

**Town of Freedom
Planning Board
October 17, 2013**

Members Present: Peter Park, Beth Earle, Anne Cunningham, Maynard Thomson, Les Babb, Janet Meyers, Jean Marshall

Members Absent: None

Others Present: Ned Hatfield, Marcia Santner, Jennifer Molin, Lee Fritz, Ellie Stokes, Carol Demore, Rhonda Lane, Jim Rines-President, White Mountain Survey Co.

Minutes recorded by Dianne Park

Meeting called to order at 7:00pm.

Minutes

There was a motion by Peter, seconded by Maynard, to approve the minutes from September 19, 2013 with changes. All were in favor.

Pages 2, 4th line down, delete the word "overlay"

Informal discussion with Jim Rines of White Mountain Survey Co. regarding Tax Map #1 Lot #2

The owner of this 230 acre lot would like to cut off 20 acres for a family member to build on. The discussion surrounded whether to consider this a major subdivision or minor subdivision. After discussion it was decided this would be considered a major subdivision with the Wetland & Topography survey of an additional 150 feet around the 20 acre parcel.

Discussion on district status of the section of route 153 between the Effingham town line and Village Road

Peter stated that he approached Bob Hodge who did not know anything about the redistricting and was against any changes to the district status. He also approached Danny Murry who said he was approached by Eric Stokes and was also against any changing of the district status. Jean, went through past ordinances and gave great thought about why the change was implemented, further saying she was changing her opinion and would like Effingham Falls Area to be some kind of a village. Anne spoke to Paul Greenblatt who would like no changes to the district status. Discussion followed on making the area to be changed smaller. Les agreed to the smaller area in order to protect the river.

Public Comment

Ellie Stokes stated that the original change was legal but the second change was illegal and could not understand why it could not revert back to its original status. Anne explained that the present district status has been in existence for 20 years and that makes it legal.

Lee Fritz did not like the lawyer's opinion and does not want the smaller district but wants this section to revert back to its original status. Public Comment closed.

The Planning Board agreed to change a portion of route 153 from light commercial district to village residential. There was a motion by Janet, seconded by Beth, to change lots on route 153

from the Effingham town line to Lots 9 and 11 inclusive and including Lot 1-2 and Lot 6. All were in favor. The public hearing will be held at the November Planning Board Meeting.

Discussion of district status of Village Road

The district status change of Village Rd. affects only the north side of the road. Anne explained the problem with dual districts. Les explained the reasoning behind leaving these lots in 2 districts stating if the town was going to grow it would grow up Village Road thereby leaving the lots along the road General Residential District and the lots behind in Rural Residential. A discussion followed on how to change the wording to match the original intent. This topic was tabled for future discussion.

Discussion of Article 3 Section 304.6.5: Special Exception Standards for Cutting and Removal of Trees and Natural Vegetation in the Shorefront District

After discussion changes made were:

- Page 1, D: change ~~perpendicular~~ to ~~parallel~~
- Page 2, 304.6.5.3b: change ~~10 days~~ to ~~30 days~~
- Page 3, 304.6.5.7: include the wording ~~anywhere on the lot~~ and add ~~tree damaged by natural causes deemed hazardous by Zoning Officer or without needles and leaves should be exempt from licensed forester opinion.~~

There was a motion by Peter, seconded by Beth, to approve the changes and move forward with a public hearing. All were in favor. Public hearing will be at the November Planning Board Meeting.

Discussion Article 3 Section 309: Accessory Use

The board discussed:

- Permitted use
- Residential use
- How to reword 309.2
- Are 309.3a & 309.3b both needed?

This will be put on the agenda or next month.

Discussion Article 3 Section 304.6.3.2: Construction Not Exceeding 600 Square Feet of Disturbance

After discussion changes made were:

- Add 30 days before permit is valid
- 304.6.3.2d: The change from 50 to 75 feet is fine
- 304.6.3.2f: The change from 600 square feet to 1000 square feet is fine

Lane/Berry Bay condominium Application –Planning board input to ZBA

The ZBA has asked the Planning Board why the original application did not include the wording that no other buildings can be built on the lot. Anne and Les were on the board at the time and both agreed that the reason was the original plat included 2 garages and there was not enough space for anything else to be built. They came back to the Planning Board with a new plat that shows the size and location of the new building. Anne will send answer to ZBA and state that the application must come back to the Planning Board with a new plat including new building.

Merger of 2 lots – Tax Map 40, Lots 25 & 25-1

Both lots are non-conforming and the merger would make them less non-conforming. There was a motion by Peter, seconded by Maynard, to approve the merger of lots 25 & 25-1 on tax map#40. All were in favor.

There was a motion by Peter, seconded by Jean, to adjourn meeting.
Meeting adjourned at 9:30pm.