

TOWN OF FREEDOM
 A PUBLIC MEETING and PUBLIC HEARING of the
 Freedom Planning Board will be held on
 Thursday, February 20, 2025
 at 6:30 p.m. at Freedom Town Hall at 16 Elm St.

The meeting was called to order at 6:30 pm by Linda Mailhot. Present are: Linda Mailhot, James Guido, Melissa Florio, Anne Cunningham, Robert Rafferty, Brian Taylor, Les Babb-Selectboard Representative, Jane Davidson

Melissa Florio is seated for James Guido and Jane Davidson is seated for Bobbie McCracken.

Public Meeting

Review and approve minutes of the January 16, 2025, Planning Board meeting. – Line 30 – REPLACE: Anne reviewed the calculations of lot and impervious coverages she had done as requested by the planning board at the December 20, 2024, meeting. On December 31, 2024, Horizons provided Anne with a plat that showed the dimensions of the RVs and the decks to use for her calculations. Before getting into the details, Anne stated that the most notable thing that she learned is that the plan that was submitted for the December meeting was different from the original submission for the hutnick expansions dated January 2024 and submitted for the March 2024 meeting. Also, the plan submitted on December 31 with the dimensions had many changes showing additions of RVs and decks, including roofs on many decks. It was impossible to make the calculations the board requested on the original application or on the December 2024 submission.

Line 44 – 12/04/2024 plan. Anne expressed concern that should the board approve the plan submitted for the 1/16/2025 meeting (dated 12/26/2024), it would approve many changes that had not been specifically noticed or discussed. She felt the application for hutnick expansions had been superseded.

Line 60 – after that: Anne said she didn't want to sound defensive, but her review of the cover letters with the plans amended for the April, November, December, and January meetings where changes would have been specified did not show the specific additions. The site is very dense, and it would be difficult for planning board members to trace all of these changes without specifics.

Line 11 – delete attendees line. Line 64 – fix sentence – remove “if” . At beginning of second sentence, Mr. Salvati also stated. 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

- Make Improvements to an existing campground, to include camp structure expansions, sanitary connections and improvements, etc.

Bryan Berlind, Horizons Engineering, is presenting. Mark and Mary Salvati are present.

Hutnick 1 has been taken off the table. Stormwater plan was done for hutnicks 3,5,6 and 8.

Anne pointed out that the date on the plan submitted was April, not the January requested. There are two items on the April plan that were not on the January plan – notes about the surfaces (#20 and #22) and items on Site 10. Jane re-stated that this is not the map that was requested. On this plan, it says Wabanaki Way and it is Dennis Drive. Brian notes that drain pipes show differently (#6). Tree has been removed. #37 unit keeps moving. He would like to see a plan showing AS IS. He spoke about gravel and impervious shown on the plans. The Board agrees that they would like an accurate drawing in order to have a discussion. He spoke about abandoned septic and hopes that they were removed. DES expected hutnicks to be removed. Brian would like a letter sent to them stating that the hutnicks are still there.

Melissa asked about understanding the common ownership, which Linda has and read to the Board. Jane feels that we can not look at only the hutnicks in regards to looking at the application which includes the

word “etc”. Brian would like clarification about the legend for conduits and culverts, they look the same on the plan. Bryan Berlind states that this can be changed, hopefully as a conditional approval tonight. Anne asked about future expansion that was mentioned, changes have happened and the changes are already existing. Jane has prints submitted for the March meeting dated January 2024. Brian spoke about access roads not shown for the hutnicks. Mr. Berlind stated that there are no defined driveways to the hutnicks. Melissa asked if the hutnicks are rented. Mr. Salvati clarified that they are renters. Mr. Salvati requested a continuance. Anne moved to continue this application to the March 20 meeting at the Town Hall at 6:30 pm. Melissa seconded. APPROVED unanimously

For the March meeting – leave the RV on site 10, plan notes 22 and 20 need to be removed. Clarify legend for culverts and conduits. Fix the name of the road. Put the tree back on the plan. Jane asked about the hutnicks needing to be removed. That was back on 2001 that they agreed to remove them. The plan states “if they desired to do so”.

Jane requested that we move item 7 public comment to this point in the meeting. Brian seconded. APPROVED unanimously

7. Public comment – Anthony Raynes- abutter to Wabanaki – concerned about previous violations with the State, is the vote contingent on the correction of those violations? In discussing the hutnicks are you going to address the drainage systems of the hutnicks and how that will affect the lake? The tree is a boundary marker, one side of it was on the Raynes property.

Mary Salvati – spoke about the tree and it was leaning onto their property. She feels they are great stewards of the lake. The lake means everything to them.

Brian Taylor spoke about the meetings of the Planning Board be recorded. This is Anne Cunningham’s last meeting. He thanked her for her service. A plaque was presented.

Jane mentioned that this is Brian’s last meeting and thanked him.

Mr. Rafferty spoke about the tree being approved by Gary Williams. The violations are through DES.

3. Review and act on changes to the Site Plan Review regulations for Wireless Telecommunication Service Facilities – one change on page 4 – 6.1.4.2.1 copies – presently says 5, updated to 8 full size plan copies. This is the same and only change to the next two items. Brian made a motion to make the change, James seconded. What was posted for this meeting was 7 copies, so it will need to be reposted for a public hearing. Brian spoke about the 5 business days notice for mailings, and has a concern about the postal system. He suggests changing it to 10 days. This would make the date very close to the submittal deadline. The Board clarified that it states 10 days for mailing. APPROVED unanimously

4. Review and act on changes to the Site Plan Review regulations – same as above. Anne made a motion to change this to require 8 full size plans of any site plan applications, Mr. Rafferty seconded. APPROVED unanimously

5. Review and act on changes to the Subdivision regulations – same as above (pg 5). Anne made a motion to change this to require 8 full size plan copies, James seconded. APPROVED unanimously

PUBLIC MEETING

6. Short-Term Rental Applications – James made a motion to forward these applications for renewal to the Selectboard, Mr. Rafferty seconded. APPROVED unanimously

- 118 Round Pond Rd, Ruscik – renewal
- 131 Pleasant Dr. Sutton Wright – renewal
- 42 Old Portland Rd Carroll - renewal

7. Public Comment – see above

8. Other Business that can properly come before the Board – Anne spoke about a 22 page assessment of whether Wabanaki requires a subdivision. She would like to get clarification from our attorney. There is no subdivision approval from the Town.

Mr. Rafferty made a motion to adjourn at 7:48 pm, Anne seconded. APPROVED

Respectfully submitted,
Melissa Donaldson
Recording Secretary