

TOWN OF FREEDOM

A PUBLIC MEETING and PUBLIC HEARING of the
Freedom Planning Board will be held on
Thursday, August 15, 2024
at 6:30 p.m. at Freedom Town Hall at 16 Elm St.

PUBLIC MEETING

The meeting was called to order at 6:31 pm by Anne Cunningham. Present are: Anne Cunningham, Brian Taylor, Bobbie McCracken, Melissa Florio-Alternate
Absent: Linda Mailhot, Bob Rafferty, Jane Davidson-Alternate, Jim Guido, Les Babb-Selectboard Rep.

2. Review and approve minutes of the July 18, 2024, Planning Board meeting. 2nd paragraph-Brian Taylor – was NOT going to be merged. Page 2 Dr. Anthony Raynes (2 places). Brian made a motion to approve as amended, Bobbie seconded. APPROVED
3. Merger of Lots- Wabanaki Campground Conversion LLC Map 20 lots 2 & 2-5 – the two lots are abutting. Application, ownership documents were received. Anne has a concern about the numbers shifting re: septic, transient, etc. This could make their subdivision have 78 lots. We can approve with the condition that we understand this is still in compliance with their subdivision approval, or communicate that we cannot approve something that would become nonconforming. Brian would like to see an approved site plan for the campground. There is not one in the file, other than year 2000. Discussion ensued. Anne will communicate to them we need to understand the number of sites. This cannot be approved if this will make more than 77. She will also research the date that the law changed on site plan review. She will also communicate with BOS regarding grandfathering vs. compliance.
4. Merger of Lots – Justin Dalton & Morgan Hawes Map 40 Lot14 and Map 40 Lot 29 – the owners are the same. One is inside the other, there is one building. They have attested that all mortgagor have been noticed, but we have nothing that shows that. We can approve on the condition that we receive that document. Brian made a motion to approve, conditional on receipt of written notice from the mortgagor that they approve the merger of lots 14 and 29 on Map 40. Bobbie seconded. APPROVED
5. Short-Term Rental Applications - none
6. Public Comment – Sue Hoople – trying to get to the bottom of why she was dismissed from FCC and Heritage Commission. She feels that it originated because the minutes of the June meeting said she was here on behalf of the Freedom Conservation Commission. She says she had questions on behalf of the FCC. Have any of the questions raised in her letters ever been discussed with the Planning Board?

The Planning Board has not received those letters. Anne explained the application before us is what we are looking at. The Planning Board is not an enforcement organization.

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

Melissa made a motion to adjourn at 6:57 pm, Brian seconded. The meeting was adjourned.

Note: These minutes are draft and will not be final until the planning board reviews them and approves them, usually at the next planning board meeting. Draft minutes are available five business days by request from the Freedom Town Office at townoffreedom.net or 603-539-4924 during regular office hours. Approved minutes will be available on the town website five days after final board approval.

Respectfully submitted,
Melissa Donaldson
Recording Secretary

Note: These minutes are draft and will not be final until the planning board reviews them and approves them, usually at the next planning board meeting. Draft minutes are available five business days by request from the Freedom Town Office at townoffreedom.net or 603-539-4924 during regular office hours. Approved minutes will be available on the town website five days after final board approval.