

TOWN OF FREEDOM

A **PUBLIC MEETING and PUBLIC HEARING** of the
Freedom Planning Board will be held on
Thursday December 18, 2025
at 6:30 p.m. at Freedom Town Hall at 16 Elm St.

Public Meeting

The meeting was called to order at 6:31 pm by Linda Mailhot. Present are: Linda Mailhot, Brian Taylor-Alternate, James Guido, Jane Davidson, Robert Rafferty, Bobbie McCracken, Les Babb-Selectboard Representative, Anne Cunningham-Alternate, Darwin Moulton-Alternate (6:39 pm) Melissa Florio is absent.

Brian is seated for Melissa Florio.

1. Review and approve minutes of the November 20, 2025, Planning Board meeting. –Line 50 - Les stated exception, should be variance. Line 48 – for “an” ADU. Bobbie line 40 – add – one or more children. Brian made a motion to approve as amended, Bobbie seconded. APPROVED unanimously

PUBLIC HEARING

Linda noted that the agenda has the incorrect articles on it. This was a template, and the final language was not changed on the agenda.

Ann spoke about shorefront district table 304.5, does say cutting and removal of trees – should be deleted. This does not change the ballot language. Page 7 of the Zoning Ordinance. #6. Special Exception.

This section of the agenda is non-applicable for this meeting. The public hearing will be on January 15th, 2026 at 6:30 pm at the Freedom Town Hall.

2. Gather public input on proposed Zoning Ordinance Change ballot language and vote to put changes on the ballot:
 - Driveway Permits per RSA 263:13, V requires action within 65 days. See added section 805.1.5. **Are you in favor of the adoption of Amendment No. 1 as proposed by the planning board** to add Section 805.1.5 to Section 805 Driveway Permits to comply with a requirement in RSA 236:13, V that sets a timeframe for town action on driveway permits issued by the NH Department of Transportation?
 - Parking per RSA 674:16-a **Are you in favor of the adoption of Amendment No. 2 as proposed by the planning board** to add Section 1004.25 in Article 10 to comply with RSA 674:16-a to require the planning board to consider any alternative parking solutions for a residential use proposed by an applicant.
 - **Are you in favor of the adoption of Amendment No. 3 as proposed by the planning board** to add to Table 1004.1 Schedule of Requirements in Article 10 Off Street Parking specific requirements for parking for unrelated families from the definition in Section 2402.22.

- Family or Group Family Childcare
Are you in favor of the adoption of Amendment No. 4 as proposed by the planning board to change the definition in Section 2401.11 of Childcare Center to reflect changes required in RSA 674:16, VI to use the term “family or family group childcare center” and to amend the Tables in Sections 304.1, 304.2, 304.3, 304.4, 304.7, 304.8 to make these facilities a permitted use in all districts.

PUBLIC MEETING

Linda clarified questions that James Guido had at the last meeting. The questions were regarding not using the overhangs of the roof in regards to the setbacks. It would be allowable to have it be part of the setback on the shorefront and not on other areas. James asked for that language to be drawn up to be considered at the next meeting. Anne noted that the official language would have to be received within a week. James made a motion that overhangs of 12” or less do not count on the setback except in the 300’ of the shoreland district. Les seconded. Anne suggests amending to say for calculating setbacks for structures in the shorefront district, the measurement shall be from the edge of the overhang to the setback. In all other districts, the measure will from the setback will be from the edge of the foundation. All other districts will be allowed up to a 12” overhang into the setback. The foundation has to be at the setback line. Anne will work on this wording and will send it to Les and James. James withdrew his motion, Les withdrew his second. Les made a motion to see if the Board is in favor of drafting language to allow up to 12” roof overhangs in all districts except for the shorefront overlay district. James seconded. Anne is concerned about where it will go in the ordinance. APPROVED unanimously.

Anne will draft the language. She would like some guidance – section 3.10. 7.05 speaks to the impervious surface area in a shorefront lot. Linda suggested putting it in General Provisions. Linda found a place that it would fit in (8.04) add to the end of the existing sentence. “With the exception of roof overhangs of 12” or less in all zones except for the shorefront overlay district.” This will need to be made into language for Article 6.

James would like to work with Les going forward – to figure out the setbacks for lots that are on three streets. Linda suggested that the work on that should begin around September.

3. Short-Term Rental Applications - none
4. Public Comment – no public present
5. Other Business that can properly come before the board. – Bobbie spoke about last year – we said we were going to start discussing affordable housing. She feels that we need to be talking about that. We are an aging community and we need to start attracting young families. We are losing the younger folks.

Anne asked if there is going to be a start to updating the Master Plan. We will need money to do a survey. In the past, the expense to the Town was for the mailing. Volunteers could do the work on the survey, the Town would need to print and mail. An electronic survey is suggested.

Mr. Rafferty spoke about housing – there is nothing affordable any more. There is no city water or sewer here. It is too expensive to do here.

Brian asked about the Capital Improvement Plan – this would be a follow up to the Master Plan.

January 15, 2026 at 6:30 pm will be the next meeting.

Brian made a motion to adjourn at 7:21 pm, James seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary