

Freedom Planning Board September 18, 2014

Members Present: Peter Park, Jean Marshall, Bill Elliott, Maynard Thomson, Janet Meyers

Members Absent: Anne Cunningham, Les Babb

Others Present: Amy Bryan, Jack Pyne, Ralph Floria, Ned Hatfield, Marcia Santner, Linda Farinella

ZBA Members Present: Scott Lees, Craig Niiler, Karl Ogren, Tim Cupka, Jake Stephan, John Quigley (alternate), Denny Anderson (alternate)

Minutes recorded by Dianne Park

Meeting called to order at 7:03pm.

Minutes

There was a motion by Bill, seconded by Jean, to approve the minutes from August 21, 2014, as written. All were in favor.

Peter introduced the Planning Board to the Zoning Board and the Zoning Board introduced themselves.

Such business as properly presented to the board

Jack Pyne and Ralph Floria were before the board on an informal basis. Jack explained they were thinking of buying Freedom Hardware and had some questions. Jack further explained the building already had one apartment and they were thinking of adding another. They are asking for some direction on what the town requires (i.e. Site Plan Review, Variance, Special Exception). Peter and Craig both explained the meeting was strictly informal and nothing was binding. Peter further explained the building was in the light commercial district. The Planning Board as well as the Zoning Board had input into this discussion. Points discussed:

- Light Commercial District
- Special Exception, Table 304.4
- Variance
- Section 906.2
- Possible Septic System Update
- Possible Second Apartment
- Removal of a propane tank?

Ned explained how the possible new owners could apply for what they wanted with the permission of the current owner. That way they would know what could be done with the property.

Scott Lees, as well as the Planning Board all closed the discussion by saying nothing stated tonight was binding and all strictly informal.

Check future meeting minutes for any amendments or changes to these minutes.

ZBA discussion of Planning Board re: Article 3 Section 304.6.5

The ZBA sent the Planning Board 4 examples of Article 3 Section 304.6.5 and asked them to apply the ordinance. Scott and Craig gave background information. In a letter dated July 17, 2014 the Planning Board responded and clarified requirements of the ordinance (page 1, a-g). The ZBA wanted further clarification of "along the shoreline". After discussion it was decided that "along the shoreline" meant a straight line along the shoreline.

In Anne's absence, Peter made the suggestion: Once an applicant submits and application send that application to all town boards. Both boards agreed on this process. The Planning board agreed to clarify in the ordinance points a-g as stated in the letter dated July 17, 2014.

Changes Proposed by the Zoning Officer

10% Rule

After much discussion Scott suggested having a subcommittee check what lots in town were having this problem and keep track of what zone they were in and answer the question: What does the town want these zones to look like?

Impervious Surfaces

Ned passed out a definition of impervious surfaces that Peter read to all boards. The board decided that the definition of structure comes into play with the 10% rule. It was decided to form a sub-committee to decide the original intent of the 10% rule. Members of the sub-committee are: Anne Cunningham, Tim Cupka, Ned Hatfield and Jean Marshall.

Living Space

The Planning Board voted, at last month's meeting, to pass on this suggestion. Ned explained why he wanted the change. The Planning Board took a vote and decided to look at this again next month. (Jean-y, Maynard-n, Peter-y, Janet-n, Bill-y).

Arborist

After a discussion between both boards it was decided to add "a NH licensed forester or certified arborist" to Article 3 Section 304.6.5.7.

Manufactured Housing

Both boards had the same problem with this suggestion: Once temporary housing is on a lot it is difficult to have removed. Both boards discussed the issue and Ned stated he is having no issues with this ordinance as it is written. It was agreed to leave the ordinance as written. (Janet-leave alone, Jean-change, Maynard-leave alone, Bill-leave alone, Peter-leave alone).

Structure

The sub-committee under impervious surfaces will look into this.

Bill gave a thank-you to Ned for all his hard work.

Community Survey

This will be on the agenda for next month.

Check future meeting minutes for any amendments or changes to these minutes.

Other Business

Minor Lot Line Adjustment-Tax Map 8, Lots 14 and 14-1.

The board found no issues with this adjustment and voted to approve.

There was a motion by Maynard, seconded by Janet, to adjourn the meeting.

Meeting adjourned at 9:10pm.

Check future meeting minutes for any amendments or changes to these minutes.