

TOWN OF FREEDOM

**A PUBLIC MEETING and PUBLIC HEARING of the
Freedom Planning Board
Thursday, December 19, 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, Anne Cunningham, Robert Rafferty, Brian Taylor, James Guido, Alternate Melissa Florio, Les Babb-Selectmen's Rep., Alternate Jane Davidson

Bobbie McCracken is absent.

Jane is seated for Bobbie McCracken. Melissa Florio is seated for James Guido on the Wabanaki item.

1. Review and approve minutes of the November 21, 2024, Planning Board meeting. – Please add “Jane asked Mr. Salvati about new construction. No new construction had been done.” Under item 2, bullet 5, please clarify that there is nothing in the CMA report that the lots were counted or that there was no violation. Page 2 under item 6 James is in favor of reducing the setbacks “for certain small structures.” Page 1 – line 28 – reword to Brian Taylor stated he is a board member of Ossipee Lake Alliance, however he had no input or prior knowledge about a recent newsletter from Ossipee Lake Alliance regarding Camp Wabanaki.
Brian made a motion to approve as amended, Jane seconded. APPROVED – all in favor

James made a motion to change the order of the agenda from item 2 to item 3. Seconded by Anne.

Robert discussed roll call votes on all items. He requested a roll call vote.

Brian called for a roll call vote

Babb-yes

Taylor-yes

Guido-yes

Mailhot-yes

Cunningham – yes

Florio-yes

Davidson-yes

Rafferty-yes

Public Meeting

3. Minor Lot Line Adjustment for Edna Zito Rev. Trust located at 71 Beach Club Drive Map 58 Lots 15 & 19 Joe Berry of Berry Surveying is presenting.
A portion of the Amico house is over the lot line, so this is to fix that encroachment. There is no transfer of frontage.
James made a motion to approve, seconded by Les. APPROVED – all in favor
Jane thanked Jim for making the motion to change the agenda.

PUBLIC HEARING

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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.

Brian Walsh with Horizons is presenting.

Board requested:

Utilities – two additional sheets in packet

Detailed breakdown of pervious and impervious calculations – on page 4 there is a summary

Areas have been modified to 600 sq ft.

Impervious area on the plan – 6039 sq ft. (hutnicks and deck overhangs). Note has been modified on the plan. That number is the total impervious including the hutnick additions, deck overhangs, and future decks and future deck overhangs.

36451 total 694 existing miscellaneous - new total structure area. 1392 is the total area of the hutnicks.

Brian Taylor asked about the areas of the hutnicks – are they to the dripline or the side of the building. They are to the dripline.

Hutnick 1 addition will trigger a stormwater plan.

Linda calculated the square feet of additions to the hutnicks.

Hutnick 1 – 210 sq ft is off the table

Impervious calculation of 7.2% on the entire site.

Bryan Berlind of Horizons also presented some information. There is discussion about RVs being impermeable structures or not. He stated that the driveways are not a modified surface in his opinion.

If you add the RV impervious, you end up at 11.5% impervious.

15% is the maximum allowable.

In 2000, 77 lots were approved. The plan note reflects 75.

CMA reviewed the new plans. They have not sent an official letter, but did email. Comments were addressed aside from what may be a table printing error.

Public Comment: The hearing was opened at 7:37 pm.

Dr. Anthony Raines – read his comments. Different ownership structure. Appears to be considerable confusion about this proposal. As a possible compromise – the number of trailer sites be reduced to work within the standards of the Town. Who will take responsibility for the preservation of the lake?

Jeff Nicoll – Freedom Conservation Commission – a letter was provided to the Planning Board for consideration. If interpreted correctly, the impervious area within the 300' buffer is more than 25%.

Paul Elie- concerned about erosion.

Matt Howe of Green Mountain Conservation Group – will there be a report from the zoning officer? Yes

Public comment was closed at 7:45 pm.

Gary Williams – did a site visit at Wabanaki. He reviewed their findings. They found new construction on several decks. Hut 4 has new decking. Hut 5 has been renovated. These were without permits. There are 23 violations. Corrective actions were reviewed. After learning that the code enforcement officer had found construction going on, Anne reminded Mr. Salvati that, when asked in November if any work had begun on the Hutnicks, he stated “no, that is why we are here.” Asked about the violation, He said he misspoke. This question was also asked in October. He misspoke twice. The Fire Chief found one area that he would like the road improved to allow for fire trucks to have access. Apartment 4 was added in 2007 in an existing structure. Les would like a limit on impervious area for all sites. Gary recommends if you replace up to 50% it is not a new deck, more than 50% would be a new deck.

A co-op is where shares would be sold.

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Melissa asked if there is a vegetation plan.

Jane asked about the camper and the deck being not to exceed a certain number of square feet.

Linda suggests using the maximum coverages listed on the spreadsheet for each lot. The unoccupied sites would be at a total of 600 sq ft, 320 for the trailer and 280 for the deck.

Melissa would like to see a vegetation plan. There are no improvements happening in the 300' zone at this point.

Melissa requested current square footage of all items on the plan. A plan note is suggested showing the information from the spreadsheet. Building sizes to be added to the plan.

Brian Taylor asked to act on the lot merger. Grandma's cottage is included in the 76 total sites. To combine map 20 lots 2 and 2.5. Robert made a motion to approve the lot merger for Wabanaki of lots 2 and 2.5. Seconded by Brian. Approved – all in favor

Bryan Berlind asked if they could seek a conditional approval this evening. Linda explained that if it did not get approved, it could not come back unless it is changed substantially.

James asked for the sites in the 300' buffer to be separated from the rest. Les made a motion that Anne be authorized to work on the impermeable calculations on behalf of the Board and to also be able to contact Horizons as necessary to clarify. Melissa seconded. APPROVED – all in favor

Brian Taylor made a motion to continue to January 16 at 6:30 pm, seconded by Melissa. APPROVED – all in favor

The applicant asked if the deadline can be extended to January 2. Brian Taylor made a motion to move the deadline for Wabanaki to January 2, 2025, Anne seconded. APPROVED – all in favor

PUBLIC MEETING

4. Discussion on proposed Zoning Ordinance Amendments and Sample Ballot Questions -
 Driveway permits – Brian asked about replacing Planning Board with Selectmen. Anne stated that it is the Planning Board that is responsible. A motion to move Article 2 forward to the ballot and have a public hearing on January 16 was made by Les, seconded by Jane. APPROVED – all in favor
 Article 3 – parking – Jane made a motion to move Article 3 forward on the ballot and have a public hearing on January 16, seconded by Brian. APPROVED – all in favor
 Article 4 – schedule of requirements – Brian made a motion to move Article 4 forward on the ballot and have a public hearing on January 16, seconded by Jane APPROVED – all in favor
 Article 5 – childcare – Anne made a motion to move Article 5 forward on the ballot and have a public hearing on January 16, Brian seconded. APPROVED – all in favor
5. Short-Term Rental Applications - none
6. Public Comment

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7. Other Business that can properly come before the board. Melissa went to MWV Housing Coalition meeting last week. It was very interesting. The cost of building new units is prohibitive for developers. Brian spoke about the definitions that were discussed earlier. We might consider clarifying what is considered a stationary unit.
Jane spoke about the letter from the Ossipee Lake Alliance.

Brian made a motion to adjourn at 9:00 pm, James seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary

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