

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

Freedom Zoning Board of Adjustment: **December 16, 2025**

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

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

Public: None

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

Karl Ogren made the motion, seconded by Denny Anderson, to approve the meeting minutes of the November 18, 2025 meeting. All were in favor. APPROVED.

The following applications will be heard:

Application 40-1-1-25 Arianna & Ryan Wilson

Applicant wishes to construct a new patio and stairs onto existing home.

Applicant is requesting the following:

Variance Article 3 Section 304.5 Table – Side yard/Rear Setback

Special Exception Article 3 Section 304.6.3 - Erosion Control

Property is located at 85 Packard Dr.

Map 40 Lot 1-1

PUBLIC HEARING

Application 40-1-1-25 Arianna & Ryan Wilson

Applicant is requesting to withdraw without prejudice.

Public/Abutters: None

**Karl Ogren, motioned to Approve the Withdrawal request, Craig seconded. All were in favor.
APPROVED 5-0**

PUBLIC MEETING

Board spoke about looking into how many continuances will be allowed before renoting or ending an application. Board would like to amend the Rules of Procedure to match the Planning Board.

Anne had provided two drafts for review, creating separate applications for each ZBA request. (Special Exception, Variance). The board reviewed and made suggestions/edits. Anne will make these corrections and submit for review at next 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 8:45 p.m.

Respectfully Submitted,
Lindsay Pettengill
Recording Secretary