

**TOWN OF FREEDOM**

**A PUBLIC MEETING and PUBLIC HEARING of the  
Freedom Planning Board  
Thursday, February 22, 2024  
at 6:30 p.m. at Freedom Town Hall at 16 Elm St.**

The meeting was called to order at 6:30 pm by Anne Cunningham. Present are: Linda Mailhot, Ernie Day-Selectboard Representative - Alternate, Chuck Brooks-Alternate and Anne Cunningham.

**PUBLIC MEETING**

1. Review and approve minutes of the January 18, 2024, Planning Board meeting. Linda made a motion to approve, Anne seconded. APPROVED

**PUBLIC HEARING**

2. Notice is hereby given in accordance with RSA 676:4 that the Freedom Planning Board has received an application for Site Plan Review for Camp Robinhood located 65 Robinhood Lane, tax map 7, lots 5 and 5-1:
  - Amend the April 20, 2023, site plan for Camp Robin Hood that proposes a new laundry building adjacent to the caretaker's building. Instead, the applicant proposed to update machines in the existing location and to extend the roofline by 30 inches by 32 feet to cover a lint collection system.
  - Construct an elevated deck beneath the existing roof that connects the laundry and Red Barn activity area that will protrude six feet beyond the roof line, over the existing pavement in this corner of the camp.
  - Use a double-wide mobile home that was brought onto the camp two years ago for use as a counselors' lounge that will require the construction of two 5-foot by 5-foot entry stoops/stairs at each doorway.
 The Planning Board will begin the Design Review phase of the site plan review process. If that phase is completed, the Board may proceed to determine if the application is complete and to act on the application.

\*\*\*See attached checklist

3. Notice is hereby given in accordance with RSA 676:4 that the Freedom Planning Board has received an application for Site Plan Review for the Camp Huckins property owned by Carroll County YMCA Inc, and located at Camp Huckins Road, tax map 1, lot 16.
  - Modify an existing structure
  - Install new utilities
  - Expand the camper drop off parking area.

The Planning Board will begin the Design Review phase of the site plan review process. If that phase is completed, the Board may proceed to determine if the application is complete and to act on the application.

\*\*\*See attached checklist

4. Notice is hereby given in accordance with RSA 676:4 that that the Freedom Planning Board has received an application for Site Plan Review for the Camp Cody property located at 9 Cody Road and depicted on tax map 21 as lot 1-1 and lot 1:

- Construct a 10-foot by 16-foot addition to a previously approved counselor cabin
- Reconfigure the approved retaining wall adjacent to the counselor cabins. The amended retaining wall design will have two tiered smaller walls, instead of one larger wall.

The Planning Board will begin the Design Review phase of the site plan review process. If that phase is completed, the Board may proceed to determine if the application is complete and to act on the application.

\*\*\*See attached checklist

#### **Informal discussion – Estates at Sherwood Forest**

They want to make a change to the subdivision application approved in March of 2016. Rick Costantino, King Weinstein and Gerard Costantino are present.

They feel the 50'x40' footprint does not provide a marketable property.

The caretaker is not considered as living there by DES.

Gerard suggested 60'x50' lot and limit to one story living.

Amendment to a subdivision application is required.

Previously Warren Gerety was asking for 500' of accessory structures.

Raised two options: 1) expand structure to accommodate a garage and perhaps other additions or 2) ask for additional structures. King Weinstein expressed a view that option 2 might be an easier process

5. Review and act on changes to the Rules of Procedure – postponed to March 21
6. Review and act on changes to the Site Plan Review regulations– postponed to March 21
7. Review and act on changes to the Subdivision regulations– postponed to March 21

#### **PUBLIC MEETING**

8. Public Comment
9. Other Business that can properly come before the board.

Linda made a motion to adjourn at 8:32 pm. Ernie seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson  
Recording Secretary

## Checklist for Camp Robinhood

### 6.1.2. Design Review (RSA 676:4, II(b), (c))

Procedure:	
<ul style="list-style-type: none"> <li>The Planning Board reviews the essential characteristics of the site and specific requirements of local regulations</li> </ul>	This is an amended plan that was approved
<ul style="list-style-type: none"> <li>The applicant understands the concerns of board members, abutters, and the general public before the final design is prepared</li> </ul>	none
<ul style="list-style-type: none"> <li>The Planning Board determines whether or not the development has the potential for regional impact under RSA 36:54.</li> </ul>	No potential for regional impact – Board is unanimous
<ul style="list-style-type: none"> <li>The Planning Board decides whether to require a third-party review of the application or other studies or information.</li> </ul>	Anne made a vote to waive 3 <sup>rd</sup> party review, Linda seconded. 4-0-0
<b>Information Required:</b> In order to provide the information needed for third-party review and to identify other studies will be required, the applicant shall provide the following: <b>MATERIALS NOT STAMPED “DESIGN REVIEW”</b>	
<ul style="list-style-type: none"> <li>A site location map placing the parcel in the larger context of the community;</li> </ul>	Sheets 1, 2, 3
<ul style="list-style-type: none"> <li>Location of all existing and proposed commercial development of the site (buildings, roads, other structures)</li> </ul>	Sheet 1, details sheets 2 and 3
<ul style="list-style-type: none"> <li>A site survey showing pertinent features of the site;</li> </ul>	Sheets 1, 2, 3
<ul style="list-style-type: none"> <li>A topographic map of the area;</li> </ul>	2-foot contours in developed areas
<ul style="list-style-type: none"> <li>Any soils information, such as permeability or boring data, which has been gathered; and features and easements, and lot measurements</li> </ul>	On plans
<ul style="list-style-type: none"> <li>A sketch showing streets, and recreation areas; watercourses; natural features and easements.</li> </ul>	More detailed plan provided

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.

On 2/22/24

- The Planning Board reviewed the essential characteristics of the proposed site and its conformity with Freedom’s regulations. Board comments:
  - James Hayden – Horizons Engineering is presenting. There will be no increase in laundry machines, it will actually be reduced. No septic or site plan, State permits are required. Anne has a concern about buildings that she believes were not shown on the approved plan from April 20, 2023. She requests a copy of that plan.
  - Chuck Brooks – questions about staff rec. building – stoops and stairs – will they be built with handrails, etc. Yes, that will happen. Second question – are there life safety codes that apply to this building? It is a one story building, so James does not believe there are any issues. Stoops – caretakers house. Is that new? Yes, they will be installed.
  - How far is it to toilets from the counselor’s lounge? In the office or lodge. Anne is concerned that there will be a need for facilities. Rick Schwartz – it is a one minute walk.
  - The deck that is proposed – dimensions are not listed. Add to plan.
  - Mobile home size and year – James will add.
  - Cement pad/concrete pad – how is it sitting? James will add
  - Elevated deck – there will be clearance, off the ground.
  - DES regulation about washing machines – James will provide.
- The Planning Board had the following concerns with the project:
  - More clarity about DES regulations of washing machines. Info on mobile home – year, size, how is it anchored.
  - Dimensions of development on site. Length and height of deck.
- The public and abutters had the following concerns with the project: none

- The Planning Board *did not* determine the development has the potential for regional impact under RSA 36:54.

## Checklist for Camp Cody

### 6.1.2. Design Review (RSA 676:4, II(b), (c))

<b>Procedure:</b>	
<ul style="list-style-type: none"> <li>The Planning Board reviews the essential characteristics of the site and specific requirements of local regulations</li> </ul>	This is an amended plan previously approved with an addition on one cabin and improved wall
<ul style="list-style-type: none"> <li>The applicant understands the concerns of board members, abutters, and the general public before the final design is prepared</li> </ul>	yes
<ul style="list-style-type: none"> <li>The Planning Board determines whether or not the development has the potential for regional impact under RSA 36:54.</li> </ul>	No apparent potential for regional impact. Unanimous
<ul style="list-style-type: none"> <li>The Planning Board decides whether to require a third-party review of the application or other studies or information.</li> </ul>	Anne made a motion to waive 3 <sup>rd</sup> party review, Linda seconded. 4-0-0
<b>Information Required:</b> In order to provide the information needed for third-party review and to identify other studies will be required, the applicant shall provide the following:	
<ul style="list-style-type: none"> <li>A site location map placing the parcel in the larger context of the community;</li> </ul>	Sheet 1 Undated. M. Lucy signature 1/25/2024
<ul style="list-style-type: none"> <li>Location of all existing and proposed commercial development of the site (buildings, roads, other structures)</li> </ul>	Sheet 1 same as above
<ul style="list-style-type: none"> <li>A site survey showing pertinent features of the site;</li> </ul>	Sheet 1 same as above
<ul style="list-style-type: none"> <li>A topographic map of the area;</li> </ul>	Sheet 2, 2-ft contour in developed area
<ul style="list-style-type: none"> <li>Any soils information, such as permeability or boring data, which has been gathered; and features and easements, and lot measurements</li> </ul>	Not provided
<ul style="list-style-type: none"> <li>A sketch showing streets, and recreation areas; watercourses; natural features and easements.</li> </ul>	Sheet 1 same as above

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.

On 2/22/24

The Planning Board reviewed the essential characteristics of the proposed site and its conformity with Freedom’s regulations. Board comments:

James Hayden – Horizons Engineering is presenting.

Retaining walls will be 7’ and 4’ high, with a grass area between them.

Clarity is needed for amendment vs. new application.

Need rendering/elevation of cabin that is changing. Add existing cabin dimensions, floor plan is needed showing doors & windows.

Concern about date/revision box on the plans not being filled in.

Date of 9/28/23 should be on plan, revision date to be added.

Notice abutters

- The Planning Board had the following concerns with the project: provide existing square footage of cabin noted. Detail on retaining walls, heights. Floor plans and elevations. Provide updated checklist and notice abutters.
- The public and abutters had the following concerns with the project: none
- The Planning Board ***did not*** determine the development has the potential for regional impact under RSA 36:54.

## Checklist Camp Huckins

### 6.1.2. Design Review (RSA 676:4, II(b), (c))

Procedure:	
• The Planning Board reviews the essential characteristics of the site and specific requirements of local regulations	Need more detail on nature of modification and utilities.
• The applicant understands the concerns of board members, abutters, and the general public before the final design is prepared	yes
• The Planning Board determines whether or not the development has the potential for regional impact under RSA 36:54.	Board unanimous – no regional impact
• The Planning Board decides whether to require a third-party review of the application or other studies or information.	Anne made a motion to waive the 3 <sup>rd</sup> party review, Linda seconded. 4-0-0
<b>Information Required:</b> In order to provide the information needed for third-party review and to identify other studies will be required, the applicant shall provide the following: NOT STAMPED DESIGN REVIEW	
• A site location map placing the parcel in the larger context of the community;	Sheet 1-2
• Location of all existing and proposed commercial development of the site (buildings, roads, other structures)	Sheet 1
• A site survey showing pertinent features of the site;	Sheet 1
• A topographic map of the area;	2-foot contours developed area
• Any soils information, such as permeability or boring data, which has been gathered; and features and easements, and lot measurements	provided
• 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.

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.

On 2/22/24

- The Planning Board reviewed the essential characteristics of the proposed site and its conformity with Freedom’s regulations. Board comments:  
James Hayden-Horizons Engineering is presenting. Mark Cadman is present.  
James explained the proposed projects.  
Waivers for parking regulations – Anne asked to be shown how it is going to work. Arrows showing flow added? Show existing parking lot more clearly. Spots are 10’x18’, aisle width is 20’. James will add dimensions on the plan. Entries to parking areas are 24’. No lighting is proposed. Existing square footage of lodge? – James will provide. Proposed lodge will be 6500 square feet. Utilities – a septic and well are proposed. Elevations and floor plans of the building are required.  
James asked about landscaping waivers.
- The Planning Board had the following concerns with the project:  
Add traffic arrows showing flow in the parking areas, show dimensions on parking. Floor plans and renderings. Existing and proposed dimensions of building.
- The public and abutters had the following concerns with the project: None present
- The Planning Board ***did not*** determine the development has the potential for regional impact under RSA 36:54.