

Freedom Planning Board Minutes
May 10, 2022

Present: Tyler Hadyniak, MaryAnn Bennett, Prentice Grassi, Peter Abello (remote), Palmer Pearson (remote)

Also present: Buck O'Herin, Graham Mallory

Tyler called the meeting to order at 7PM. MaryAnn read the April minutes aloud. The Board unanimously accepted them as written.

Tyler introduced Buck O'Herin of Montville and Graham Mallory of Jackson. The two are inquiring about Buck's intention to sell Graham and his business partner 18 acres on the Smithton Road. This parcel would be divided from a 257 acre parcel. The whole piece is designated as Map 2, Lot 7 on the town tax maps. The 18 acre piece would have approximately 150' of road frontage.

Because Buck sold another 10 acre parcel from this lot in January, 2022, this current division would require a Subdivision application as per the Freedom Subdivision Ordinance. Graham and Buck were in attendance in order to begin the application process.

Graham described to the Board their plans to develop the 18 acre piece into a working farm, which would include, eventually, a homestead. Buck relayed that his intention for this larger piece of land has always been conservation, and his willingness to sell these two lots is only because it is in keeping with his land use values. He intends to keep the remaining land intact and hopes to sell it to a Land Trust in time. Palmer suggested that Buck bring his plans in writing to the Planning Board at the next meeting.

For next steps, Buck agreed to look over the Subdivision Ordinance and begin to collect the application materials.

Next, MaryAnn brought up the idea of the Town adopting an ordinance to address the possibility of Solar Development in Freedom. She said that solar farms are much in the news and that towns are adopting ordinances to manage their development. She agreed to do some research and perhaps come up with a sample ordinance for the June meeting.

The meeting was adjourned at 8:10PM.

Respectfully submitted,
Prentice Grassi