

TOWN OF FREEDOM

A **PUBLIC MEETING and PUBLIC HEARING** of the
Freedom Planning Board will be held on
Thursday June 19, 2025
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 Linda Mailhot. Present are: Linda Mailhot, Melissa Florio, Brian Taylor-Alternate, Robert Rafferty, Jane Davidson, James Guido, Les Babb-Selectmen's Rep., Bobbie McCracken
Anne Cunningham is absent.

1. Minutes – Review & approve minutes of the May 15, 2025, Planning Board meeting. Section 2 – 3rd line up, Les Babb made a motion to deny the request for a continuance. Section 3 – last line – change have to require. Page 2 – Security bond line – shall be provided. Remove remainder. Melissa made a motion to approve as amended, Bobbie seconded. APPROVED

PUBLIC HEARING

Melissa made a motion to reverse the order of the agenda items 2&3, James seconded. APPROVED unanimously

3. Subdivision Regulations – Review proposed amendment – Linda reviewed the proposed changes. Clarifying with language from the RSA. Mylar requirement is being removed, then put in a separate #8. Adding language for information requests, define sketch plan. Fix some numbering errors.
The public hearing was opened at 6:42 pm. No public comment was received. The hearing was closed at 6:42 pm. James made a motion to approve the changes, Jane seconded. APPROVED unanimously
2. Application for Major Subdivision – Concetta & Michael McAlister – 159 Burnham Rd; Tax Map 12, Lot 35
- Subdivide current 57.63 Acre lot into 4 lots
David Eckman is presenting. Parent lot will be approx. 28 acres. Other lots are 10, 12 and 5 acres. A waiver is requested for wetland mapping to the back of the lot. Mapping was done for the front. Wetlands symbol is not shown on the legend, needs to be added. Jonathan Chase property – the road is not shown clearly. Messages have been left for the road agent, no connection has been made yet.
Public comment was opened at 6:53 pm. Paul Wheeler asked to look at the map. No comments were received. The hearing was closed at 6:55 pm.
Les asked about the road frontages of the lots. Mr. Eckman showed on the plan that the information is listed. Jane asked about page 3 – existing woods trail – is it public or private? It is private.
Design Review Criteria was reviewed. Mr. Eckman explained where the information was shown.
Regional impact – A motion that it does not impact regionally was made by Bobbie, seconded by James. APPROVED unanimously
3rd party review – A motion to waive the 3rd party review was made by James, seconded by Melissa. APPROVED unanimously
A motion that the design criteria has been met was made by Melissa, seconded by James. APPROVED unanimously
Information Required on Final Plat – the checklist was reviewed. Mr. Eckman provided the sheet numbers where the information can be found. Brian asked about boundary markers. They are to be set after approval, and will be shown on the final mylar. Brian expressed concern that underground utilities may be a challenge. Les asked if there is a note about the utilities required underground. It can be added. Les would like that added. Waiver requested for drainage requirement, submitted at this meeting.

Waiver requests – 6.2.3.18 – drainage analysis, etc. – James made a motion to approve, Les seconded.

APPROVED unanimously

Partial 6.2.3.2.24 – soil and wetlands delineation – partial waiver requested. James made a motion to approve, Bobbie seconded. APPROVED unanimously

Public hearing was opened at 7:31 pm. No comments were received. The hearing was closed at 7:31 pm.

Determine application as complete – A motion to accept as complete was made by Jane, seconded by James.

APPROVED unanimously

Section 7 criteria review – criteria was reviewed and has been addressed. Plan note will be added re: underground utilities. Les recommends having fire chief review for comments or concerns in the future. Melissa spoke about road agent approval for driveways. Wetland legend needs to be added to plans.

James made a motion to approve the major subdivision subject to wetlands delineation being added to the legend, call out the driveway across the street and a note about underground utilities. Bobbie seconded APPROVED unanimously

PUBLIC MEETING

4. Short-Term Rental Applications

5 Fife and Drum Way – Roach – Anne has reviewed and sent forward to the Planning Board. Jane has a question about where the fire extinguisher is located. Melissa had a concern about a 2-bedroom septic approval and numerous beds in the location. Linda will research the NH number for amount of people allowed per bedroom. Brian asked about smoke alarms and CO alarms. Bobbie made a recommendation to forward to the Selectmen, Melissa seconded. APPROVED unanimously

396 Huckins Rd – Beckwith – Anne has reviewed and sent forward to the Planning Board. Melissa recommended sending forward to the Selectmen. Robert seconded. APPROVED unanimously

5. Public Comment

6. Other Business that can Properly Come Before the Board – Darwin Moulton is recommended as an alternate to the Planning Board by Linda Mailhot. (term ending March 2026). A motion to appoint was made by Melissa, seconded by Jane. APPROVED unanimously

Brian would like communications that come to the Board to be distributed to everyone on the Board. He also spoke about short term rentals and whether the Planning Board can be taken out of the loop. The Planning Board cannot be removed.

Jane would also like copies of all emails and correspondence.

A motion to adjourn was made by Bobbie at 8:07 pm, seconded by Melissa. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary

