

TOWN OF FREEDOM

A **PUBLIC MEETING and PUBLIC HEARING** of the
Freedom Planning Board will be held on
Thursday, January 15, 2026
at 6:30 p.m. at Freedom Town Hall at 16 Elm St.

Public Meeting

The meeting was called to order at 6:30 pm by Melissa Florio. Present are: Melissa Florio, James Guido, Les Babb-Selectboard Rep., Bobbie McCracken, Roberty Rafferty, Brian Taylor-Alternate, Anne Cunningham-Alternate, Jane Davidson

Brian Taylor is seated for Melissa, for the continued discussion of the ordinance changes started in December.

Anne Cunningham is seated for Linda.

Absent: Linda Mailhot, Darwin Moulton-Alternate

1. Review and approve minutes of the December 18, 2025, Planning Board meeting. – James made a motion to approve, Brian seconded. APPROVED

PUBLIC HEARING

2. Gather Public Input on Proposed Zoning Ordinance Changes Ballot Language and Vote to Put Changes on the Ballot:
The public hearing was opened at 6:32 pm.
 - *Are you in favor of the adoption of Amendment 1 as proposed by the Planning Board for the town's zoning ordinance as follows: Amendment 1 revises Article 3 "DISTRICTS AND DISTRICT REGULATIONS," Section 304.6 to authorize the Town Zoning Officer to approve erosion and sedimentation control plans on projects which require no other ZBA action and to remove.*
 - *Are you in favor of the adoption of Amendment 2 as proposed by the Planning Board for the town's zoning ordinance as follows: Amendment 2, pursuant to RSA 674:16, revises Article 24 "DEFINITIONS," Section 2402 to update "family, unrelated" and add Sections 1108.1 and 1108.2 to Article 11 "RESIDENTIAL USES" to limit occupants per bedroom, ensure septic systems can support dwellings with more than four occupants, and update parking requirements in accordance with updated "family, unrelated" definition.*
 - *Are you in favor of the adoption of Amendment 3 as proposed by the Planning Board for the town's zoning ordinance as follows: Amendment 3, pursuant to RSA 674:16 and :72, revises Article 11 "RESIDENTIAL USES," Sections 1102.1.6 and 1103.2.4 to update parking requirements for elderly/senior independent and group residences and updates Article 10 "OFF-STREET PARKING REQUIREMENTS," to reflect revised Sections 1102.1.6 and 1103.2.4 and*

reduces parking requirements for single and multi-family dwellings.

- *Are you in favor of the adoption of Amendment 4 as proposed by the Planning Board for the town's zoning ordinance as follows: Amendment 4, pursuant to RSA 674:77 and :78, revises Article 3 "DISTRICTS AND DISTRICT REGULATIONS," Table 304.4, to make "multi-family housing" a permitted use in the Town's Residential/Light Commercial District.*
- *Are you in favor of the adoption of Amendment 5 as proposed by the Planning Board for the town's zoning ordinance as follows: Amendment 5 revises Article 11 "RESIDENTIAL USES" by repealing the text of Section 1104 in its entirety and replacing it with accessory dwelling unit regulation pursuant to RSA 674:71 - :73 and additionally prohibits accessory dwelling units associated with multiple-single family dwellings attached to each other and limits the size of accessory dwelling units to two (2) bedrooms.*
- *Are you in favor of the adoption of Amendment 6 as proposed by the Planning Board for the town's zoning ordinance as follows: Amendment 6 revises Article 3 "DISTRICTS AND DISTRICT REGULATIONS," Section 307.2 to allow 12" or less roof overhangs to project into a lot's minimum yard area in all districts except the Shore Front District.*

Melissa gave an overview of the ordinance change proposals. Jane noted that Jim wanted an acre or less for the overhang in amendment 6. Anne notes the expression "minimum yard area" is not used in any of our ordinances. The way it is worded now is not what we voted on. The language that was approved at the last meeting was to add a statement at the end of an existing phrase. A special hearing would have to be held if changes are made. Dates for the special hearing were discussed. Les suggested adding the word setback to the phrase minimum yard area. James feels that this is acceptable. Les states that if changed, it will read "lot's minimum yard setback area".

Public comment was opened at 6:48 pm. Public comment was closed at 6:49 pm.

- Anne clarified that the problem we are trying to solve is to measure the setback from the foundation and not the overhang. James agreed with that statement and gave an explanation. Anne feels that "roof overhangs to project into any lot's setback" would do what is needed. Anne is ok with saying to project into "any lot setback". Remove minimum yard area and replace with setback. Les made a motion to make change this to read - *Amendment 6 revises Article 3 "DISTRICTS AND DISTRICT REGULATIONS," Section 307.2 to allow 12" or less roof overhangs to project into a lot's setback in all districts except the Shore Front District.* James seconded. APPROVED

Amendment one – James made a motion to approve, Bobbie seconded. APPROVED 7-0-0

Amendment two – Bobbie made a motion to approve, Jane seconded. APPROVED 7-0-0

Amendment three – Brian made a motion to approve, Jane seconded. APPROVED 7-0-0

Amendment four – Robert made a motion to approve, Jane seconded. APPROVED 7-0-0

Amendment five – Bobbie made a motion to approve, Brian seconded. APPROVED 7-0-0

Amendment six – James made a motion to approve as amended, Robert seconded. APPROVED 7-0-0

3. Design & Final Site Plan Review for Camp Cody, located at 9 Cody Rd, Tax Map 21 Lots 1& 1-1:

- Construct outdoor dining area and walkway
- Deck expansions for previously approved cabins
- Construct storage building on existing paved surface that was once the hockey rink

James Hayden, Verdantas, is here to present. Proposed improvements were discussed. They are looking to move the concrete pad that was previously approved. Anne notes that the proposed concrete pad is twice the size of the previous approval. James pointed out that on sheet 2 it is the same size as previously proposed. The slab was not previously installed. Applicant wants to change a gravel area to pavers. This becomes impervious, but is within the shoreland district. The State has replied that it does not need additional approval. Sheet 3 shows the counselor cabins – stoops and additions were previously approved. They would like to make a deck to enlarge the stoops.

Anne spoke about the lack of buffer in that area for the past ten years. She would not agree to expand any more on the cabins until there is a wooded buffer that she can see. Anna Gross from Camp Cody assures the Board that there is a plan for a substantial buffer. The waiver they requested for landscaping only applies to the work area around the cabins, not the wooded buffer along the road that Anne is speaking of.

Les asked if septic approval was received. It was sent to the chair and the town email. It was approved on the count of people, not on bedrooms or building size. James stated that this is a residential youth camp so the numbers are applied differently, on a per person basis.

Anne spoke about a memory that there are counselors with families, and the camp needs to provide housing for them. The septic approval in the way back has a different head count. Regulations speak about 40 gallons per person per day. James asks how the counts were calculated. Jane also has a question about the occupancy of the cabins. Les spoke about the conditional approval was based on an approval for the septic for the additional bedrooms. James would like to see what was sent to the State and what was sent back.

James asked about the dining hall – is it for present campers or will it be used for other activities. It is a dining area, and will be under their white tent. Brian asked if the concrete slab will be strong enough to support a future structure. It is not being designed for that. Mr. Rafferty wants to be sure that if the additional slab is installed, there will be something in place to prevent them from installing the previously approved slab. Mr. Hayden noted that there is a note on the approval that it will not be installed if the new location is approved. Les still feels that the conditions were never met for the existing cabins. Anne would like to know what was actually asked of DES.

A building is being requested at the existing hockey rink, as well as another move of the dumpsters. The proposed building will have a “convenience bathroom” in it. Electrical will be tied into the existing electrical service in the parking lot. Water will come from an existing well. The line will be drilled under the wetlands. The Board approved a building in that area previously, but that is not going to be built. This new building will take the place of the one that was previously approved. The proposed building is larger than the previously approved. DES approval is not needed, and James provided documents to support that. Jane asked about the drilling under the wetlands and how it was not going to affect them. James gave an explanation of how the process works. Brian is curious about where the doors are and how it will be affected by vehicles, dumpsters. Anna Gross showed how things will work on the plans. Jane asked how tall the building will be. It will be approximately 22’ tall to the peak. Jane is concerned about the visibility of this building from Ossipee Lake Road. The building will be used for storage. The setback from the road to the front of the building is at least 200’, likely 250-300’. Anne commented that if the design for the building has been done, it would have been good to have it in the packet. The Fire Chief will need to review this. Mr. Hayden noted that this is a metal building. It will have heat to keep the rest room from freezing. Anna Gross notes that it will likely be a green building. It will match the existing style of the camp.

Public comment was opened at 7:47 pm. No public comment was offered. The public comment was closed at 7:48 pm.

Jane has reservations because trees have been requested in the past (many years) and they have not been planted. Anna Gross – representing Camp Cody - stated that there is a plan. Their focus has been on planting along the area where this building will be going. She noted that a condition of approval for a specific number of trees in the area of the cabins would be an option.

Melissa added in that the Fire Chief asked if there will be sidewalls on the dining area, and what will be stored in the storage area. There may be equipment with gasoline in the storage area. Correspondence was received from the Zoning Officer regarding State approval for the drain pipe. He would like a complete and clear understanding of how this will be addressed prior to any further construction. He also has a concern about a bridge that is being constructed. It was on a plan that was approved in 2018. The plan of action is that when the construction of the other activity buildings take place, the drains will be part of the process. The discharge will go into riprap. The foundation drain is not a continuous flow. A DES Shoreline permit was presented.

Public comment was reopened at 7:56 pm.

Sharlene Cahill – concern with a pipe that has eroded their beach and damaged their property. Is the intention to re-route the drain? Will the next three buildings be part of that?

David Cahill – with the ground frozen, nothing is going to come out. 3 additional buildings into the riprap area. Why can't that area be riprapped first? It should be directed toward Cody's property. A project on their property is waiting for electricians at Cody. Mr. Hayden stated that the intent is to do the riprap before the other buildings. Mr. Cahill would like it to be done before the spring.

The public comment was closed at 7:59 pm.

Mr. Guido would like Camp Cody to fix the problem and correct the damage.

Jane is concerned about a big building that does not go along with the town's rural character. Brian did the site walk at the location. It is pretty buffered from the street.

The checklist was reviewed. Mr. Hayden spoke about where to locate the information requested.

There is no regional impact.

Third party review is not requested. Mr. Guido made a motion to not have a third-party review, Mr. Rafferty seconded. APPROVED 7-0-0

Melissa noted that we need additional information - DES permits, info from Brian, Chief Cunio, landscape buffers, plan for stormwater/riprap, rural character in the town. Bobbie has concerns about the buffers that have been requested for years. Brian spoke about the possibility of meeting with Green Mountain Conservation Group. Anna Gross informed the Board that she has been working with someone from the State, and there has been planting done in that area. Melissa asked about a statement about well drained soil, and where erosion control should be installed if it becomes necessary. She would like to see this going forward, especially for the neighbors. Les asked if the dumpsters can be moved to the other side of the building as they are currently being moved closer to the lot lines. James Hayden indicated that they have truck moving abilities in CAD, and they can look at other options. Les asked if there is a natural buffer, and Mr. Hayden explained that there are quite a few mature trees in the area. Les also spoke about having a wooden floor in the dining area, and he understands the reasoning for the concrete pad.

Were the informational requirements met? Anne feels that the requirements were met, but she does not feel ready to move this application along as there are still so many questions. Les is concerned that the trees are not shown on the plan. One of the conditions would be that the buffer remains as is, and would like it shown on the plan and some photographs of the existing area.

James would like maple or pine trees where the cabins are. Anna Gross requested spruce as those are what have survived there.

Bobbie made a motion to postpone this until the next meeting. She does feel that the conditions were met but there are too many conditions to move on to site plan review. James seconded. APPROVED 7-0-0

PUBLIC MEETING

4. Short-Term Rental Applications

Sullivan – 223 West Bay Road – A motion to approve with no comments was made by Jim, seconded by Bobbie. APPROVED

Danielson-Costa – 30 Milford Ave – A motion to approve was made by Jim, seconded by Bobbie. APPROVED

Jackson – York Lane – A motion to approve with no comments was made by Jim, seconded by Bobbie. APPROVED

5. Public Comment – no public present

6. Other Business that can properly come before the board. – This is Bobbie's last meeting with us.

7. A motion to adjourn was made by Jim at 8:29 pm, Jane seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary