

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

Freedom Zoning Board of Adjustment: **June 24, 2025**

Present: Chairman Scott Lees, Karl Ogren, Dennis Anderson, Peter Keenan, Vice Chair Craig Niiler, Daniel Footit (A), Bryan Fontaine Building Inspector/Zoning Officer, Lindsay Pettengill Recording Secretary

Absent: Tim Cupka(A), Scott Pettengill (A)

Public: James Guido, Kevin and Denise Finn, Fred & Patricia Laspisa, Ken Jones, Sue Hoople

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 May 27, 2025 changes to lines 15 & 17. All were in favor. APPROVED

The following applications will be heard:

Application 33-14-25 Fred & Patricia Laspisa (Continued from May meeting)

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 (Continued from May meeting)

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

Application 26-5-25 The View at Ossipee Family LLC

Applicant wishes to construct a 14' by 6' addition that includes 84 sq ft of impervious surface. Total impervious surface on lot is greater than 15% of the area within the shorefront district zone.

Applicant is requesting the following:

Variance Article 3 Section 310.1.6 –impervious surface

Variance Article 9 Section 906 – side yard setback

**Property is located at 7 Cone Dr
Map 26 Lot 5**

PUBLIC HEARING

Application 33-14-25 Fred & Patricia Laspisa

Fred and Patricia as the homeowners came before the board requesting a variance to build a 22' by 10' dining room addition to their waterfront home.

Discussion:

- Replacing their 4' existing deck
- There would be no foundation so no digging
- A-frame home
- Galley kitchen
- Need more room now that they are full time residents
- Pie shaped property, unable to make conforming
- No overhang

Abutters/Public: None

Board:

- Lot coverage – required to include overhang
- Exceeding 15% lot coverage – requires storm drainage plan
- Erosion Control Plan needed also
- Per plan – Board is unable to make the numbers match up so unsure if overhangs are included in lot coverage numbers
- Need dimensions on everything on plan
- Shoreland permit needed from state

Applicant requests continuance to the August 26th meeting.

Board requests for August meeting:

- Storm water management
- Erosion Control
- Dimensions including overhangs – all structures
- Shoreland Permit

Office to re-notice for Erosion Control and Lot Coverage

- Article 7 Section 705.1 Impervious
- Article 3 Section 304.6.3 Erosion Control
- Article 3 Section 310.1.6 Lot Coverage – Structures
- Article 3 Section 304.5 – Side Setback

Chairman Lees, motioned to Continue this application to the August 26, 2025 meeting (Deadline August 11), Karl seconded. All were in favor. APPROVED 5-0

Application 41-54-25 Kevin Finn & Denise Kurker

Kevin and Denise as the homeowners, along with their builder, James Guido, returned before the board. They came with two plans, seeking relief of the side yard setback in order to build a garage for the board to consider. Both had reduced the size of the garage. Chairman Lees stated the board would only consider one plan and for the homeowner to choose which one that was. They chose the one with the 10ft of relief being requested from last meeting.

Discussion:

- Met the previous meeting points

Abutters/Public: None present

Variance Article 3 Section 308.2.1

- 1. 5-0 Motion Carried**
- 2. 5-0 Motion Carried**
- 3. 5-0 Motion Carried**
- 4. 5-0 Motion Carried**
- 5. A. 5-0 Motion Carried**
 - i. 5-0 Motion Carried**
 - ii. 5-0 Motion Carried**

Conditions:

- 1. Per Plan titled Tax Map 41 Lot 54. Dated May 2025**

Findings of Facts:

- 1. Met requirements requested in previous meeting**
- 2. Plan Tax Map 41 Lot 54 Dated May 2025 Approved**

Chairman Lees, motioned to approve the Variance from Article 3 Section 308.2.1. All were in favor. APPROVED 5-0

Application 26-5-25 The View at Ossipee Family LLC

Ken Jones came before the board with authorization from the other trustees, to present this application. Applicant seeks to build a 14' by 6' addition to the home.

Discussion:

- 2008 or 2009 rebuilt steps with new grade pitching away from the home so does not believe he will need new stormwater management
- Digging 2 holes and placing 2 piers that slope away from the lake – does not believe stormwater management necessary
- Abandoning one driveway therefore gaining pervious surface back
- Will be 5 ½ ft into setback
- Does not wish to have electrical/cable lines moved
- Already non-conforming and does not see this being a big deal

Board:

- Chairman Lees Read letter from FCC (included as attachment)
- Need Full size Plans
- Application does not meet need for 15% pervious
- Show gutters on plan
- Must be noticed for Erosion Control

Office to re-notice for Erosion Control
Article 3 Section 304.6.3 Erosion Control
Article 9 Section 906 Sideyard setback

Chairman Lees, motioned to Continue this application to the July 22, 2025 meeting (deadline July 14, 2025), Karl seconded. All were in favor. APPROVED 5-0

PUBLIC MEETING

The board re-elected Craig Niiler as Vice Chairman. Karl motioned, Denny seconded. Approved

Chairman Lees welcomed Anne Cunningham as an alternate to the board.

Bryan was asked about helping applicants with ZBA applications as board states historically the Zoning Officer has helped. Bryan stated he had not been asked by the selectboard to do so.

Full size plans in application? Board members to look through and see if application needs to be updated.

Sue Hoople – educating self on stormwater management plans per the Wabanaki Application. The board can not discuss an application not before them.

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

The meeting was adjourned at 9:40 p.m.

Respectfully Submitted,
Lindsay Pettengill
Recording Secretary