

**TOWN OF FREEDOM
A PUBLIC MEETING and PUBLIC HEARING
Thursday April 17, 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: Linda Mailhot, James Guido, Robert Rafferty, Anne Cunningham-Alternate, Melissa Florio, Brian Taylor-Alternate, Les Babb-Selectmen's Rep.,

Bobbie McCracken and Jane Davidson are absent

Anne is seated for Jane, Brian is seated for Bobbie.

Minutes – Review & approve minutes of the March 20, 2025, Planning Board meeting. – Anne made a motion to approve, Mr. Rafferty seconded. APPROVED Brian abstained

Informal Discussion - Wabanaki Campground Conversion LLC - 39 Dennis Dr; Tax Map 20, Lot 2 – withdrawn

Discussion as to the possible filing of a subdivision plan including stormwater management.

PUBLIC HEARING

Continued Site Plan Review Application - Wabanaki Campground Conversion LLC - 39 Dennis Dr; Tax Map 20, Lot 2

Applicant requests continuance to May meeting. Mr. Rafferty made a motion to continue to May 15 meeting, Melissa seconded. APPROVED

Continued Site Plan Review Application - Vertex Towers LLC - 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.)

Frances Parisi is presenting. Two variances through the zoning board have been requested. This is to be located on one of Mr. Tafuto's properties. This will be a total of 154' tall including the lightning rod. Low power transmission is well below FCC requirements. A balloon test has been done twice. A waiver is required for visual buffer equal to tower height setback. A height variance is needed also. Tree canopy at the site is approx. 65'. There is some confusion around mast facility and monopole. There was no definition of mast in the ordinance.

Brian asked about alternate possible tower coverage. There is a proposed site in Madison by King Pine. This tower is to cover the Route 153 corridor. That one is to cover King Pine.

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.

The metal is designed to be non-reflective. There is a concrete foundation and pads that will be constructed. It will be inside the 60x60 fenced area. There will be a backup generator.

Brian asked if with final approval from Planning Board and Zoning Board, how long before construction will be possible? It will likely be built next spring.

Carrier cabinets are approximately the size of refrigerators. Carriers tend to share generators.

A variance is also requested for underground utilities.

Linda read the definition of mast. A variance from the zoning board is requested.

Anne asked about 4 carriers. They have the height and capacity for at least 4. Brian asked about each company having 4 arrays, what would the maximum distance across the arrays be? Each platform is a triangle that has a face of 12'.

Mr. Rafferty asked about the project not being started until they have a carrier. That is correct.

Construction takes about 6 weeks.

Les Babb asked about the existing driveway. It is permitted.

Public hearing was opened at 7:15 pm.

Paul Elie – that zone is a dead zone. He wholeheartedly supports this.

The hearing was closed at 7:16 pm.

Mr. Rafferty mentioned a letter in the packet. It is against the cell tower.

Design review informational requirements were reviewed.

Regional impact – Brian feels that it does affect regionally. Lindsay has mailed notices to all surrounding towns within 20 miles, and information was also placed in the Conway Daily Sun. Mr. Guido noted that all the towns were in the packet. A motion that this is of regional impact was made by Les, seconded by Brian. Discussion ensued regarding whether Lindsay had already sent notifications. APPROVED, Mr. Guido and Mr. Rafferty opposed. Mr. Guido changed his vote to affirmative, then changed it back to opposed.

Certified packages are noted by the applicant as cost prohibitive. The complete package with the application and the minutes of this meeting are required to be sent certified. Anne suggests determining which towns are affected. Mr. Guido feels this would be an unfair burden. Anne read the law.

Third party review – Brian made a motion to not require the third party review on this, Mr. Guido seconded. APPROVED unanimously

Information criteria – does the Board feel it has been met? Anne made a motion that the requirements of the design review have been met, seconded by Mr. Guido. APPROVED unanimously

An action of the Board letter will be sent.

Mr. Rafferty asked about the 20 communities listed. Madison, Eaton, Effingham will be notified. The applicant agrees to pay for this, as well as the mailing to Lakes Region Planning Commission.

Brian asked about fuel storage, generators, etc. that will be on site. Diesel or propane would be used.

Vertex builds the fenced in compound and lease space to the carriers.

Brian is also concerned about the aquifer which would require double walled tanks for diesel.

A motion to continue to May 15 at 6:30pm was made by Mr. Rafferty, seconded by Les. APPROVED

Minor Lot Line Adjustment - Pauline Nason - 444 Eaton Rd & 405 Cushing Corner Rd; Tax Map 7 Lots 28 & 30 – Bob Tafuto, Ammonoosuc Survey is presenting. This is to make two similar sized lots.

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.

They are both pre-existing lots. Brian has a concern about the lots being contiguous. Everything is more conforming with this plan. Mr. Guido feels this is not a minor lot adjustment. Brian likes this proposal. The public hearing was opened at 7:52 pm. The hearing was closed at 7:52 pm. A motion to approve the minor lot line adjustment application was made by Brian, seconded by Mr. Guido. APPROVED

PUBLIC MEETING

Brian Taylor recused himself and stepped away from the table.
Mr. Guido feels that Anne has reviewed these and would be comfortable moving them along.

Short-Term Rental Applications

Cuniff – 30 Paulipoint Rd – approved for more than 90 days

Cutlip – 123 E Danforth -

Taylor – 32 Old West Ossipee -

Taylor – 42 Old West Ossipee -

Wong – 34 Chick Dr – approved for more than 90 days

Mr. Guido made a motion to move all along to the Selectboard, Melissa seconded. APPROVED unanimously

Public Comment – Susan Marks – confirm that you received a letter from Ossipee Lake Alliance dated April 9. It is not in the packets. Letters are sent out in the next packet for when Wabanaki is being heard. The letter has been received. A copy of the letter was distributed to the Board.

Roberta McCarthy – represents three lake associations. They sent letters this week. They want to confirm that they have been received. They will go in the next packet. Anne spoke about identifying any letters that were received from the public, that they would not be read but we would acknowledge their receipt. She is unclear on the document process. Linda will ask the office to make sure all communications received will be sent to the Board as soon as they are received.

Susan Marks is concerned that the letter was received and was not in the packets.

Other Business that can Properly Come Before the Board. – Melissa asked about the new RSA books. She has not received a link to it yet. Anne would also like a link. If you want the new zoning, respond to the email from April 14th requesting a copy.

Brian made a motion that all Planning Board meetings be audio recorded. Discussion ensued. Les would like them on the website. Linda will speak to the office to see what the possibilities are. Melissa seconded the motion. APPROVED unanimously

Susan mentioned that the videos could go on Youtube.

Melissa made a motion to adjourn at 8:17 pm, Brian seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson

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.

Recording Secretary

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.