

TOWN OF FREEDOM

Freedom Planning Board
Thursday, September 19, 2024
 at 6:30 p.m. at Freedom Town Hall at 16 Elm St.

Minutes

The meeting was called to order at 6:30 pm by Linda Mailhot. Present are: Linda Mailhot, Brian Taylor, James Guido, Robert Rafferty, Melissa Florio-alternate, Les Babb-Select Board Rep., Bobbie McCracken, Anne Cunningham

Public Meeting

1. Review and approve minutes of the August 15, 2024, Planning Board meeting. – Anne C is not an alternate. Paragraph 4 mortgagor, not mortgagee, Anne made a motion to approve as amended, Brian 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 October 17, 2024 Meeting:
 Make Improvements to an existing campground, to include camp structure expansions, sanitary connections and improvements, etc.
 A motion to continue was made by James, seconded by Melissa. There is no time limit for a number of continuations. APPROVED
 We are waiting for information from the applicant in order to proceed with the 3rd party review.
3. Major Subdivision- For lot for Map 1 Lot 2-2 Curt and Beth Towle 260 Huckins Rd.
 Jim Rines, Horizons Engineering, is presenting. 25.72 acres being divided. Proposal is to create a 2.17 acre lot. State subdivision approval is required. Remaining land is going to get a new driveway. New lot will have an easement over the remaining property. No wetlands on the property. Steep slopes on remaining land have been deducted in the calculations. Seeking a conditional approval pending monuments and State subdivision approval.
 Currently operating a boarding stable.
 Lots 2-2 and 2-1 cannot be merged.
 Has met with Scott Brooks regarding the new driveway location. This will be a secondary driveway, the right of way being used will not be abandoned.
 The hearing was opened at 6:43 pm.
 Christa Fuller, Huckins Road, not opposed.
 The hearing was closed at 6:44 pm.
 Les had a question re: minor subdivision re: major subdivision

The site review requirements were discussed.

A motion to waive the requirement for third party review was made by James, seconded by Bobbi.
APPROVED

Informational requirements have been met – the motion was made by James, seconded by Anne.
APPROVED

Final plat criteria checklist was reviewed.

Not all driveways are shown. The ones that are not shown do not conflict with the proposed driveway. Anne would prefer a double check on the driveways. Suggestion - A waiver be submitted for showing all the driveways. Les would prefer to make showing them all a condition of approval.
New lot will be 2-2-1.

Public hearing was opened at 7:09 pm.

Public hearing was closed at 7:09 pm. No comments were received.

Anne made a motion to find this application as complete with the condition that all driveways be shown, and update the plan with the lot number of the new lot shown. State subdivision approval and an approved driveway, monuments to be set are also conditions. Confirm and update the plan as applicable. Bobbie seconded. APPROVED

Section 7-general application requirements were reviewed.
Section 8 is not applicable to this application.

A motion to approve the application conditional with the conditions listed above was made by James, seconded by Bob, APPROVED

PUBLIC MEETING

4. Short-Term Rental Applications - none
5. Public Comment - none
6. Other Business that can properly come before the board. – Scott Brooks – looking for information about changing a property in Cold Brook Road into a gravel pit. Also a lot on Route 153. What is the process? Les commented that there are exemptions for the town. The area to be excavated is under the amount required by the State DES approval. DRA may be interested. The Town is interested in having this. There may be a need for ZBA approval. Linda advised that it sounds like ZBA approval will be needed. Blasting will make this subject to RSA 155E. Anne suggests that this will also be a site plan application and a conditional use permit if you will be blasting. It is estimated that this will provide material for the town for 20-25 years. All crushing of materials will happen at the Route 153 location. Les commented about having to have a reclamation plan.

James made a motion to adjourn at 7:22 pm, Les seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary