

TOWN OF FREEDOM

A **PUBLIC MEETING and PUBLIC HEARING** of the
Freedom Planning Board will be held on
Thursday, October 17, 2024
at 6:30 p.m. at Freedom Town Hall at 16 Elm St.

Public Meeting

The meeting was called to order at 6:30 pm by Linda Mailhot. Present are: Linda Mailhot, Bob Rafferty, Melissa Florio-alternate, James Guido, Brian Taylor, Anne Cunningham, Les Babb-Selectmen's Representative, Bobbie McCracken

Scott Lees, Craig Nyler, Gary Williams, Pete Keenan and Karl Ogren are also present.

1. Joint meeting with the Zoning Board of Adjustment to discuss ordinance changes and/or other issues of concern.

Gary has no concerns to bring forward.

Scott stated that the ZBA has no proposals this year.

Brian would like to replace the word church with place of worship throughout the regulations. This was proposed last year, the town attorney did not feel it was a necessary change.

James Guido – would like a subcommittee of the planning board and zoning board. Speaking about ramifications of some of the changes made last year. Setbacks on ½ acre lots are the same as 2 acre lots.

Anne asked about reducing setbacks – is this just for sheds? Sheds, gazebos, etc.

Bob – re: sheds. Agrees about setbacks on sheds. Feels 5' would be sufficient. Also, re: setbacks – building a deck without side setback, you have to go for a variance. Anything less than 4' high off the ground, cut the setback in half. Feels that people did not know what they were voting on. Camping regulation – permit after 10 days. not being enforced, eliminate it. You don't need to overregulate the people.

There is a provision for sheds on smaller lots. That could be looked at.

James would like to exclude overhangs of 12" or less in the footprint. Foundation is what should apply. ZBA feels the overhangs need to count.

Bob would like 5' setbacks universal throughout the town.

Brian asked if there is a change of property to let people know the lot is nonconforming. He also spoke about homeowner association regulations and the town relying on them.

Les spoke about the permit requirements being driven by the assessing office. When the State audits, they check for compliance with the sheds.

Melissa agrees with Les regarding having the rules and regulations in place.

Craig spoke about Freedom not being one of the strictest towns in the State.

Les would like to create a life safety/handicapped exemption re: wheelchair ramps, etc. not requiring visiting the ZBA.

Scott Lees feels it would be worth checking with the Attorney re: the ability for a town to build the accessibility feature on the home, and remove once it is no longer needed.

Brian spoke about the Master Plan. He also spoke about the zoning officer not looking for violations, this can be changed if the town wishes.

Les spoke about making sure the changes that are made are in line with the Master Plan. People want to preserve the rural character.

Anne explained the process of making changes to the ordinance.

James suggested a 5x7 plastic shed not be considered a structure.

Linda took the pulse of the board to see how they felt about the setback changes for sheds. The Board supports looking at it, not necessarily to change it.

- 2. Review and approve minutes of the September 19, 2024, Planning Board meeting. – James/Jim-make consistent. James made a motion to approve as amended, Brian seconded. APPROVED

PUBLIC HEARING

- 3. 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. Applicant has requested a continuance to November. James made a motion to grant the continuance, Bobbi seconded. APPROVED
Brian would like to table this without prejudice. He has a concern for abutters that may have an interest.
- 4. Design & Final Site Plan Review for Sherwood Forest LLC, located at 65 Robinhood Lane, Tax Map 7 Lot 5 and Tax Map 7B Lot 5-1:
Construct two staff housing quads, each containing five structures for both single and double occupancy.

Brian recused himself, Gary Williams sat in as the alternate selectmen’s representative. Melissa is seated for Brian.

Jim Rines of Horizons Engineering is presenting. Applicant is seeking approval for 2 staff housing quads. They sold 7 units so they need to replace and improve the housing on campus. There is no increase in the number of campers or staff. Waivers requested from 6.1.4.2.21 for all buildings, etc., 6.1.4.2.22 additional landscaping. Septic permit is needed. Stormwater calculations and infiltration trenches have been designed. Erosion control is shown, if needed. Overall impervious would be 13.4% and 4.7%. On 7.5, impervious would increase to 2.5% and .5%.

Bob asked if these will be equivalent to the ones just installed at Cody. They will be on a gravel pad with piers. Similar to Cody.

The Fire Chief has approved the plans, just wants to be sure they meet the life safety codes.

The hearing was opened at 7:42 pm.

Brian Taylor, abutter – no objections to this. How many months of the year will they be occupied? 3 months. Any consideration to winterize the quads? No.

The hearing was closed at 7:43 pm.

The checklist was reviewed.

Regional impact – Anne moved that it does not have regional impact, Melissa seconded. APPROVED

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

A motion to determine that the informational requirements were met was made by James, seconded by Bobbi. APPROVED

Plat requirements – the checklist was reviewed.

21 – waiver requested – James made a motion to grant, seconded by Bobbi. APPROVED

22 – waiver requested – Melissa made a motion to grant, seconded by James. APPROVED

Anne made a motion that the application be accepted as complete with the condition that Horizons provide the approved septic, Bobbi seconded. APPROVED

Section 7 criteria checklist was reviewed.

The hearing was opened at 8:03 pm.

The hearing was closed at 8:04 pm.

Anne would like to add a conditional that in the final materials the building height be specified, as well as the septic approval. Buildings will be on a concrete slab.

Construction to comply with life safety codes.

All permits will be secured,

Septic plan will be submitted,

Building height to be submitted.

Bobbi made a motion to approve the application with the conditions listed above, James seconded.

APPROVED

5. Pre-Application Discussion Sherwood Forest LLC, located at 65 Robinhood Lane, Tax Map 7 Lot 5-1 Conversion of existing structure from one use to another with no external changes. Jim Rines-Horizons Engineering is presenting. The structure generating the question is in the general residential district. They would like to convert the current facility (common restroom) into housing. The Board is concerned about the life safety requirements being met. The applicant must go through the building permit process.

PUBLIC MEETING

Brian returned to the table.

6. Short-Term Rental Applications – Paul Kiah – 130 Berry Bay Rd. - submitted a renewal application for 2025. Needs the approval to advertise on VRBO. James made a motion to forward to the Selectboard for approval, seconded by Brian. APPROVED
223 West Bay Road – Sullivan – Anne recommends moving this forward.
59 Independence – Anne recommends moving this forward
7. Public Comment –
8. Other Business that can properly come before the board. – Matt Howe from GMCG has a grant with the Danforth Bay people. They will be looking for other ways of protecting the water quality. They are interested in any planning board member participation. There is a meeting on November 20 of their task force.
9. Adjourn –James made a motion to adjourn at 8:27 pm, Bobbi seconded. The meeting was adjourned

Respectfully submitted,
Melissa Donaldson
Recording Secretary