

TOWN OF FREEDOM

**A PUBLIC MEETING and PUBLIC HEARING of the
Freedom Planning Board
Thursday, April 18, 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 Linda Mailhot. Present are: Linda Mailhot, James Guido, Bob Rafferty, Brian Taylor, Anne Cunningham, Bobbie McCracken, Les Babb-Selectmen's Representative, Jane Davidson.

PUBLIC MEETING

1. Review and approve minutes of the March 21, 2024, Planning Board meeting. – Amendments: Elect chair paragraph – Bob made a motion – no second. Motion failed. The vote on the motion for Linda as chair – add in; #4 continued application. Brian has concerns about “agent” letters; Page 4 – Anna spoke about the trees that were planted, it is Anna from Camp Cody; Page 5 public comment – Dr. Anthony Raynes last name to be corrected; Page 7 item 13 – identify Ruscik as owner of 118 Round Pond Rd; identify Cunniff as owner of 30 Pauli Point Rd; Anne made a motion to approve as amended, Bobbie seconded. APPROVED

PUBLIC HEARING

2. Recap of Site Walk for Wabanaki Campground Conversion LLC located 39 Dennis Dr, tax map 20, lot 2 conducted on April 11, 2024.
Jim would like to know when the application was submitted regarding the 75 to the 300 feet. Anne clarified how the ordinance reads. Jane spoke about being a seasonal camper. Walking through it looked horrible. Bob spoke about the campground and the campers that have moved out. Brian has concerns about the water quality and impervious surfaces. A lot of the beach area has washed down. Stormwater management is needed there. He would like to see maps prior to this proposal. Grandma's cottage is a separate lot. The tax map shows 10 acres. Is this a boat storage operation? Jim would like an updated package of Wabanaki. Jane – the leachfields – who approves those? NH DES has to approve them. The hutnicks will be insulated. We are told they will be seasonal. This can be a condition of approval. Stormwater plan is a concern. They are asking for a waiver on that. Anne was concerned about Hutnick 8- they are calling it a cabin. Make sure that it is an accurate description. What happens if there is a huge downpour? Les made a motion to continue this application to the May meeting, Jim seconded. Anne suggested an amendment to say that it is continued to the May 16 meeting of the Freedom Planning Board at 6:30 pm at the Town Hall. Les agreed to the amendment. Jim also agrees. APPROVED
3. Review and act on changes to the Site Plan Review Regulations for Wireless Telecommunication Service Facilities. This is just to bring in language about what needs to happen when we receive an application for a new cell tower or significant modification, and if it has regional impact. 6.1.2 – concerning regional impact. – the RSA says - upon receipt it shall be reviewed promptly and determined if it has regional impact. Anne feels that the suggested wording in the Town regulations is too late – change it to read “At the time the Board begins the design review phase...” A motion to approve the changes as amended to be advertised was made by Bobbie, seconded by Jim. APPROVED
4. Review and act on changes to the Site Plan Review Regulations. – Anne proposed the same change to this regulation. Jim would like a definition of regional impact. Linda explained. It is in the RSA as shown in the NH Planning & Land Use Regulation book. Anne motioned to change the language and bring the changes back for the May 16 meeting, seconded by Bobbie. APPROVED

PUBLIC MEETING

5. Short-Term Rental Applications - none
6. Public Comment - none

7. Other Business that can properly come before the board. –

Alternates – Jane is currently an alternate. We need more. Melissa Florio was recommended. A motion for Melissa Florio as an alternate was made by Les, seconded by Brian. APPROVED

Jim Guido is willing to be a representative to the Forest Advisory Commission. Bobbie made a motion for Jim to be the representative, seconded by Bob. APPROVED

Jim made a motion to appoint Bob to be his alternate to the FAC, seconded by Brian. APPROVED

Paul Elie will consider being an alternate to the Planning Board.

Jim stated that the Wabanaki file on moorings has no control by the Planning Board.

Anne proposed that the regional impact changes be made to the subdivision regulations as well.

Brian – proposed some possible zoning ordinance changes: replacing Church with Place of Worship in the regulations; Article 17.07.10 bans monopolies for telecommunications & should we change wording to allow monopolies so the applicants do not have to go to the Zoning Board.

Workshop/online conference on May 11 – Brian encourages people to attend.

Gary Williams will look at the stormwater runoff at Wabanaki.

A motion to continue the GMR cell tower application to the May 16 meeting of the Freedom Planning Board at the Town Hall at 6:30 pm was made by Jim, seconded by Anne. APPROVED

Brian made a motion to adjourn at 7:34 pm, Jim seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary