

**ZONING BOARD OF ADJUSTMENT
P.O. Box 227
Freedom, NH 03836**

Freedom Zoning Board of Adjustment: **May 27, 2025**

Present: Chairman Scott Lees, Karl Ogren, Dennis Anderson, Peter Keenan, Bryan Fontaine Building Inspector/Zoning Officer, Lindsay Pettengill Recording Secretary

Absent: Vice Chair Craig Niiler, Daniel Footit (A), Tim Cupka(A), Jacob Stephen (A)

Public: James Guido, Kevin and Denise Finn, Mary Gelio

Chairman Scott Lees called the meeting to order at 7:00 p.m.

Chairman Scott Lees introduced the Board to the Public.

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

Public Meeting

Scott Lees made the motion, seconded by Karl Ogren, to approve the meeting minutes of April 22, 2025 with one change to add Denny to the present list. All were in favor. APPROVED

The following applications will be heard:

Application 33-14-25 Fred & Patricia Laspisa

Applicant wishes to construct a 22'2" by 10' room attached to the existing house for dining purposes.

Applicant is requesting the following:

Variance Article 3 Section 304.5 Table- Sideyard Setback

Property is located at 7 Abenaki Dr.

Map 33 Lot 14

Application 41-54-25 Kevin Finn & Denise Kurker

Applicant wishes to construct a 30' by 34' garage.

Applicant is requesting the following:

Variance Article 3 Section 308.2.1- Setback

Property is located at 21 Johns Blvd.

Map 41 Lot 54

PUBLIC HEARING

Chairman Lees notified the room that all applicants have the right to a five-person board, however tonight there is a four-person board.

Application 33-14-25 Fred & Patricia Laspisa

No one was present for this application, Chairman Lees requested to set aside and move on with the next application to see if this applicant may be running late.

Application 41-54-25 Kevin Finn & Denise Kurker

Kevin and Denise as the homeowners chose to go ahead with the four-person board. They are seeking relief of the side yard setback in order to build a garage. Their builder James Guido also spoke on the project.

Discussion:

- Getting older, would like to put cars in the garage and make the yard look presentable
- Neighbors in favor
- Bought a tractor as they cannot handle the snowblower anymore
- Unique situation as they border 3 streets- will be on well if it gets pushed back
- View better for the neighbor when leaving where proposed
- Stagecoach is the only town road, the others are association roads
- Access from Stagecoach rd to the garage.
- Need 32' to fit boat

Abutters: None present

Public: Mary Gelio – Neighbor – When zoning came in it was almost impossible to build within the setbacks anywhere in Squarebrook. She is here in support of this application as the owners have done a great job with their property.

Board:

- Would like to see it moved forward
- Could be a smaller structure
- Possible to change location of the door or rotate building
- Measurements are confusing on drawing (drip edge/building dimensions)

James asked what would be more apt to get approved.

- Shrink to fit cars, rotate and make fit with only app. 10ft of relief needed

Boards agreed that once plan was revised applicant needs to submit at least 1 full size plan and 12 11x17 plans for next months meeting.

Chairman Lees notified applicant that the deadline for the June 24th meeting will be June 9th at 1pm.

Chairman Lees, motioned to Continue this application to the June 24, 2025 meeting, Peter seconded. All were in favor. APPROVED 4-0

Application 33-14-25 Fred & Patricia Laspisa

Applicant had still not arrived.

Chairman Lees, motioned to Continue this application to the June 24, 2025 meeting, Peter seconded. All were in favor. APPROVED 4-0

- Board requested the owner be present for the next meeting, Lindsay to contact applicant.

PUBLIC MEETING

The board re-elected Scott Lees to Chairman. Karl motioned, Peter seconded. Approved

Chairman Lees requested election of Vice Chairman be added to next months agenda.

Two requests for volunteer appointment were brought before the board. Both Scott Pettengill and Anne Cunningham received the boards recommendation to be sent to the Selectboard to join as Alternates.

Bryan asked about a homeowner looking to add a third kitchen to their home and if this would need to come before the board. Board recommends a call the town attorney as to when it would become 2 separate living units.

There being no new business to come before the Board, the Motion by Scott, seconded by Peter that this meeting adjourns; Motion passed unanimously.

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,
Lindsay Pettengill
Recording Secretary