

**TOWN OF FREEDOM**

**A PUBLIC MEETING and PUBLIC HEARING of the**  
Freedom Planning Board  
**Thursday, June 20, 2024**  
at 6:30 p.m. at Freedom Town Hall at 16 Elm St.

Minutes

**PUBLIC MEETING**

The meeting was called to order at 6:32 pm by Linda Mailhot. Present are: Linda Mailhot, Bob Rafferty, Brian Taylor, Melissa Florio-alternate, Jane Davidson-Alternate  
Anne Cunningham, Bobbie McCracken, Les Babb-Selectboard Rep. and Jim Guido are absent.  
Melissa is seated for Jim. Jane is seated for Bobbie.

1. Review and approve minutes of the May 16, 2024, Planning Board meeting. – Brian made a motion to approve, Bob seconded. APPROVED

**PUBLIC HEARING**

2. Site Plan Review for Wabanaki Campground Conversion LLC located 39 Dennis Dr, Tax Map 20, Lot 2 to the June 20, 2024 Meeting:

- 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. If that phase is completed, the Board may proceed to determine if the application is complete and to act on the application.

Brian Berlind is presenting. Mark Silvati (owner) and Dan Coons (wetlands scientist) are present.

A waiver is requested for the 50 year storm analysis as they feel it is not applicable in this case due to the small increase of impermeable surface proposed. Hutnick 1 addition has been reduced to 8' instead of 12'. Drip line trenches have been added to each of the additions. Hutnicks will remain unheated, as well as the apartments. The main house is not seasonal. Season is May 1 to October 30. Hutnick 5 has proposed additions on both ends, 5x16 and 12x16. Two lots are taxed, they were not merged when purchased. Applicant agrees to have "grammas cottage" lot merged. Septic design is for RV toilets. Impermeable surface calculations were discussed. Brian Taylor asked about dimensions of the roof of the hutnicks and asked if detailed impervious square footage is available. Dimensions were not shown on plan, response was that they are available. Calculations on plans include all roadways. When subtracted from the overall number, they get 6.1% as defined by the zoning ordinance 705.3. Hut 8 has a kitchen. Hutnicks will now have plumbing. Runoff/erosion was discussed. The applicant shall supply photos to the zoning officer and agree to a site visit so runoff characteristics can be determined. Brian Taylor is concerned about a wetland that was shown on the September 8, 2000 septic plan.

Public comment was opened at 7:08 pm.

Sue Hoople – on behalf of the Conservation Commission – is there room for septic replacement if needed? Mr. Silvati feels there is enough room. The really old septic is being replaced right now. Questions were asked about culverts, wells and a spring across the street.

Public comment was closed at 7:15 pm.

Brian Taylor asked about catch basin cleaning, and is told that they are cleaned annually.

Brian Berlind clarified that septics can be replaced in the same location.

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Design review criteria 6.1.2 were discussed and pointed out on the plans.

Regional impact? Bob made a motion that it does not have regional impact, Brian seconded. APPROVED

Information requirements been met? Brown dotted line needs to be added to the legend. Bob made a motion that the requirements of design review have been met. Linda seconded. APPROVED

Brian still has concerns about the wetlands. He would like a third opinion. Melissa would like a third party review as well. Soil types, wetlands and stormwater are a concern of Brian and Melissa. Jane agrees. Brian Berland asks that the 3<sup>rd</sup> party review only the area proposed. Planning Board will continue to look for a third party reviewer.

An action of the Board letter will be sent within 10 days. This application will be continued to the July 18 meeting, at the Town Hall at 6:30 pm.

3. 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. If that phase is completed, the Board may proceed to determine if the application is complete and to act on the application.

John Springer is representing GMR. He is joined by Peter Cook of GMR and an RF engineer, Mr. Valenti. They request a vote on moving from design review at this point.

Brian asked about percentage of overlap in coverage. That will be presented tonight.

He is also concerned about secondary containment for the fuel tank. It is a double walled tank.

A supplement was submitted, and reviewed by Mr. Springer.

4 generators would produce 73 db. Nearest property line is 176 feet away. The applicant feels they cannot use just one generator.

Moving compound northerly was a question that was asked. This was discussed at detail with the ZBA.

No lightning rod is proposed.

Estimate for removal bond was provided. (\$13,470) which does not include removal of the fence. Zoning Ordinance 1708.3 states that the amount of the surety shall be based on the removal cost plus 15%.

Fence and utilities – they request that they not have to remove it.

Regional impact was found to be the case. LRPC says that there does not appear to be regional impact. Ossipee Planning Board had no problem. Clean NEPA report was received.

There are three waiver requests – topo lines, deed information for abutters, documents marked as design review.

The Pigassic report does not cover the 1900 and 2100 mhz.

Keith Valenti – RF Engineer – Coverage maps were reviewed. A coverage comparison with the Blue Sky tower was also reviewed.

Jane praised the presentation of coverage.

Public comment was opened at 8:04 pm.

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Charlene McCurtain – Huckins Road - concerned about not having a fence. One is currently proposed. Concerned about generator noise, and feels that it affects the value of her home by 15%. Feels that the Blue Sky location has more year round people. Also concerned about the eagles and hawks. Also has health concerns.

Denise Lawnicki – has concerns with the noise. Their property is 170’ from there. Concerned about the value of property.

Michelle Churchill – Daniel Road - concerned that the town administrator has a conflict of interest with this application. Monopoles are being disqualified from most areas because they are an eyesore. Property values are lowered at least 15%. Spoke about the aesthetics. Also spoke about the recommended distances from lot lines for health reasons.

Public comment was closed at 8:18 pm.

Bob Rafferty has never met the town administrator. Linda clarified that Stacey Bolduc has nothing to do with the Planning Board and its decisions. Monopoles are allowed in all zoning districts in Freedom.

Brian is still concerned about the low frequency vibration sound and how it will carry.

Variances from the ZBA have been received.

Design Review Phase Info requirements 6.1.2 were reviewed, and the locations of the information were pointed out. Waiver requests –

All materials to be stamped design review – Melissa made a motion to waive all materials submitted thus far to be stamped “design review”, Brian seconded. APPROVED

Topo materials – Brian made a motion to waive the topographic map of the entire area as they have presented contours for the immediate area proposed for development, Jane seconded. APPROVED

Does the Board feel the requirements have been met? Melissa made a motion that the requirements of 6.1.2 have been met, seconded by Jane. APPROVED

Action of the Board letter – no additional information is outstanding at this time. A draft action of the board letter was produced.

Melissa made a motion to approve the action of the board letter, Brian seconded. APPROVED

A motion to bring this application forward to 6.1.3 was made by Jane, seconded by Melissa. APPROVED

The checklist 6.1.4.2 was reviewed.

6.1.4.2.7 Abutter book and page – all owners are shown, book and page are not. Waiver requested. Melissa made a motion to approve this waiver, Jane seconded. APPROVED 4-1-0 Bob opposed

6.1.4.2.11 Topography – waiver requested. Shown on sheet C2 at 2’ intervals, contours not shown for entire parcel. Brian made a motion to approve this waiver, Melissa seconded. APPROVED

## Section 7

The criteria was reviewed.

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Melissa noted that the bond should include removal of all items and return to condition as before this approval. Mr. Springer feels this is an excellent requirement, and suggests making it the responsibility of the landowner.

Melissa made a motion to approve the site plan review application for GMR Holdings of NH, LLC to construct a new monopole cell tower with a maximum height of 133ft with the following conditions: Max of 4 carriers; No lighting will be installed as part of this application other than minimal lighting at the equipment shelter; Due to the proximity to the scrub pine area any disturbance should be kept to a minimum and restored with native species; Only 1 back-up generator per carrier for a maximum total of 4; All generators to have a double-wall fuel tank; Generators will be tested no more than 2 times a month between Monday and Friday during the hours of 9AM to 5PM; Security bond in the amount of \$15,500 shall be provided in addition to removing the fence unless the landowner wishes to keep the fence upon abandonment; All applicable federal, state & local permits will be secured prior to constructing anything requiring a permit; Prior to a building permit being issued the applicant shall submit a copy of a fully executed lease agreement with a cell carrier as well as an updated coverage map for that particular cell carrier (lease may be partially redacted to protect sensitive information). Seconded by Jane. 4-1-0 opposed by Bob

**PUBLIC MEETING**

- 4. Informal Discussion – Major Subdivision Tax Map 58, Lot 15 on Beach Club Dr. – Edna Zito Revocable Trust Joe Berry, Berry Surveying is presenting. Proposing 9 lots of cluster development. Has question about open space requirement. How would the Board like that laid out? Does the Town take over the open space or does each owner own part of it?

It is recommended that the houses be put as far back as they can be, keep shrubs, etc in the front as much as possible. Open space at the back of each lot is suggested. Typically there is a homeowners association. Formula for density – steep slopes and wetlands are not counted, 15% removed for roads, etc. Is there a homeowners association on Beach Club Drive? They are researching beach rights.

- 5. Short-Term Rental Applications - none
- 6. Public Comment
- 7. Other Business that can properly come before the board. Linda discussed cell tower criteria. Consider changing the regulations so that the application requires a co-applicant in the form of a carrier.

Melissa made a motion to adjourn at 9:28 pm, Jane seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson  
Recording Secretary

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