

TOWN OF FREEDOM
A PUBLIC MEETING and PUBLIC HEARING of the
Freedom Planning Board will be held on
Thursday, March 20, 2025
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: Robert Rafferty, Bobbie McCracken, Linda Mailhot, Jane Davidson, James Guido, Melissa Florio and Les Babb-Selectmen's Rep are absent.

1. Elect Chair & Vice Chair
Bobbie nominated Linda as Chair, Jane seconded. APPROVED
Mr. Rafferty nominated Jane as Vice Chair, Jane refused
Bobbie nominated Melissa as Vice Chair, Mr. Rafferty seconded. APPROVED
Alternates – Anne Cunningham and Brian Taylor are interested. Bobbie nominated Anne as alternate. Jane nominated Brian. Mr. Rafferty seconded both nominations. APPROVED
2. Review and approve minutes of the February 20, 2025, Planning Board meeting. Pg 2 item 3 – line starts with 8 – facilities – after five insert full size plan copies. Same clarification under this meeting 7 copies, reposted add for a public hearing. Item 4 – line 6 change to require 8 Full size plan. Page 3 item 5 – line 9 change to require 8 full size plan copies. Jane made a motion to approve as amended, Mr. Rafferty seconded. APPROVED

PUBLIC HEARING

3. Continued Application submitted for Site Plan Review for Wabanaki Campground Conversion LLC located 39 Dennis Dr, Tax Map 20, Lot 2.
- Application will be continued to the April 17, 2025 Meeting. Bobbie made a motion to continue, Mr. Rafferty seconded. APPROVED
4. Application submitted for Site Plan Review for Vertex Towers LLC located on Eaton Rd, Tax Map 12, Lot 12:
- Construct a wireless telecommunications services facility consisting of a 150' monopole style tower (154' to top of lightening rod) inside a 40ft by 60ft fenced compound. Applicant requested a continuance. April 17, 2025 at 6:30 pm at Town Hall. Jane made a motion to continue, Bobbie seconded. APPROVED
5. Design & Final Site Plan Review for Sherwood Forest LLC, located at 65 Robinhood Lane, Tax Map 7 Lot 5-1:
- Construct a 24ft by 28ft laundry storage building and associated access path
- Construct a 75ft by 110ft covered activity pavilion
- Construct a 35ft by 50ft junior activity pavilion
Nick Oberti of Horizons Engineering is presenting. Laundry storage is for storage only. There will be a screening vinyl fence. No utilities other than electricity for the pavilions. The larger pavilion will be on the concrete pad. The other one is on an elevated wood frame. Access path is impervious, infiltration is designed for it. Access path

Note: These minutes are draft and will not be final until the planning board reviews them and approves them, usually at the next planning board meeting. Draft minutes are available five business days by request from the Freedom Town Office at townoffreedom.net or 603-539-4924 during regular office hours. Approved minutes will be available on the town website five days after final board approval.

is approx. 100' ft long, 6.5 ft wide. Need to go to ZBA for junior pavilion project. Needs ZBA approval and shoreland permit. Laundry storage will be for sorting camper laundry.

Public comment – hearing was opened at 6:53 pm. No comments were given.

The hearing was closed at 6:54 pm.

Design review criteria were reviewed. Waiver for topo of entire lot was requested. Basic topo is shown on all pages.

Regional Impact – a motion that there is not regional impact was made by Bobbie, seconded by Mr. Rafferty.

APPROVED

Third party review – A motion to waive the third-party review was made by Bobbie, seconded by Jane.

APPROVED

Info requirements of 6.1.2 have been met – the motion that they have been met was made by Jane, seconded by Bobbie. APPROVED

Site plan review checklist was reviewed.

Waiver requested for contours. 6.1.4.2.4.11 Bobbie made a motion to grant the waiver of 6.1.4.2.4.11, Mr.

Rafferty seconded. APPROVED

21- waiver requested. Buildings wells etc. – Jane made a motion to waive 6.1.4.2.4.21, Bobbie seconded.

APPROVED

6.1.4.2.4.22 – waiver requested. Vegetation. Bobbie made a motion to waive, Mr. Rafferty seconded.

APPROVED

Shoreland and special exception are pending.

Architectural plans were provided.

Public hearing was opened at 7:12 pm. No comments were received. The public hearing was closed at 7:12 pm.

Bobbie made a motion to determine the application as complete, Mr. Rafferty seconded. APPROVED

Section 7 criteria were reviewed.

Bobbie made a motion to approve the application in compliance with life safety and building codes, all permits secured prior to construction. NH DES and ZBA approval conditional on approval of the Junior pavilion. Jane seconded. APPROVED

6. Review and act on changes to the Site Plan Review regulations for Wireless Telecommunication Service Facilities
The hearing was opened at 7:21 pm. The hearing was closed at 7:22 pm.
7. Review and act on changes to the Site Plan Review regulations
The hearing was opened at 7:23 pm. Anne Cunningham supports this change. The public hearing was closed at 7:23 pm.
8. Review and act on changes to the Subdivision regulations
The hearing was opened at 7:23 pm. Bob Tafuto – printer doesn't care how many it prints.
Hearing closed at 7:24 pm.

PUBLIC MEETING

Robert Tafuto – concerned about application not being heard tonight. It was dropped off in January.

Appreciates all the people who participate on the planning board.

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9. Lot Merger for Melissa-Jo and Kyle Nason located on Scarboro Rd Map 9 Lots 10 & 11 –
The owners are the same for both lots and there are no buildings on the lots. Bobbie made a motion to approve the merger, Mr. Rafferty seconded. APPROVED
10. Short-Term Rental Applications
 - a. Danelson – 30 Milford Ave – it is complete. Recommendation to move forward to Selectmen.
11. Public Comment – Anne Cunningham – sent info about approvals – have to begin within one year and be substantially complete within 2 years. The building code person can extend it for a year.
12. Other Business that can properly come before the board. Mr. Rafferty spoke about Camp Cody's dumpsters having not been moved. Linda received a note about that, not done due to ground conditions and road plans. They requested an extension on the deadline. A motion to extend the deadline to May 1st was made by Jane, seconded by Bobbie, APPROVED
Jane asked for the information to come to the Board sooner than the packets arrived this month. She also requested a site walk at Wabanaki. Letters received – don't they have to be part of the record?
Bobbie requested having the Selectboard have an alternate that can attend if the rep. is not available.
13. Linda made a motion to adjourn at 7:42pm, Bobbie seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary

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