

**TOWN OF FREEDOM**

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

Minutes

**PUBLIC MEETING**

The meeting was called to order at 6:31 pm by Linda Mailhot. Present are: Linda Mailhot, Brian Taylor, Bobbie McCracken, Les Babb-Select Board Rep., Anne Cunningham, Bob Rafferty, Jane Davidson. Jim Guido is absent.

1. Review and approve minutes of the June 20, 2024, Planning Board meeting. – page 1 line 9 – September 8, 2000 plan. Page 1 – Brian asked about dimensions of the roof of the hutnicks and asked if detailed impervious square footage is available, add a sentence that Brian mentioned the dimensions were not shown on plan, response was information was available. Charlene Curtain should be McCurtain. Bobbie made a motion to approve as amended, Anne seconded.  
APPROVED

**PUBLIC HEARING**

2. Continued application submitted for 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.

Brian Berlind, Horizons, representing the Salvatis. Dan Coons is also here (wetlands scientist). Camp Winemont information was shared with them, from Sue Hoople.

Brian outlined the small amount of disturbance that would occur with each hutnick. Counting the roads, there is 17.5% impermeable. Footprints are 6.1% impermeable for the whole site. Increase in impermeable impact is 2474 sq. ft.

Application states “waive” on some items. There is only one formal waiver request included in the materials (for 7.4) Brian explained. Brian Taylor asked about square footage of wetlands, how it is calculated? It was not. If that is deducted as well as the 88000, what percentage is usable? Anne stated that the wetlands would not be taken out of those calculations. She has an issue with a requirement in the zoning 705.3,4,5,6 regarding shorefront district, that will need to be calculated. Brian states that it will be provided. Mr. Salvati asked if that would apply if there was no change in the shoreland area.

Brian Taylor – disappointed that Grandmas cottage was not going to be merged. This has been delivered to town hall, but was not in time for this meeting. He also asked about a septic that showed hutnicks 3&6 being removed. This did not happen. The impervious calculations do not exceed town limits if the roads are not included. That requirement (15%) is for structures only. Brian wonders if the application should be dismissed without prejudice. Anne explained that this is a commercial application.

Linda asked if all delineated wetlands are on the most recent plans. Yes.

Les asked about the well and the time of use. June – September. It is tested 4 times per year. 77 sites were approved in 2000. They are asking for 78. As a condition of approval, request the State approval letter for this. The owner states that there are campers from June to September at this point, but they would like more. Please provide total sites for clarification purposes.

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Linda asked about stormwater calculations. They have been done for a 1" storm. CMA (3<sup>rd</sup> party engineer) is willing to review this for the Town.

Anne spoke about the waiver request, needing to be on a form rather than the letter that was submitted. Linda provided that waiver, it has been submitted previously.

Bob asked what the reason is for the 3<sup>rd</sup> party review, is it just for that one hutnick? It is a requirement of the site plan review unless the Board votes otherwise.

Mr. Salvati spoke about the waiver, they are asking to not have the peer review. The site plan regulations have been updated to 100 year storm plan. Brian Berlind indicated that it was not updated on the website when he did the application.

Public comment was opened at 7:15 pm.

Dr Anthony Raynes – abutter – main concern is the number of sites, and the governance of that ground. Mark has been open and transparent, but Dr. Raynes is concerned about the change in governance. He also has an issue with the moorings and docks, if every site had a mooring there would be 77 boats there.

Mr. Salvati mentioned that this Board does not cover boats and moorings. He is currently in an approval process with DES on moorings and slips. Currently there are about 48 boats, he believes that will go down as they go through the approval process. Re: ownership – he believes the owners will be running this as if it is a condo or such, where the owners are in charge. He feels there will be more oversight.

Susan Hoople – asked about letters she sent to the Selectboard in April, May and June. Has the Board seen those letters? Linda stated that she has recently received them. Sue was asked to decipher the deed by the Town Administrator. Sue had questions that she read out loud. She asked if the Board has the distribution plan. She showed septic, bathhouse etc. on page 1 of the plan. The new plans don't show one of the cabins being hooked up to a septic at this point. Mr. Salvati explained that septic 1 was replaced with 2 larger new systems. If the Planning Board signs this plan, it gets submitted as a full subdivision plan that has been approved by the Town.

Public comment was closed at 7:37 pm.

Bob Rafferty commented about the boat moorings and that they have nothing to do with this Board.

Les – this is just a site plan for the additions to the hutnicks. We have done design review and a public hearing. He would like to move forward with the list. Bob agrees.

\*updated water system testing, dates

\*show the brown dotted line explanation in the legend (roadways)

\*provide matrix about septic approvals from 2000 to now, what sites are covered by each septic

\*3<sup>rd</sup> party review – needs to be voted on

\*drip line trench calculation info – will resubmit

\*plan showing just septic, water and electrical with buildings (it is shown on the sheet currently). Les is asking for a utility page.

Jane would like copies of Sue's letters.

Linda reviewed the checklist, Brian pointed out items on the plans.

There is an easement on one of the lots, no defined width. Copy will be submitted.

Catch basins to be shown on plans if they are not already

Show snow storage on plan

Drainage studies showing current runoff. Current calculations are for 1" storm. Current regulation is for 100 year storm.

Life safety code requirements must be shown. Make hardwiring apartments together was a request of the Fire Chief. This could be done as a condition of approval, per the owner.

A waiver was submitted for 8.4 (now 7.4) for showing the stormwater calculations for 100 year storm event.

Brian Taylor spoke about no existing stormwater plan, so he feels that one should be done.

Bob made a motion to grant the waiver. There is no second to this motion. Motion failed.

Les feels that trenches with stone need to be done for a 100 year storm.

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Brian made a motion that we request a stormwater management plan for a 100 year storm for the entire property. Anne is concerned about the trenches filling up with sand, pine needles, etc. She would prefer a professional view. She would like an analysis and plan that clearly show this is not going to have an impact. Linda re-read the section 7.4 . Jane seconded Brian's motion. Bob feels that we can only go with that is requested. The site plan regulations are for increases.

Brian withdrew his motion, Jane withdrew her second.

Anne made a motion to move forward with the 3<sup>rd</sup> party review to focus on the stormwater, soils and wetlands. Jane seconded. APPROVED Bob opposed, Les abstained

A motion to continue this to the September 19<sup>th</sup> at the Town Hall at 6:30 meeting was made by Les, seconded by Brian. APPROVED

3. Review and act on changes to the Site Plan Review regulations for Wireless Telecommunication Service Facilities – Linda explained the basis for this item. Bob feels these changes would be over-regulating and disallow speculation. Anne made a motion to adopt the changes as proposed, Bobbie seconded. Jane is seated for Jim. APPROVED Bob opposed

### PUBLIC MEETING

4. Short-Term Rental Applications – Meg Williams, Intervale Avenue. Anne feels that everything is on there as required. Bobbie has a concern that the diagram does not show smoke detectors, but they are shown in the photos. It will be sent to the Board of Selectmen. Bobbie recommended that the Sheriff's Office be added to their contact list. 539-2284
5. Public Comment
6. Other Business that can properly come before the board.

Brian would like a copy of the letter of the Action of the Board when an application is approved.

Brian made a motion to adjourn at 8:51 pm, Bonnie seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson  
Recording Secretary

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