

TOWN OF FREEDOM

A PUBLIC MEETING and PUBLIC HEARING

Freedom Planning Board

Thursday, March 21, 2024

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

PUBLIC MEETING

The meeting was called to order at 6:30 pm by Anne Cunningham. Present are: Anne Cunningham, Brian Taylor, Bob Rafferty, Linda Mailhot, Jane Davidson (Alternate)
James Guido, Les Babb-Selectmen's Representative and Bobbie McCracken are absent.

1. Elect Chair and Vice Chair

Anne nominated Linda as Chair, Brian seconded. Bob has a concern about members that have not been sworn in. Bob made a motion to wait until April. No second, motion failed. The vote on the motion for Linda as chair 3-1 Bob Rafferty opposed

Brian nominated Anne as Vice Chair, Jane seconded. 3-1 Bob Rafferty opposed.

2. Review and approve minutes of the February 22, 2024, Planning Board meeting. – Page 2 line 52 of 62 – amend to say they feel the 50x40 footprint doesn't provide a marketable property. They raised two options, one to expand structure to accommodate garage or 2. Ask for additional structures. King Weinstein indicated that option 2 might be an easier process. After 5,6, 7 postponed to March 21. Jane made a motion to approve as amended, Anne seconded. Brian abstained. APPROVED

PUBLIC HEARING

3. Continued application submitted for Site Plan Review for Camp Robinhood, located at Ossipee Lake Rd, tax map 7, lots 5 & 5-1.

- To Modify two existing structures, Cozy Corner and Double-wide brought in 2 years ago they now wish to make councilor's lounge.

The Planning Board completed the design review in February and will consider if the application is complete and to act on the application.

James Hayden is presenting. Additional information that was requested was presented. Brian Tylor recused.

Septic design is not required.

Two waivers were submitted.

Items requested to be added have been added to the plans.

Floor plans with windows, doors and elevations were requested. Mr. Hayden - As the work is on the exterior, the internal footprints are not going to change. Anne feels these are needed for the Fire Chief, per the regulations.

The hearing was opened at 6:46 pm.

No public comment was received.

The comment period was closed at 6:47 pm.

The owner stated that they are making the building safer. Gary has been out there every step of the way.

Anne - #30 on the checklist indicates that plans and elevations are required. She suggests submitting a waiver request, and they did.

Third party review is not required as determined in February.

Linda reviewed the checklist of criteria required. The information has been received.

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A motion to determine the design review informational requirements have been met was made by Anne, seconded by Jane. APPROVED

Action of the Board letter – additional items needed. Elevations or drawings – waiver request submitted.

Application – project of regional impact – no – a motion that the application does not present regional impact was made by Jane, seconded by Bob. APPROVED

6.1.4.2 criteria – issues were reviewed. Area of entire parcel – in the parcel information on sheet 1. Legend has setback line as same pattern as property boundary. Referenced incorrectly in the legend.

11 – contours are shown, but there is a waiver as well. None proposed, existing only.

24 – date and permit numbers – not applicable. Note is on sheet 1.

Title block - #3 – street number and mailing address. Specific address is not shown. Physical address is shown on the plan.

6.1.4.2.11 waiver requested – contours of entire site. They have shown contours for area affected by the application. A motion to approve the waiver was made by Jane, seconded by Bob, APPROVED

6.1.4.2.21 waiver requested – buildings within 100' of parcel. A motion to approve the waiver was made by Anne, seconded by Jane. APPROVED

6.1.4.2.30 waiver requested – architectural elevations – A motion to approve the waiver was made by Anne, with the condition that the fire chief will visit the site, seconded by Bob. APPROVED

Application completeness – Anne made a motion to accept the application as complete with the one condition on item 30 that the fire chief is satisfied with the modifications, seconded by Jane. APPROVED

Section 7 – design standards criteria were reviewed.

No public comment was received.

Linda reviewed the proposal.

A motion to approve with conditions – the fire chief is satisfied with the modifications and it complies with life safety and building codes, permits if required, Fire Chief inspection was made by Jane, seconded by Bob. APPROVED

Brian returned to the table.

4. Continued application submitted for Site Plan Review for Carroll County YMCA, Inc – Camp Huckins, located at 17 Camp Huckins Rd, tax map 1, lot 16.

- To Modify an existing structure, install new utilities and expansion of the camper drop-off parking area.

The Planning Board completed the design review in February and will consider if the application is complete and to act on the application.

James Hayden is presenting.

Brian has concerns about agent letters needing to address Horizons formerly White Mountain.

Parking lot flow is now shown on the plan. Program lodge proposed footprint is now shown, as distributed.

Septic approval and shoreline permit are in process.

Mark from Camp Huckins – explained how the parking and dropoff will work.

Dimensions of proposed deck – shown on the plan. 940 sq ft of deck is proposed to be added.

Size of existing parking area – 10-12000 square feet. Will be added to the plan.

Size of new parking area – 25,400 sq ft.

Elevations and floor plans of building were distributed tonight. Elevation is not shown. Renderings were distributed to the board by the applicant.

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Third party review is not required as determined in February.

Design review criteria was reviewed for completeness. A motion that the design review informational requirements have been met was made by Jane, seconded by Brian. APPROVED

Regional impact – A motion that it is not of regional impact was made by Brian, seconded by Jane. APPROVED

6.1.3 –

Item 11, 21, waiver requested

24 (pending)

Flood plain line was shown to the Board. Add shorefront flood line to the plan legend.

Floor plan and elevation will be sent to the Fire Chief.

Public hearing was opened at 7:37 pm.

No comments were received.

Hearing was closed at 7:37 pm.

Waiver requests

6.1.4.2.11 – topography - They have shown contours for area affected by the application. A motion to grant was made by Anne, seconded by Brian. APPROVED

6.1.4.2.21 – 150' of abutting properties - A motion to grant was made by Anne, seconded by Brian. APPROVED

Other permits are pending. This will be added to the checklist.

Special flood hazard areas will be added.

A motion to accept the application as complete was made by Anne, with the conditions of checklist be updated to show waivers requests pending, legend include the flood zone, Fire Chief approve the floor plans and elevations.

Brian seconded. APPROVED

Section 7 design criteria was reviewed.

7.1 building height – follows existing – no change

7.15 Parking – two waivers are requested.

Plantings and islands – waivers. Section 5 and 6.

Anne made a motion to accept the waiver of section 7.15.5 of the parking standards, Jane seconded. APPROVED

7.15.6 – Anne made a motion to waive the requirement, Jane seconded. APPROVED

No public comment was received.

Anne made a motion to approve the application with the conditions that the Fire Chief review and approve based on life safety and that all required permits be obtained before work begins. Bob seconded. APPROVED

5. 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 Cody, located at 9 Cody Rd, tax map 21, lot 1 and 1-1.

- To construct an addition on a previously approved councilors cabin
- Construction of a stoop with stairs on a previously approved councilors cabin for emergency egress
- Modification of the layout of an approved retaining wall to be a two-tiered wall.

The Planning Board completed the design review in February and will consider if the application is complete and to act on the application.

James Hayden is presenting.

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Elevations have not been delivered as yet. Floor plan is in the application packet.

A stoop has been added to the 5th cabin per Chief Cunio.

Anne asked about the flood plain line – that is the lake that is shown. Flood plain line is shown on the plan, but will be shown more legibly.

Linda asked about how many linear feet the wall will be. Bottom is 120' long, upper is 115' long. This will be added to the plan.

Anna from Camp Cody spoke about the trees that were planted and will be planted in the parking area.

Third party review was not required as determined in February.

The hearing was opened at 8:04 pm.

Mark Salvati (Wabanaki) is in favor of the project.

The hearing was closed at 8:05 pm.

Design review criteria was reviewed.

Anne made a motion that the design review informational criteria has been met, seconded by Brian. APPROVED

Brian made a motion that this is not a project of regional impact. Anne seconded. APPROVED

6.1.2

11 – waiver requested

16 – not actual designated parking

21 – waiver requested

24 – not applicable, referenced on sheet 1

28 – add flood line (bolder), legend entry is not shown

18 – dumpster area – make more prominent on plan

Waivers

6.1.4.2.11 contours– They have shown contours for area affected by the application. A motion to grant was made by Anne, seconded by Jane. APPROVED

6.1.4.1.21 location of buildings etc withing 150' – A motion to grant was made by Anne, seconded by Brian. APPROVED

A motion to determine as complete was made by Anne, with the conditions that they provide the 100 yr flood plain more clearly on the map, and that they send to the Town office copies of the floor plans and elevations, seconded by Brian. APPROVED

Design standards were reviewed.

No waivers requested for this criteria.

No further public comment was received.

That hearing opened and closed at 8:17 pm.

A motion that the application be approved with condition of receiving floor plans and elevations, Fire Chief approval was made by Anne, seconded by Jane. APPROVED

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6. Notice is hereby given in accordance with RSA 676:4 that the Freedom Planning Board has received an application for Site Plan Review for Wabanaki Campground Conversion LLC located 39 Dennis Dr, tax map 20, lot 2:
- Make Improvements to an existing campground, to include camp structure expansions, sanitary connections and improvements, etc.

The Planning Board will begin the Design Review phase of the site plan review process.

Bryan Berling – Horizons Engineering is presenting.

5 building additions are proposed.

None of the hutnicks are currently connected to septic.

Waiver to 50 year storm requirement is requested.

What is a hutnick? Wooden tent, sinks are outside. Not insulated or heated.

Measurements of additions will be precise and floor plans and elevations will be provided for the next meeting.

Mr. Salvati spoke to the application as well.

Anne requested a site visit.

15% lot coverage is spoken about. Calculations will be provided for the next meeting.

100 year flood line is shown.

Anne asked where the legend is. Lines are labelled so they are not shown in a legend.

The campground will be changing to a co-op in the future.

Anne clarified that some of the proposed activity is within the Shorefront zone.

Approvals from 2000 will be provided.

Thursday, April 11- site plan visit @ 4 pm.

Public comment:

Opened at 8:54 pm.

Dr. Anthony Raynes – abutter - no problems with the people. Concerned about their well and proximity to the proposed septic. Structure of governance is important and is of a concern to him. Spoke about 11 floating docks and boats on the shoreline with no permits.

Jay Tropea – current camper. Septic improvements are warranted. Equity will bring more interest from the owners.

Susan Hoople – spoke about the history of the campground and the deeds. She asked questions about the septic and approvals.

2 letters and an email in support of the project were submitted to the Board.

The hearing was closed at 9:07 pm.

7. Notice is hereby given in accordance with RSA 676:4 that the Freedom Planning Board has received an application for Site Plan Review for GMR Holdings of NH, LLC, located at 375 Pequawket Trail, tax map 28, lot 24.

- To Construct a Wireless telecommunications service facility including a 130' monopole.

The Planning Board will begin the Design Review phase of the site plan review process.

John Springer is here presenting. Peter Cook of GMR and Amy White from Verizon and Smartlink are also present.

A variance was granted from the ZBA, but due to an abutter error, now it is rescheduled for March 26.

It is actually for 133' of height.

Two waivers are requested from design review. Book and page of all surrounding parcels, tax map and lot #s are provided. Also waiver requested from stamping 'design review' on everything.

Assessors database shows that there is a building on the site. Applicant will clarify.

Underground utilities will be installed.

The design is for 4 carriers.

Tower will not be lit.

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Galvanized steel pole is proposed.

Height of ice bridge – typically 8-10 feet off the ground.

Solid fence is proposed.

Height of ice canopy is requested.

Exhibit 5 – test was done at 160'. A new test was not done at 133'. The pictures for 133' are superimposed.

The RF report was done at 133'.

This will be sent out for an rf analysis.

Winds of approx. 110 mph is what the pole is designed for.

Wind speed average in Carroll County will be provided.

Bob – no lights? No lights will be on it. FAA determination will be submitted.

State Natural Resources has signed off on this location. Tribal review needs to be resubmitted.

Signs will be on the fence. FAA registration will be on them. Emergency contact as well. Show sizes of signs (approx. 18"x24"). More details will be provided on the signage size and location.

The ice canopy will be made of steel. Construction detail will be provided.

The hearing was opened at 9:41 pm.

Denise Lawnicki and Eugene, 380 Pequawket Trail – one of the abutters that was not notified the first time. 176' from property line. Should not be within 250' of a cell tower. There are buildable lots within 250'. Cell service – is it negatively impacted if you are too close. Happy to hear there is no light.

RF emissions report will be submitted.

More details on the generator will be provided at the next meeting.

Michelle Churchill – 16 Dana Road – emergency situation not having cell service in the area around Danforth Bay and the dump. Verizon coverage is more for Ossipee than for the town of Freedom. Their coverage is not for Freedom.

Charleen McCurtin – Huckins Road – other tower covered her area, Danforth Bay. What is more important to us?

The hearing was closed at 9:56 pm.

Send to rf engineer? A motion to send this to an rf engineer was made by Brian, seconded by Anne. APPROVED
Regional impact? Brian feels this does not have regional impact. Anne spoke about the impact on other towns. She feels there is regional impact. Mr. Springer indicated that municipalities were notified when they went through the ZBA process.

Jane and Bob agree with Anne. Brian agrees with Anne at this point.

Jane made a motion to determine this project of regional impact. Bob seconded. APPROVED

LRPC and surrounding towns will be noticed.

This application is continued to the April 18 meeting.

8. Review and act on changes to the Rules of Procedure – add in a time frame on approvals – A motion to approve the language as presented was made by Jane, seconded by Brian. APPROVED
9. Review and act on changes to the Site Plan Review regulations –utilities - A motion to approve the language as presented was made by Jane, seconded by Brian. APPROVED
10. Review and act on changes to the Subdivision regulations – utilities – A motion to approve the language as presented was made by Bob, seconded by Jane. APPROVED

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PUBLIC MEETING

11. Re-appoint alternates – Jane Davidson- Anne made a motion to appoint Jane as an alternate whose term will end at the end of March 2025. Brian seconded. APPROVED. More alternates are needed.
12. Identify members for appointments to empty board seats
13. Short-Term Rental Applications – all five renewal applications will be sent to the Board of Selectmen with no concerns
Permits expired 12/31/23 – renewals are being applied for.
Santos – Abenaki Drive – Renewal.
Wong – Chick Drive – renewal
Cuniff - 30 Pauli Point Rd – renewal
Wilson- Packard Drive – renewal
Ruscik -118 Round Pond Dr - renewal
14. Public Comment
15. Other Business that can properly come before the board. – Invite code officer and fire chief to site walk at Wabanaki.

Brian made a motion to adjourn at 10:28pm, Bob seconded. The meeting was adjourned.
Respectfully submitted,
Melissa Donaldson
Recording Secretary

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