

TOWN OF FREEDOM

**A PUBLIC MEETING and PUBLIC HEARING of the
Freedom Planning Board**

Thursday, November 21, 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, Brian Taylor, Anne Cunningham, James Guido, Robert Rafferty, Melissa Florio-Alternate, Bobbie McCracken, Jane Davidson-Alternate

Les Babb is absent.

1. Review and approve minutes of the October 17, 2024, Planning Board meeting. –add an e to Ann, Short term is Kiah (#6 pg 3) Bobbie made a motion to approve, James 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
 - Make Improvements to an existing campground, to include camp structure expansions, sanitary connections and improvements, etc.
 - Jane Davidson is sitting for Bobbie McCracken. Melissa Florio is seated for James Guido.
 - Brian Taylor stated he is a board member of the Ossipee Lake Alliance, however he had no input or prior knowledge about a recent newsletter from the Ossipee Lake Alliance regarding Camp Wabanaki.
 - James Guido missed a meeting so cannot participate tonight. Melissa will continue to be seated for him.
 - Mark Salvati is present, with Brian Walsh from Horizons Engineering. Peer review was received this morning. It appears that he agreed with the plans. RE: number of lots, there is no violation, they are back to the original number. There are 62 trailer sites now. There are 6 hutnicks, 4 apartments, and 4 more cabins. 76 is the total. There are two units that are not for occupation. Water testing will be done monthly between April and October. A revised stormwater analysis has been modified to 10” per hour for infiltration. At July meeting they were told they have to do an impervious calculation. Anne does not see that. She would like it to be presented to the Board. Mr. Walsh has the information and will forward it. 14.7% total site impervious is what he has calculated. Anne calculates that there is 37,000 sq ft of buildings in the shorefront zone. Article 7 applies to this. 705.3,4,5 and 6. Mr. Salvati states that he will withdraw the work on Hutnick 1 if it will solve this problem. Linda has a question about lots that have no campers on them at this point. What size RV was used to calculate this? The size used was 40’x8’, Mr. Salvati will ask the other Brian what he used when he calculated. Also confirm whether those sites will get decks. He feels that they should be approximately 500 sq. ft. Label will be changed from craft cottage to tool shed. Jane asked Mr. Salvati about new construction. No new construction has been done. Plan note 9 – Linda has a question about the impermeable square footage increase on this plan as opposed to the original application. Les had requested a cut sheet that showed utilities (septic, water and electrical). There is nothing in the CMA report that the lots were counted or that there was no violation.
 - The hearing was opened at 7:09 pm. Emma Raynes – concerned about this being unintelligible as an abutter. She would like to see the peer review report. The main issue is that it seems that there are a lot of units being developed and she cannot understand the plan for mitigating the runoff. She hopes that there will be no traces of fecal matter in the lake. It seems that there is construction going on already. Trees are being cut on the shoreline. It feels like we are trying to fit a lot of lots, the plan may be oversized for the capacity and size of the land, proper sewage removal. Would like all of the information presented properly to the Board.

- Susan Hoople – questions about the revised packet regarding the history of the campground. She has not been able to find town approval for the subdivision. Have they added a lot 57 down by the dumpsters? No, there is one less on that road now. They were turned a little. Sue also asked about hutnick 7, originally had a cesspool, which was in the Raynes protective well radius. The current plan shows a pipe going into the old cesspool rather than the septic system 1. It appears that the boundary oak has been cut. State approval for hazard trees was received. He had a permit.
- Mr. Salvati replied to Ms. Raynes regarding the septic system. The number of sites is not changing.
- Linda reviewed what the Board will be looking for next - % of impervious in shorefront zone, clarify the difference in proposed impervious from original to latest iteration, utility page cut sheet, rename the craft cottage, new drip line trenches per revised calcs per 3rd party review. Bob made a statement about the fecal matter – those are State approved. Septic installation and upgrades to electric have been done. Brian asked - what is the schedule for the lot merger? Bob asked when this will all be wrapped up? The deadline for the next meeting (12/19) is 27th of November. Given the holiday, the Board will allow two weeks for the submission. Anne made a motion to change the submission date to December 5, Brian seconded.

APPROVED

Betsy Eaton – want clarification on park models coming in and decks that are being built while approval is pending. Concerned about the size of the trailers and the decks. Also asked about the hutnicks, is the construction all done?

The public hearing was closed at 7:33 pm.

A motion to continue this hearing to December was made by Melissa, seconded by Jane. **APPROVED**

PUBLIC MEETING

3. Minor Lot Line Adjustment for Robert Tafuto located on Eaton Rd. Map 12 Lots 9, 10, 12 – Mr. Tafuto presented his application. 3 lots are being reconfigured, to one large lot and two smaller lots. Meets minimum lot size requirements, frontage is questioned on one lot.
James made a motion to approve, Bobbie seconded. **APPROVED**
4. Minor Lot Line Adjustment for Gregory Williams located at 208 Bennett Rd Map 7 Lots 10-1, 10-2 – Alan Fall is presenting. Adding property to Greg's lot. Ray and Mary's lot is decreasing to 2.11 acres.
James made a motion to approve, seconded by Anne. **APPROVED**
5. Informal Discussion: The Estates at Sherwood Forest Condominium – not present tonight.
6. Discussion on possible Zoning Ordinance Amendments – One item is what James submitted. First change recommended is to expand setbacks to an acre or less. Recommended lightening the load on some of the changes that were made last year. James is in favor of reducing the setbacks for certain structures.

Discussion re: changing 1/2 acre to 1 acre or less on setbacks. Anne is concerned that this will double the amount of lots in town that will allow this to happen on. Brian spoke to this in regards to the Master Plan. He is concerned about this getting into the urban area, which the people of Freedom are against. Linda agrees also. Bobbie has the same concerns. James is in favor of decreasing the setbacks. Brian appreciates what James is saying, but there are appeals for the Zoning Board. The Board does not support changing this.

Changes for legislative purposes – Anne gave a review of this topic. Section 805 – driveway permits. Parking – two items regarding parking. One regulating how local legislative body can act in unincorporated towns. The seconded one regards alternative parking solutions, that the Planning Board has to consider it. Parking requirement should not be in the definition. Anne proposes moving it to the table, removing it from the definition. Childcare programs – it is required that it be allowed as an accessory use and is not subject to site plan review regulations. It can be done as a conditional use permit as a permitted use. A zoning permit would still be required. Linda feels that the only issues would be signage and parking. Family or Group Family Child Care Center will be put into permitted use tables. This could be published for a public hearing in December. If it needs to be revised, you could have another public hearing in January. Brian asked if the Road Agent should be asked about driveway

permits, this is one State roads. Bill Sanborn (Zoning Officer) spoke to the daycare issue. Up to 5 children is an in home daycare. There are different levels of enforcement depending on the number of people or children in the home.

Bobbie made a motion to put forth the changes to reflect the State's changes, Brian seconded. APPROVED James opposed, Robert abstained.

7. Short-Term Rental Applications - none
8. Public Comment -
9. Other Business that can properly come before the board. – Budget – Linda will meet with the Selectmen next week to review. Postage was the increase in this year's budget.

Anne made a motion to approve the budget, seconded by Bobbie. APPROVED

Brian asked if there was any movement on the Capital Improvements Plan. It is a Planning Board function.

Brian made a motion to adjourn at 8:36 pm, Anne seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary