

TOWN OF FREEDOM

A **PUBLIC MEETING** of the
Freedom Planning Board will be held on
Thursday, April 16, 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, Linda Mailhot, Robert Rafferty, Brian Taylor-Alternate, Darwin Moulton, Les Babb-Selectboard Rep., Sara Butterfield-Alternate, James Guido, Jane Davison

1. Review & Approve Minutes of the 03/19/2026, Planning Board Meeting – Linda made a motion to approve, Mr. Rafferty seconded. APPROVED unanimously

Public Hearing

2. Site Plan Review for G.W. Brooks, located at 362 Eaton Rd, Tax Map 8 Lot 17-2:
 - Excavate 60' x 80' area to install and erect a steel garage building – Dave Cribbie is here to present the application. This is to build a new building on the property. Jane notes that there is a typo – it should read Morrow, not Marrow. Gable ends of the building will face toward the road. There will be two garage doors and an entry door facing Route 153. It will be 22.5' tall at the center of the roof. Linda requested elevation plans.
 - Public comment was opened at 6:35 pm. No public comment was offered. The public comment session was closed at 6.:36 pm.
 - The checklist was reviewed. The first item (6.1.2 site location map) is not shown on the plan, a waiver was not provided with the application, but was filled out during this meeting. Linda made a motion to approve the waiver, Darwin seconded. APPROVED unanimously
A waiver was submitted for site survey section (6.1.2), 4' contours are shown. 2' contours are available if needed. The information needed is shown. Topo map is present. Measurements, etc. is in the exhibit packet. There are no easements on the property. There is a former town road subject to bars and gates. The stone wall is on the edge of that road, not the edge of the property.
A motion that 6.1.2 requirements have been met including the waiver that was approved was made by Linda, seconded by Darwin, APPROVED unanimously

Linda made a motion that this project does not have regional impact, Mr. Rafferty seconded. APPROVED unanimously

Linda made a motion to waive the third-party review requirement, Jane seconded. APPROVED unanimously

6.1.3 and 6.1.4 – items were reviewed to check that they were present on the plans. There is no surveyor seal on the plan. A motion to accept the waiver for 6.1.4 preparers name seal and address was made by Les, seconded by Mr. Rafferty. APPROVED
Abutter – spelling correction needed. Book and page is not listed on the plat. It is provided in the packet (Exhibit A).

Entire property is in the light commercial district. Not shown on plat but is provided in Exhibit B.

Contours are at 4'.

Utilities were pointed out on the plan.

Life Safety Code requirements – there should not be any because it is storage and it is under 20k sq. ft. so there is no need for sprinklers, etc.

Public comment was opened at 6:56 pm. No public comment was received. Public comment was closed at 6:57 pm.

A motion to accept as complete with waiver received, name correction, adding registry information for abutters and zone information was made by Darwin, seconded by Jane. APPROVED unanimously

The checklist was reviewed. The Board offered no concerns about these items.

A motion to approve the site plan application with the previously stated conditions and waiver was made by Mr. Rafferty, it was then withdrawn.

Les asked what the conditions are. Waivers, correct plat with abutter name Morrow not Marrow, add registry info for abutters, add zoning district on the plat. Les would like Fire Chief review and that all construction is approved by the Zoning Officer/Building Inspector. Those items will be added to the conditions of approval. Mr. Rafferty made a motion to approve with conditions noted, Les seconded. APPROVED unanimously.

Public Meeting

3. Short-Term Rental Applications – none for this meeting. There will be some for next month.
4. Public Comment – no public is present.
5. Other Business
 - FAC Appointment – 1 year appointment – Mr. Guido is willing. Les made a motion to appoint Mr. Guido as FAC rep., Jane seconded. APPROVED unanimously
 - Rules of Procedure – must be signed by members.
 - Mt. Washington Valley Housing Coalition – May 1 (8:30-noon) meeting in Ossipee. There is a fee from NH Housing, but if it is a barrier there is assistance. The Planning Board has a small education budget.
 - Lindsay is updating the Zoning Ordinances on the web site.
 - Linda noted that the checklist did not have item 30 – elevations on it.

Les made a motion to adjourn at 7:11 pm, Linda seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary