

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

Freedom Zoning Board of Adjustment: **July 22, 2025**

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

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

Public: Dave Paulger, Ken Jones, Beverly Jones Heydinger

Vice Chair Craig Niiler called the meeting to order at 7:00 p.m.

Vice Chair Craig Niiler 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

Karl Ogren made the motion, seconded by Peter Keenan, to approve the meeting minutes of June 24, 2025 with change to page 3 line 49. All were in favor. APPROVED

The following applications will be heard:

Application 26-5-25 The View at Ossipee Family LLC (Continued from June Meeting)

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:

Special Exception Article 3 Section 304.6.3 - Erosion Control

Variance Article 9 Section 906 – side yard setback

Property is located at 7 Cone Dr

Map 26 Lot 5

Application 38-6-3-25 John Liguori

Applicant wishes to replace an existing retaining wall with a sturdier block wall and stabilize adjacent shoreline against erosion.

Applicant is requesting the following:

Special Exception Article 3 Section 304.6.3 – Erosion Control

Property is located at 6 Liguori Dr

Map 38 Lot 6-3

PUBLIC HEARING

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

Dan Footit will be voting on this application.

Ken Jones came before the board with an updated plan.

Discussion:

- Erosion Control added
- Gutter added (storm water management)
- Removed driveway
- Updated calculations
- Electric comes in below ground (harder to move)
- Driveway drains away from lake

Board:

- Completed what was asked
- Believes it should be moved to be in compliance (one board member)

Abutters/Public: None present

Variance Article 9 Section 906

- 1. 5-0 Motion Carried**
- 2. 4-1 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 Erosion Control/Stormwater Management The View at Ossipee Family LLC. Dated July7, 2025***
- 2. Per Approval of all State & Local Permits***
- 3. Erosion Control shall be installed prior to any earth moving and shall remain in place until construction is complete and site is stabilized.***

Findings of Facts:

- 1. 24.5 ft from the side***
- 2. Crazy lot, a lot going on***
- 3. Abandoning that driveway-gaining 865 sq ft***
- 4. Revision 7/7/25***

Nay Reasoning:

- 2. Feels the structure could be moved***

**Vice Chairman Niiler, motioned to approve the Variance from Article 9 Section 906. All were in favor.
APPROVED 4-1**

Special Exception Article 3 Section 304.6.3

- | | |
|------------------------------|------------------------------|
| A- 5-0 motion carried | J- 5-0 motion carried |
| C- 5-0 motion carried | K- 5-0 motion carried |
| H- 5-0 motion carried | L- 5-0 motion carried |

Conditions:

- 1. Per Plan titled Erosion Control/Stormwater Management The View at Ossipee Family LLC.. Dated July7, 2025*
- 2. Per Approval of all State & Local Permits*
- 3. Erosion Control shall be installed prior to any earth moving and shall remain in place until construction is complete and site is stabilized.*

Findings of Facts:

- 1. Gain driveway- pervious/impervious 865 sq ft*
- 2. On Plan, tough lot for erosion control*

Vice Chairman Niiler, motioned to approve the Special Exception from Article 3 Section 304.6.3. All were in favor. APPROVED 5-0

Application 38-6-3-25 John Liguori

Anne will be voting on this application.

David Paulger came before the board with authorization from applicant John Liguori, to present this application. Applicant seeks to replace an existing retaining wall with a sturdier block wall and stabilize adjacent shoreline against erosion.

Discussion:

- Retaining wall built late '90s with cement blocks that are now in rough shape
- Looking to replace with larger Ready Rock blocks – app. 4' x 2' x 18" concrete blocks (sheet 3 of plan shows detail)
- Denied by DES for longer length wall
- Tree being undercut by water and would like to save it – photo 8 in app
- Complete work at lake draw down

Board:

- Is this considered a structure due to size? Blocks being replaced are bigger than previous structure.
- Checked to see if trees from previous tree cutting variance were replaced per approval – yes
- Just approving erosion control
- Like to see done at draw down in fall not spring

Abutters/Public: None present

Special Exception Article 3 Section 304.6.3

- | | |
|------------------------------|------------------------------|
| B- 5-0 motion carried | J- 5-0 motion carried |
| C- 5-0 motion carried | K- 5-0 motion carried |
| H- 5-0 motion carried | L- 5-0 motion carried |

Conditions:

1. *Per Plan titled John Liguori Shoreline Stabilization Plan. Dated May 5, 2025*
2. *Per Approval of all State & Local Permits*
3. *Erosion Control shall be installed prior to any earth moving and shall remain in place until construction is complete and site is stabilized.*
4. *Work performed during fall drawdown*

Findings of Facts:

1. *Fall-work*
2. *Blocks bigger?*
3. *Beat up shoreline*

Vice Chairman Niiler, motioned to approve the Special Exception from Article 3 Section 304.6.3. All were in favor. APPROVED 5-0

PUBLIC MEETING

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

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,
Lindsay Pettengill
Recording Secretary