

TOWN OF FREEDOM

A PUBLIC MEETING and PUBLIC HEARING

Freedom Planning Board

Thursday, December 21, 2023

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

PUBLIC MEETING

The meeting was called to order at 6:32 pm by Anne Cunningham. Present are: Anne Cunningham, Linda Mailhot, Brian Taylor, Carol McIntire, Bobbie McCracken, Melissa Florio-Selectmen's Representative,

1. Review and approve minutes of the November 16 Planning Board meeting. – pg 2 line 7 – last line in line 7 change they to Dube. Page 5 line 9 after proposed to change points from 35 to 25, add and make the segment run 50' not 75' from the shore. Linda made a motion to approve as amended, Bobbie seconded. APPROVED Brian abstained
2. Continued 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 residential/light commercial district.

Linda stepped away from the table.

The Board previously agreed that this is a minor subdivision, and to waive the third party review. Lot size calculations were questioned. Upland area is shown as sufficient at this time. Presentation was done by Frank McMahon, Horizons Engineering.

PUBLIC HEARING

2. If the Planning Board agrees to allow the Seacoast RV Resort, LLC to submit the final plat following the informal discussion, the Board will consider whether the proposed subdivision meets the requirements in Section 9, General Application Requirements of the subdivision regulations.

Subdivision—Review of Final Plat Checklist

Item Provided Waiver

1. Proposed subdivision name or identifying title; name and address of the applicant and of the owner, if other than the applicant. - shown
2. North arrow, scale – written and graphic; - shown
3. Date of the plan and any revisions; name, - shown
4. License number and seal of the surveyor or other person whose seal appears on the plan; signature of surveyor. - shown
5. Signature block for Planning Board endorsement. - shown
6. Locus plan showing general location of the total tract within the town and the zoning district(s) - shown
7. Boundary survey including bearings, horizontal distances, and the location of permanent markers. Curved boundary lines shall show radius, delta, and length. Location of all property lines and their dimensions; - shown
8. Names of all abutting subdivisions, streets, easements, building lines, parks and public places, and similar facts regarding abutting properties. Subdivisions and

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buildings within 100 feet of the parcel to be subdivided; roads, streets, and driveways within 200 feet of the parcel to be subdivided.- shown

9. Lot areas in square feet and acres - shown

10. Lots numbered according to the town tax map numbering system. – shown 44-10-1 44-10-2

11. Location and amount of frontage on public rights-of-way. - shown

12. Location of building setback lines. - shown

13. Location of existing and proposed buildings and other structures. - shown

14. Location of all parcels of land proposed to be dedicated to public use. – N/A

15. Location and description of any existing or proposed easements. Existing and proposed telephone, electricity, water, sewer, fire protection lines and other proposed facilities and/or utilities. All utilities should be placed underground from the street throughout the subdivision. - shown

16. Location and details as to any existing or proposed community water or sewer systems with information on capacity, usage, cost, any charges – direct or indirect, and a description of the entity responsible for the operation, maintenance, and service. – N/A

17. Existing and proposed water mains, culverts and bridges, drains, sewers; proposed connections or alternative means of providing water supply and disposal of sewage and surface drainage. N/A

18. Preliminary drainage analysis and computations; watershed areas. N/A

19. Existing and proposed streets with names, classification, travel surface widths, right-of-way widths. (See Section 9 General Requirements: Streets for road standards.) N/A

20. Final road profiles, center line stationing and cross sections; existing and proposed street right-of-way lines; dimensions of tangents, chords, and radii. N/A

21. Location and width of existing and proposed driveways.- N/A

22. Water courses, ponds, standing water, rock ledges, stone walls; existing and proposed foliage lines; open space to be preserved; and any other man-made or natural features. Wetlands are shown

23. Existing and proposed topographic contours at five-foot contours based upon the USGS topographical data, with spot elevations where necessary. - shown

24. Soil and wetland delineation. Soil mapping units and boundaries as classified by the U.S. Department of Agriculture Soil Conservation Service. Seasonally wet and flood prone areas shall be delineated. - shown

25. Location of percolation tests and test results; certification of town official witnessing the tests (if present); and outline of 4,000 square-foot septic area with any applicable setback lines. - shown

26. Location of existing and proposed well, with 75-foot well radius on its own lot. - shown

27. Base flood elevations and flood hazard areas, based on available FEMA maps. – shown, note Zone X

28. For all subdivisions 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). -

29. All information submitted for the Preliminary Layout as preliminary or estimated shall be in final form for this application.

30. Life and Fire Safety. When a subdivision plan is subject to any fire and life safety regulations, the Planning Board shall request as a condition of approval that the

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Fire Chief inspect the plans and the site for compliance. The Fire Chief as the Authority Having Jurisdiction (AHJ) under section 1.15 Technical Assistance of the NFPA 1: Fire Code, shall be permitted to require an approved independent third-party review.

The Board has no questions or concerns regarding this plat. Bobbie made a motion to accept the application as complete, Brian seconded. APPROVED

Character of land – suitable
 Lots – sizes and areas are met
 Markers – set
 Grading and drainage – no issues
 Streets – N/A
 Class V town road – N/A
 Sewage, water – proposed shown, existing pinpointed
 Premature/scattered – N/A
 Offsite improvements – N/A
 Community water/sewage – N/A
 Easements – access easement shown
 Parks/playgrounds – N/A
 Reserve strips – N/A
 Operation maintenance common facilities – N/A
 Security – N/A
 Street names – N/A
 Sediment/erosion control – N/A
 Utilities, communications delivery – underground required
 Modification/waivers – none requested

No Board questions. No abutter comments. Paul Elie – not opposed. Question about drainage – are those wetlands tied into the existing culverts/drainage across the street. There is a culvert that crosses the road from Lot 1.

Brian made a motion to approve the minor subdivision for Seacoast RV Resort, Melissa seconded. APPROVED

Linda returned to the table.

3. Continued discussion 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.

Camp Cody Site Plan Review Checklists
 Design Review (RSA 676:4, II(b), (c))

James Hayden – Horizons Engineering is here to present modified plans. Two directorial cabins will replace the longhouse. An L shaped addition has now been proposed. Septic systems are shown. Proposal for a third director cabin is presented tonight. Access has been discussed with the Fire Chief, path will be widened and a turn around will be installed. Wetlands and shoreland permits will be required. The third cabin will have it's own well and septic.

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Anne proposed that we have a revision dated 12/21/23 that reflects that there were additions and changes to the plans. The Board has reviewed them and is in agreement. Bobbie made a motion that the changes and revisions have been done and the Board is in agreement. Linda seconded. APPROVED

Modifications and additions are: Removing long house and moving two director cabins in that place, changing the configuration of the owner's addition, construct another cabin with septic and approved widening of the road required by the Fire Chief.

The path will consist of gravel.

Addition to owner's cabin – to be built to NFPA 2018 building codes.

Wetlands disturbance passed ZBA on December 19.

No abutter comments, no public comments.

Linda made the following motion:

- *I make a motion to approve the site plan review application for Camp Cody to construct the following:*
- *(1) 56ft x 14ft cabin with a 6ft x 14ft stoop with an associated block retaining wall;*
- *(2) 36ft x 26ft directorial cabins;*
- *(1) 16ft x 16ft shed;*
- *(1) 12ft x 14ft shed;*
- *An addition on the existing owner's cabin in the amount of 1800 square feet & those plans shall be stamped to comply with the current 2017 NFPA life safety code as well as the current 2018 building code;*
- *A new 80ft x 130ft asphalt pad adjacent to the rec hall for outdoor dining;*
- *Concrete walkways connecting the dining hall to the outdoor dining area & the four activity buildings;*
- *(1) 42ft x 62ft directorial cabin known as the third cabin which replaces the "long cabin";*
- *Widen the existing gravel path leading to the third cabin for public safety access; with the following condition:*

1. that prior to construction any and all applicable state and federal permits shall be in place.

Bobbie seconded. 2017 NFPA 2018 building code.

4. Continued discussion of an application for a pole mount solar system in the back yard of the property at 19 Porter Road (Map 4, lot 27) owned by John Eric Brunelle.

Discussed at November meeting. Size could not be determined at that time.

John – plans were distributed with size measurements on them. Array is 41.375' x 27' = 1132 sq.ft. Height will be up to 31'.

Patrick Campbell – brought flyer and explained the sizes.

Meets setback requirements. House is 14' high. Max tilt 30 feet height.

Planning Board did a site visit to the location.

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There is a requirement that it be screened from the road. At its lowest, it will be above the height of the house. When at maximum tilt, it will be 2+ times the height of the house.

Mr. Campbell - This tracker will make 10x more than what exists on his house at this time. The panels are bi-facial, and make power from both sides. Feels that there is a reasonable amount of screening. State law says that solar cannot be denied other than for health, safety or welfare.

Linda – plans were just submitted tonight. Other applications were denied for not having been received three weeks prior. Melissa supports this point of order.

Mr. McConkey asked if he could withdraw the plans they brought in tonight.

Mr. Campbell – seeking approval tonight.

The Board supports the point of order and postponed the application to next month.

It is Mr. Campbells opinion that this is a legal plan to be approved.

This meeting is continued to January 18th, 6:30 at the Freedom Town Hall.

PUBLIC MEETING

5. Proposed ordinance changes for March 2024 ballot. Order will be determined in January.

ZONING ORDINANCE CHANGES for Board Discussion 12/21/2023

Erosion and Sedimentation Control Plans requiring no other ZBA action

Article #xxx (To vote by official ballot): Are you in favor of the adoption of Amendment No.yyy as proposed by the planning board to amend Table 304.5 and Section 304.6.3.2 to allow the Code Enforcement Officer to approve erosion and sedimentation control plans requiring no other action by the Zoning Board.

Linda made a motion to move this to a public hearing in January, Bobbie seconded. APPROVED

Define Structures to Storage Containers and Portable Structures

Article #xxx (To vote by official ballot): Are you in favor of the adoption of Amendment No.yyy as proposed by the planning board which adds Sections 104, 202, and 906.A, and amends Section 2402, #64 to define storage containers and portable structures as structures subject to setback, lot coverage, and building permit requirements. Any such structures existing at the time this article passes may be continued.

Bobbie made a motion to move to public hearing in January, Brian seconded. APPROVED

Required Width of Manufactured Home

Article #xxx (To vote by official ballot): Are you in favor of the adoption of Amendment No.yyy as proposed by the planning board to amend Section 1107.2 to change the width of manufactured homes from fifteen (15) to fourteen (14) feet.

Linda made a motion to move to public hearing in January, Melissa seconded. APPROVED

Apply Lot Coverage Percentage to Condominium Subdivisions

Article #xxx (To vote by official ballot): Are you in favor of the adoption of Amendment

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No.yyy as proposed by the planning board to amend Section 310.1.6 to define the total lot area for condominiums as the limited common area for the unit.

Melissa made a motion to move to public bearing in January, Bobbie seconded. APPROVED

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

Article #xxx (To vote by official ballot): Are you in favor of the adoption of Amendment No.yyy as proposed by the planning board to add Section 805.1.4 to comply with RSA 153:5, VI on the issuance of driveway permits.

Linda made a motion to move to public hearing in January, Bobbie seconded. APPROVED

3. Additions to Article 22 Solar Installations

Article #xxx (To vote by official ballot): Are you in favor of the adoption of Amendment No.yyy as proposed by the planning board to add a definition of buffer to Section 2400 of the ordinance, more detail regarding buffers in the solar installation ordinance, and allow the Planning Board to require a performance guarantee or bond for decommissioning a solar system.

Brian has a concern about the differences between commercial and residential solar systems. Bobbie feels that they should not have the same qualifications or restrictions. Anne feels this should be brought to the attorney to determine when a solar system becomes a commercial system. Linda feels that buffer requirement enforceability should be asked from legal as well. Gary asked if you could have a height for solar in the ordinance. Discussion ensued. Limit height to the height restrictions for buildings.

Ask questions about this for future changes. Not to be on the ballot this year.

2. Discussion of changes and restructuring of site plan and subdivision regulations.

Changes were distributed to the Board for review. Page 3 – 6.1.2 there will be a public hearing when the design review is done.

6.1.3 – deadline is 21 days

6.1.4.2.4 - #30 on checklist

6.1.5 – clarification. Define substantial completion. Do this in rules of procedure page 5 item 5 added to decision.

7.4 stormwater – change to 100-year storm

Change 7.6 to 100 year as well.

Linda made a motion to approve the changes to the site plan regulations, Bobbie seconded. APPROVED

Cell tower:

Proposed additions and deletions were distributed to the Board. Change 7.6 as above.

Linda made a motion to amend the site plan regulations for the wireless, Melissa seconded. APPROVED

Subdivision Regulations –

6.1 add language about application

6.2.1 Add language re process for minor subdivision

6.2.3 Clarify and change to 21 days

6.2.4.1 add reference to “General Application Requirements”

6.2.4.2 Board decision- add language about the length of approval, define “substantial completion”

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Bobbie made a motion to amend the subdivision regulations, Linda seconded. APPROVED

3. Discussion of ways to streamline/shorten the site plan and subdivision application review process. – Proposed that a member(s) review the application before the meeting and report to the Board with what is present, what is missing, waivers. Anne and Linda will do this, Brian offered to fill in.

Bobbie made a motion to delegate this task to Linda and Anne, Brian seconded. APPROVED

Melanie Glavin has resigned from the Board.

Brian nominated Linda as the signer for the mylars, Melissa seconded. APPROVED

4. Public Comment

5. Other Business that can properly come before the board.

Linda made a motion to adjourn at 8:54 pm, Bobbie seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary

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