

TOWN OF FREEDOM

A PUBLIC MEETING and PUBLIC HEARING of the
Freedom Planning Board
Thursday, January 18, 2024
at 6:30 p.m. at Freedom Town Hall at 16 Elm St.

PUBLIC MEETING

The meeting was called to order at 6:31 pm by Anne Cunningham. Present are: Linda Mailhot, Anne Cunningham. Melissa Florio-Selectmen's Representative, Jeff Nicoll-Alternate. A quorum is present. Jeff is seated. Brian Taylor, Bobbie McCracken, and Carol McIntire are absent.

1. Review and approve minutes of the December 21, 2023, Planning Board meeting. – Melissa made a motion to approve, Linda seconded. APPROVED

PUBLIC HEARING

2. 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.
Actual size has been determined. Dale McConkey is presenting. Anne brought up the concern about the height of the installation. Maximum is 30.21 feet. Tolerance is 3 feet. It is stated that it meets the 5 criteria for the Conditional Use Permit. The bottom of the tracker is at 10 feet high. Anne is concerned about the reasonable buffer standard being met. This is in the light commercial district. The height of his home is 14'. The attorney has brought up the height making it difficult to meet the buffer standard. The board agrees about this concern. John Woodward was notified about this hearing, as the buffer on his side is not as substantial as the other side. As this is in the light commercial district, Anne is inclined to approve as is. Melissa agrees. Linda and Jeff also agree.
Abutters in favor or against – no comment
Public in favor or against. – no comment.
The hearing was closed at 6:48 pm.
Linda made a motion to approve the solar installation with the condition that the footprint be limited to 41.375' x 27.475', maximum height of array 30.21' +/- 1 foot for the base, no lighting to be installed. Melissa seconded.
APPROVED

PUBLIC MEETING

3. Continued Informal discussion of an application for a minor (three-lot) subdivision owned by Jeffrey Hertel at the intersection of Cold Brook and Swett Hill Roads (Map 17, Lot 5) in the rural residential district.
Mr. Hertel is presenting. Minor subdivision requires fewer than 3 lots and no roads in the subdivision. This is what is being proposed. The Board is in agreement that this is a Minor Subdivision. Design Review/Third Party Review required? Anne has questions about how the lot size was calculated. Total minus steep slopes does not equal what is shown.
Linda and Anne have reviewed the checklist. Questions: #4 License and seal of surveyor. Is he also a wetlands scientist? That person needs to sign the plat.
Item 15 – easements, etc. – Overhead utility lines are shown on the plan. This item is OK
#17 – water mains, culverts, etc. – no water related structures. N/A
#18 drainage – nothing other than what is on the plan.
Streets- n/a
Road profiles – n/a
The wetlands scientist is the one item that is lacking on the plat.
A note on the plan describing how the square footage of soil is calculated is suggested.
Anne made a motion to accept the application as complete with the condition that the wetlands scientists seal and name be on the plat and that the calculations on the lot size match. Melissa seconded. APPROVED

PUBLIC HEARING

4. If the Planning Board agrees to allow Jeffrey Hertel 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.

Character of land – N/A
Unsuitable land – has been excluded
Lots – question on 702.1 – minimum lot size in accordance – info will be sorted
Grading and drainage – will be addressed with building permit issuance.
Streets – N/A
Sewage. Water supply – part of zoning approval and building permit issuance
Premature and scattered – N/A
Offsite improvements – N/A
Community water – N/A
Easements – utility existing
Parks playground – N/A
Reserve strips – N/A
Common facilities – N/A
Street names -N/A
Sedimentation erosion control – stormwater management article in Zoning Ordinance
Utilities communications – major shall be placed underground
Modification or waivers – N/A

The Board has no concerns.
No public present.
The hearing was closed at 7:19 pm.

Linda made a motion to approve the application with the following conditions – clarification of how the net calculations were derived, plan updated, wetlands scientist to sign and add name and seal to plan. Melissa seconded.
APPROVED

5. Gather public input on proposed Zoning Ordinance Change ballot language and vote to put changes on the ballot:
There is no public present.
- Erosion and Sedimentation Control Plans requiring no other ZBA action
Are you in favor of the adoption of an Amendment proposed by the planning board to amend Table 304.5 and Section 304.6.3.2 to allow the Zoning Officer to approve erosion and sedimentation control plans requiring no other action by the Zoning Board? Melissa made a motion to put this change on the ballot in March, Linda seconded. APPROVED
 - Define Storage Containers and Portable Structures as Structures
Are you in favor of the adoption of Amendment proposed by the planning board 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. Linda made a motion to put this change on the ballot in March, Melissa seconded. APPROVED
 - Amend the Required Width of Manufactured Home
Are you in favor of the adoption of an Amendment proposed by the planning board to amend Section 1107.2 to change the width of manufactured homes from fifteen (15) to fourteen (14) feet? Melissa made a motion to put this change on the ballot in March, Linda seconded. APPROVED
 - Apply Lot Coverage Percentage to Condominium Subdivisions.
Are you in favor of the adoption of an Amendment proposed by the planning board to define total area of the lot as the limited common area for the unit and not the total area for calculating lot coverage percentage for condominiums? Linda made a motion to move this change to the ballot in March, Melissa seconded. APPROVED
 - Local Authority for Granting Driveway Permits (Chapter 187; RSA 153:5, VI)
Are you in favor of the adoption of an Amendment proposed by the planning board to comply with a new state law that requires the issuer to consider any written recommendations of the local fire chief for fire department access before granting a driveway permit? Linda made a motion to move this change to the ballot in March, Melissa

seconded. APPROVED

From Gary Williams –Desharnais subdivision on Scarboro Road – will be using a common driveway with Susannah Halpern. Utility is proposing an overhead utility partway up the hill. In the approval, utilities were not mentioned. We do not have a requirement that the utilities go underground. Do we need to do something that would require everyone to put utilities underground?

The Board supports following the recommendation from Eversource.

In site plan and subdivision, it needs to be a blanket requirement for underground utilities.

Short Term Rentals:

All three applications are complete. Fees were received. There are no issues with any of the applications. They will be forwarded to the Board of Selectmen.

Land Use books are at the Town Office.

PUBLIC MEETING

6. Public Comment – no public present
7. Other Business that can properly come before the board.

Linda made a motion to adjourn at 7:43 pm, Jeff seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary