

Zoning Board of Adjustment
PO Box 227
Freedom, NH 03836

Freedom Zoning Board of Adjustment and Freedom Planning Board: **September 18, 2014**

ZBA Members Present: Chairman Scott Lees; Vice-Chairman Craig Niiler; Karl Ogren; Tim Cupka; Jake Stephan; John Quigley, Alternate; Denny Anderson, Alternate.

PB Members Present: Vice Chairman Peter Park; Janet Meyers; Maynard Thomson; Jean Marshall; Bill Elliott

Others Present: Linda Farinella, ZBA Recording Secretary; Dianne Park, PB Recording Secretary; Ned Hatfield, Zoning Officer

Vice-Chairman Park called the meeting to order at 7:00 pm.

Notification of this meeting was posted at the Freedom Town Office, Freedom Town Hall, Freedom Post Office and published in the Conway Daily Sun.

Discussion of Zoning began at 7:30pm.

The Boards discussed *Article 3 Section 304.6.5 Special Exception Standards for Cutting and Removal of Trees and Natural Vegetation in the Shorefront District*.

Chairman Lees explained that a letter was sent from the ZBA to the Planning Board with copies of four plans that have caused problem with placement of tree cutting grids on the plans. These problems have affected homeowners, professionals and ZBA Board members.

The most frequent question is does the 50ø measurement along the shore follow the undulations of the property or is it a point to point, straight line measurement.

It was agreed that the Planning Board will make changes to the zoning ordinance to clarify that the measurement along the shore will be done on a point to point measurement with a statement on reverting to an alternative of square foot coverage for lot that cannot meet standard grids because of geometric restraints or too small.

Vice-Chairman Park suggested that Chairman Cunningham, Chairman Lees and Zoning Officer Hatfield review tree cutting applications before the ZBA meeting. Chairman Lees noted that the ZBA receives copies the applications before the meeting, and that all applications are public for anyone to review.

The Boards discussed *Article 3 Section 310 Lot of Record* regarding 10% lot coverage. The ZBA has difficulty with this section. There is no clear definition of structure.

Ogren questioned what the original intent of the 10% lot coverage was; was it for aesthetics or storm water management. Cupka agreed that the spirit of the change need to be followed.

This will be addresses by the Planning Board. A sub-committee of Zoning Officer Ned Hatfield, Planning Board Members Anne Cunningham and Jean Marshall and Zoning Board Member Tim Cupka.

The Boards discussed the definition of *living space*. The Planning Board voted at the August meeting to pass on making any changes. Vice-Chairman Park asked for a vote again whether to discuss, it was agreed that it will be looked at again.

The Boards discussed *Article 3 Section 304.6.5 Special Exception Standards for Cutting and Removal of Trees and Natural Vegetation in the Shorefront District*. The Planning Board agreed to add ñor a certified arboristö to be in addition to a licensed forester.

The Boards discussed *Article 9 Section 907.6 Temporary Housing*. It was decided no to make any changes to this Article and Section.

The Planning Board thanked the ZBA for their attendance. This portion of the meeting ended at 8:49pm.