TOWN OF FREEDOM

PUBLIC MEETING

Freedom Planning Board
Thursday, September 17, 2026
at 6:30 p.m. at Freedom Town Hall,16 Elm St.

The meeting was called to order at 6:30 pm by Melissa Florio. Present are: Melissa Florio, Robert Rafferty, Brian Taylor – Alternate, Sara Butterfield - Alternate, Les Babb-Selectboard Rep. Jane Davidson (6:31 pm) Darwin Moulton (6:38 pm)

Linda Mailhot, James Guido are absent.

Brian is seated for Linda, Sara is seated for James Guido.

Public Meeting

• Review & Approve Minutes of the August 20, 2026 Planning Board Meeting. – Bob made a motion to approve, Les seconded. APPROVED, Brian abstained.

Public Hearing

• Minor Lot Line Adjustment: Ralph D. Floria Revocable Trust; 150 Shawtown Rd; M6 L7-12 & 7-13

Jane Davidson recused herself as she is an abutter to this application.
Chairman Florio explained the requirements for the application to meet the requirements.
Applicant chose not to make a presentation.
Les Babb – what is the road frontage for Lot B on Shawtown Road?
Lot A will have the house on it. B will be just the land.
Is there any mortgage involved with either piece of property? Not required for boundary line adjustment.
What is the setback of the house on lot B from the south corner of the house to the new property line? Applicant states it is just under 37 feet.
Currently the house sits on 2 lots.
The public comment was opened at 6:44 pm.
Jane Davidson has a question about removing the property line. The application looks like a boundary line adjustment, but isn't this a subdivision?
Les explained that there are two lots now, and the lines are moving. This is a boundary line adjustment.
Jane asked about splitting a piece of land into two lots – is that a boundary line adjustment. No, this is currently two lots and will remain as 2 lots.
The public comment was closed at 6:47 pm.
Mylar needs to be submitted to the office within 30 days of the decision.
A motion to approve the boundary line adjustment was made by Les, with the condition of receipt of the mylar within 30 days. Brian seconded. APPROVED unanimously

Applicant states that the mylar has already been submitted.

Les made a motion to authorize Melissa to sign on behalf of the Board, Brian seconded. APPROVED unanimously

• **Subdivision: Sullivan Subdivision; West Bay Rd and Ossipee Lake Rd M7 L4**

Public Meeting

Brian Taylor recused himself from this hearing.

Melissa asked the agent if this is going to be a final review submission. He stated that he intends to explain this in his spiel, but yes.

Eric Salovich, Timothy and Nerine Sullivan are here on behalf of this application. The parcel is just under 18 acres in size.
Eric explained there is a section of the lot (northeasterly corner) is within the flood line. All proposed development is outside of that.
Wetland areas are shown on the plan. All wetlands are along the easterly boundary line. Wetland impact buffers for septics are shown on the plan.
Topo survey is complete, 2' intervals are shown.
They are asking to go to final review – their understanding that a 3rd party engineer is brought in when engineering review is required. This application has ample frontage, fits the character of the neighborhood.
Les asked about the wetlands shown in 4-3 and 4-2 and if they are included in the calculation of the lot size. No, they are not. He explained that all lots are over the 2 acre requirement.
Soils are good for leaching systems. State subdivision approval application has been submitted, they expect approval within a couple of days. There are 2 test pits per lot. There is no proposed development plan for buildings or driveways at this time. Proposed houses and driveways are shown on the plans. All lots are conforming lots. Eric stated that the only thing that has not been submitted are the final mylars. Final mylar will have the monumentation that is set on it.
Darwin asked about lot 4-2 (bordering Ossipee Lake Road) – this one does not show a designation for a driveway. There is an existing driveway cut coming off from Ossipee Lake Road. Darwin is concerned that this is a driveway on a blind curve. They have an engineered plan with approved sight distances. Darwin also asked about all the other lots showing frontage on West Bay Road, when there is easy frontage on West Bay for the lot that is currently showing a driveway on Ossipee Lake Road.
Copies of the signed and stamped plan for sight distances were distributed to the Board.
The road agent also viewed the sight distance plan.
Scott spoke about this being brought to a head a couple of years ago and that there was not ample sight distance. The town requires 350' – he only found it to be 315'-320'. He has a concern about the amount of traffic on that road. The Selectboard did not grant the driveway there due to the sight distance.
Melissa noted that this application was reviewed – lot 4-1 as proposed is not approved, as well as lot 4-2 not being approved.

The Road Agent sent correspondence. It is suggested that lot 4-1 use West Bay Road, and for 4-2 to have a right of way across lot 4-1. Eric noted that there is potential that the driveway could be relocated, but a 30' driveway easement across lot 1 is a reasonable and logical solution. Scott noted that only one driveway is allowed for each lot.
Bob asked if they are agreeing to install a 30' easement. Yes. They will monument the easement, perhaps over lots 4-1 or 4-3. This could be added as a condition of approval to the subdivision.
Jane wants to know if the current driveway will be blocked off. It is currently gated.
Darwin asked if they are saying they are going to put in the easement for lot 4-2, and the driveway for 4-1 will be moved to West Bay Road. Eric agreed with what Darwin has said. State subdivision approval has been applied for. They did not do septic designs. Due to the soils out there, the State should approve the layout as it is, within the next week or two. State approval will be shown on the mylar.
Average slope is listed on the lot size. Lot 4-2 is the only lot that comes close. These numbers come out of the Carlson Survey. Areas have been reduced from the lot total per the regulations.
Melissa asked about an erosion control plan. They believe that it is only required for roads. They do not have any erosion control plans.
Melissa spoke about multiple easements that are on the deeds, but are not on the plans. She specifically referenced Book 251 page 117. Eric read it, and believes that it is regarding an infrastructure along the roadway, and not a utility.
Melissa asked for submittal of the wetlands report. The agent states that he will email it over tomorrow. The field sketch provided by the scientist shows the flags, which the surveyors located.
Melissa asked about the piece of land that they intend to gift to the Town, and explained the process that this will need to go through. Eric explained that Ossipee Lake Road used to travel straight, and was rebuilt at some point. When it was rebuilt, a very small portion of the land was left on the other side of the road. They felt that giving the land to the Town would give them a little more room for future maintenance at Square Brook. They can revert back and add that land to lot 4-2 if the Town prefers.
Les feels that we should go through the checklist to see if this is complete. He also asked how this was noticed. This is a major subdivision based on our regulations.
Jane would like to see a proposed driveway on 4.1 and a proposed easement on 4.2.
Les does not feel this is complete as it is. He likes the subdivision overall. He would like to go through the checklist.
The agent distributed a sketch of the driveways that Jane was concerned about.
The checklist was reviewed.
Items of concern:
Les would like a note that all utilities will be placed underground from the street.
Discussion was held regarding catch basins, etc. and being applicable when building roads. The roads exist, the soil is all sand.
Les would like a note that lots 4.2, 4.3, 4.6 and 4.7 use best management practices for water runoff during construction. The agent feels that silt socks would be appropriate at the top of the slope during construction.
Wetlands report – we do not have, it will be sent to us.
The sketch that was distributed tonight will suffice for easements shown.
Existing and proposed driveways will be added.

Public comment was opened at 7:53 pm.

John Wolter – abutter – asked if engineers have looked at wells, and what would be produced. He is across from Parcel 8, this winter he and two neighbors had issues with water, and they had to drill artesians. How will these 8 lots affect the water table?

Donna Famiglietti-Dolan – abutter – likes the layout. She is concerned about clear cuts. There is a lot of wildlife and animals there. Maureen – property owner – they are selling it just as it is. It was selectively logged 15-20 years ago. If you look at the properties, you can see how you can weave a driveway in and keep all the beautiful trees. Donna also has a question about the legend – what is NETCO8 – is that a telephone line? That would be New England Telephone and Telegraph Company.

Robert Mullen – 85 West Bay – Jim Rines surveyed his property when he bought it. He could not find those two bars- would it be possible to show them to him? They should be flagged now, with orange flagging on it. He will ask for extra flagging when they do the monumentation.

The public comment was closed at 7:59 pm.

A motion to find the application as not complete was made by Les, seconded by Sara. Melissa reiterated the items that were concerns. Darwin requested that the Selectboard discuss the area that is potentially being donated to the Town before our next meeting. There is a process for that, but that would not hold up an approval by the Planning Board. APPROVED unanimously

The next meeting of the Planning Board is October 15 at 6:30 pm at the Town Hall.

Any concerns that the Board has after reviewing the plans should be forwarded ahead of the next meeting.

Les asked about the State approvals – how many bedrooms will there be. Eric will have the State approved subdivision for the next meeting.

• Public Comment - none

• Other Business – Sara gave a report on the MWV Housing informational session that was held last week. An additional event with Community Land Trust will be held Wednesday the 23rd of October at Ledge Brewing in Intervale from 5-8 pm. October 16 there will be an Annual State of Housing Breakfast –open at 8 am, at Tin Mountain in Albany. This is a free event – focused on policy, legislative updates at the State level.

Bob asked what is “affordable housing”. It is figured at 30% or less of your income going toward housing.
October agenda will be ZBA to go through concerns they have with the ordinances.

Lakes Region Planning Commission is going to digitize our maps for reduced cost.

Les recommends that if you are planning to do a meeting in Freedom, contact Kyle Thomas.

Brian made a motion to bring Anne Cunniungham on as an alternate. Jane seconded. This was not on the agenda for tonight, so it will need to be added to the October agenda. 2-5-0. Motion failed.

Bob followed up on Babcock, re: solar panels. Are they supposed to install a buffer? The natural buffer will grow, and they are not going to trim it below 6 feet.

Brian made a motion to adjourn at 8:26 pm, Bob seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary