildings. – sheet 1-3
- 11) Existing and proposed contours at five-foot intervals for the entire site being considered for development.

Where grade is proposed, existing contours shall be dotted lines and

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finished elevations solid. – WAIVER REQUESTED – 6.2.4.11 – Linda made a motion to approve the waiver, Melanie seconded. APPROVED

- 12) Total on-site square footage of impervious surfaces – sheet 1
- 13) Location and size of proposed and existing signs, walls, and fences – no change
- 14) Location, widths, and purposes of any easement or right-of- way. – sheet 1
- 15) Location width, curbing and paving of access ways, egress ways, and streets within the site. – sheet 1
- 16) Location and layout of all on-site parking and loading facilities. – sheet 1
- 17) Location and size of all municipal and non-municipal utilities and appurtenances including: water, sewer, electric, telephone, gas lines, and fire alarm connections, indicating whether overhead or underground, and the locations of well and septic systems. Sheet 1
- 18) Type and location of solid waste disposal facilities. – Sheet 1
- 19) Location, elevation, and layout of catch basins and other surface drainage features. – Sheet 2,3
- 20) Location of all physical/natural features including: Sheet 1-3
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 - soil types,
 - railroads,
 - rock outcroppings, and stone walls.
- 21) Location of all buildings, wells, and leach fields within one hundred and fifty feet of the parcel. WAIVER REQUESTED 6.2.4.21 Linda made a motion to approve the waiver, Melanie seconded. APPROVED
- 22) Proposed landscaping including size and type of plant material. – none proposed
- 23) Snow storage requirements – sheet 1
- 24) Date and permit number of all required state and federal permits. Sheet 1
- 25) Dimensions and area of all property to be dedicated for public use of common ownership – N/A
- 26) Pedestrian walks providing circulation through the site. Sheet 1-3
- 27) For all site plans that involve and designated as “Special Flood Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP) assure all necessary permits required under Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 – Sheet 1,2
- 28) For site plans that involve land designated as “Special Flood” Hazard Areas” (SFHA) by the National Flood Insurance Program (NFIP), proposals for development of greater than fifty (50) lots or five (5) acres (whichever is the lesser), must include Base Flood Elevation (BFE) data (i.e., floodplain boundary and 100-year flood elevation). Sheet 1
- 29) For projects in the shorefront district, drainage studies showing the current runoff and the runoff from the site caused by proposed improvements. Submitted

6.5 – fire safety evaluation of the site required

Updated plans

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This application is continued to the November 16 meeting, 6:30 pm at the Freedom Town Hall.

PUBLIC MEETING

9. Proposed ordinance changes for March 2024 ballot. – moved to November meeting. Change the word church to place of worship – Anne will check on this. Melissa spoke about 50 year storms and 100 year storms.
10. Review and approve minutes of the September 21, 2023, planning board meeting. – Linda made a motion to approve, Brian Taylor. APPROVED
11. Discuss qualifications for third-party reviewer position – Interested parties were reviewed. Consider having more than one? Anne will continue to pursue.
12. Short-Term Rental (STR) applications

They are not jalousie windows.

Turners – have new windows. Gary has gone to see them. Check maximum occupancy.
13. Public Comment - none
14. Other Business that can properly come before the board.

Melanie made a motion to adjourn at 10:22 pm, Bobbie seconded. The meeting was adjourned

Respectfully submitted,
Melissa Donaldson
Recording Secretary

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