

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

Freedom Zoning Board of Adjustment: **April 28, 2026**

Present: Chairman Scott Lees, Karl Ogren, Daniel Footit (A), Bryan Fontaine Building Inspector/Zoning Officer, Lindsay Pettengill Recording Secretary

Absent: Vice Chair Craig Niiler, Dennis Anderson, Peter Keenan, Anne Cunningham (A), Tim Cupka(A), Scott Pettengill (A)

Public: Larry & Debbie Foss, Kate Foss, Ben Delorge, Ryan Fowler, Timothy Phoenix, Sue Hoople, RA Oram, Paule Elie

Chairman Lees called the meeting to order at 7:00 p.m.

Chairman 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 Daniel Footit, to approve the meeting minutes of February 24, 2026. All were in favor. APPROVED

Chairmen Lees notified the applicants that Daniel Footit (alt) would be sitting on the board to make it a 3 person board. The applicants were notified that they can request to be heard by a 5 person board at another time if they so choose.

The following applications will be heard:

Application 26-11-1-26 Laurence & Debbie Foss`

Applicant wishes to replace existing walkway from existing home with permeable pavers, build second-floor on existing garage, adding 2 bedrooms, 1 bathroom, living room, kitchenette, 6' outdoor deck, and exterior staircase for ingress and egress.

Applicant is requesting the following:

Variance Article 9 Section 906.2 – Side yard/Rear Setback

Special Exception Article 3 Section 304.6.3 - Erosion Control

Property is located at 358 Pequawket Trail

Map 26 Lot 11-1

Application 23-44-26 Charles & Heidi Sargent

Applicant wishes to construct addition off the side of the house.

Applicant is requesting the following:

Variance Article 3 Section 304.2 Table– Side yard Setback

**Property is located at 10 Maple St
Map 23 Lot 44**

PUBLIC HEARING

Application 26-11-1-26 Laurence & Debbie Foss`

Tim Phoenix - Attorney, Ryan Fowler – JVA Survey Firm came before the board representing the Foss application. Due to the 3 member board, Tim is inclined to wait but does not want to only come back to have 3 members again.

Procedural question – originally did not think erosion control was needed so did not include it in the application, however it is.

Would like to request a continuance.

Abutters/Public: Kate Foss and Ben Delorge. No comment at this time.

Board Discussion:

- Full Size Plans requested

May 26th meeting – deadline May 11

Chairman Lees, motioned to Continue this application to the May 26, 2026 meeting at 7pm. Karl Seconded. All were in favor. APPROVED 3-0

Application 23-44-26 Charles & Heidi Sargent

Charles Sargent came before the board requesting a variance to add an addition onto his home.

- Family Expansion – son returned from the Navy and older son recently engaged also. –
- Charles now works from home, current office is in an upstairs bedroom but now in a loft when son came home.
- More space is needed.
- This addition will create more living space and open the garage for additional space.
- Looking from roughly 6ft on one side and 5ft on the other. Dimensions include the overhang.

Board Discussion:

- 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.
- 1 story no bedroom being added, full foundation under for storage.

Abutters: none present

Public: none wish to speak

Variance from Article 3 Section 304.2 Table

1. 3-0 Motion Carried

2. 3-0 Motion Carried

- 3. 3-0 Motion Carried
- 4. 3-0 Motion Carried
- 5. A. 3-0 Motion Carried
 - i. 3-0 Motion Carried
 - ii. 3-0 Motion Carried

Conditions:

- 1. *Per Plan titled Site Plan 10 Maple St. Dated February 2026.*
- 2. *Shall be a 1 story addition on top of full foundation.*
- 3. *Will not increase the number of bedrooms in the home.*

Findings of Facts:

- 1. *1 story addition with full foundation*
- 2. *Will not have a bedroom. It is a sunroom*
- 3. *5.4 ft of relief to foundation*

**Chairman Lees, motioned to approve the Variance Article 3 Section 304.2 Table. All were in favor.
APPROVED 3-0**

PUBLIC MEETING

Scott stated that the Rules of Procedure Vote and discussion on the Application revisions would take place at the May meeting when more of the board is present.

Anne and Scott P – Terms expired – All in favor to reappoint. Lindsay to notify BOS to reappoint 3 year terms.

Update application to 15 copies of Shoreland Apps and all Apps to require Full Size Plans.

FCC Members present:

Oram thanked us for looking to give FCC full size copies.

Sue – not always are there any revisions in the revision block.

Scott requests FCC email the board with the updates to the application they request

Sue – Process question – shorefront and adding new septic, mutually exclusive use do we have a definition of a mutually exclusive case to use a seasonal camp cafeteria to be used as a restaurant. Freedom approved septic and state approved it but no boards had chance to approve.

Definition is not in our Zoning Ordinance-

Not allowed to talk about any application outside of what is before us.

FCC letters on applications are heard if received in time for the meeting.

There being no new business to come before the Board, the Motion by Scott, seconded by Karl that this meeting adjourns; Motion passed unanimously.

The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,
Lindsay Pettengill
Recording Secretary