

Freedom Planning Board

March 19, 2015

Members Present: Peter Park, Anne Cunningham, Jean Marshall, Les Babb, Maynard Thomson

Members Absent: Bill Elliott, Paul Elie

Others Present: Dianne Park, Jennifer Molin, Mark Lucy, Senior Design Engineer for White Mountain Survey & Engineering Inc.

Minutes recorded by Dianne Park

Meeting called to order at 7:00pm.

Minutes

There was a motion by Peter, seconded by Jean, to approve the minutes from February 19, 2015 as amended. All were in favor.

Page 1; change any reference to -Peter Earlø to -Peter Earleø

Election of Officers

A motion was made by Peter, seconded by Jean, appointing Anne Cunningham Chairman. All were in favor and Anne accepted the position.

A motion was made by Anne, seconded by Jean, appointing Peter Park Vice-Chairman. All were in favor and Peter accepted the position.

Public Hearing

Boundary Line Adjustment for Camp Cody, Inc. of Tax Map#21 Lot #1 and Camp Cody, Inc. of Tax Map#21 Lot #1-1

Mark Lucy was present for Camp Cody and explained the reason for the boundary adjustment was because if accepted the camp will be totally on Tax Map#21 Lot 1-1. The board had a question as to who was the property owner. Philip Ross, Director for Camp Cody signed an authorization letter appointing Mark Lucy to represent Camp Cody but the authorization letter must come from the property owner and a question arose as to who the current property owner is. Mark will look into this question and submit a new authorization letter if necessary.

Les had two (2) questions:

- *Is the area affected by the boundary line adjustment in current use?*
 - *Mark did not know*
- *Is there any year round homes in the affected area?*
 - *No*

A motion was made by Les, seconded by Peter, approving the boundary line adjustment of Tax Map#21 Lot# 1 and Lot#1-1 with the condition of checking into the correct land owner and the possibility of a new Appointment of Agent Letter. All were in favor.

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

Public Meeting

Site Plan Review for Camp Cody, Inc. of 9 Cody Road; Tax Map#21 Lot #1-1; Accept application as complete

Mark gave a brief overview of the project stating two (2) variances are being submitted to the ZBA one for the removal of the existing tennis courts and one for construction of 4 cabins in shore land protection area. Four (4) pods (each pod containing 5 cabins) will be constructed on a staggered schedule

Pod A ó spring 2015 construction

Pod B ó spring 2015 construction

Pod C ó spring 2016 construction

Pod D ó sometime between 2016-2017

All affluent disposal areas will be upgraded to today's standards and installed per the Pod construction schedule.

The board went through the application requirements.

5.1 ó complete

5.2.1 ó complete

5.2.2 ó complete

5.2.3 ó complete

5.2.4 ó complete

1 ó Complete

2 ó Owners name and address is in question and is a condition of approval

3 ó 16 ó complete

17 ó N/A

18-20 ó complete

21 ó A waiver for location of all buildings, wells and leach fields within one hundred and fifty feet of the parcel for the Intervale Avenue boundary was submitted. This brought into question the flow of leach fields from Camp Cody onto property owners of Intervale Ave. and flow of leach fields on Intervale Ave. onto Camp Cody property. After much discussion the minutes are reflecting the need for Camp Cody to be protected from all septic system run off of systems on Intervale Ave. and Intervale Ave. residents to be protected against septic system run off from Camp Cody. This discussion also brought into question the previous vote as complete for #7 (*Existing and proposed contours at five-foot intervals for the entire site being considered for development. Where grade is proposed, existing contours shall be dotted lines and finished elevations solid.*). Question #7 was re-addressed and Mark submitted a written waiver for question #7. A motion was made by Anne, seconded by Maynard to grant the waiver for *Existing and proposed contours at five-foot intervals for the entire site being considered for development. Where grade is proposed, existing contours shall be dotted lines and finished elevations solid.*

Yes/agree-1 No/disagree-4

This waiver did not pass. Mark will provide contours at five foot intervals along Intervale Ave., (map/sheet #2 of site plan) for 600' from the property line of Intervale Ave. Mark will also make sure additional lighting and storm water runoff are listed on all maps. There was a motion by Peter, seconded by Jean, granting White Mountain Survey Co./Camp Cody a one week

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extension for submitting the necessary information. Submission date extended to April 2, 2015. All were in favor. The Public Meeting will be continued and the application was deemed not complete.

Appointing of Alternates and FAC Representative

Pam Keith is an alternate and her term expires in 2016. A motion was made by Peter, seconded by Les, appointing Janet Meyers a Planning Board alternate for 3 years. All were in favor. One more alternate is needed.

A motion was made by Jean, seconded by Maynard, appointing Peter the Planning Board Representative for the FAC. All were in favor and Peter accepted the appointment.

Review Master Plan Survey Cover Sheet

A new cover sheet for the Master Plan Survey was passed out and all board members liked the new draft.

Review Changes to Master Plan Survey

All changes listed in the February Planning Board minutes were made and approved. No more changes are recommended. Surveys will be sent out sometime before Memorial Day with a return date of July 10, 2015. Anne will put together the mailing list.

The 'Review of possible changes to site plan review regulations to add notice requirements, scope of review, and other sections suggested in the Office and Energy Planning's Subdivision and site Plan Review handbook' will be on next month's agenda.

A motion was made by Peter, seconded by Jean, to adjourn the meeting.
Meeting adjourned at 9:30pm.

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