

TOWN OF FREEDOM

A **PUBLIC MEETING** of the
Freedom Planning Board will be held on
Thursday, May 21, 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: Sara Butterfield-Alternate, Linda Mailhot, James Guido, Melissa Florio, Brian Taylor-Alternate, Jane Davidson, Darwin Moulton, Robert Rafferty.
Les Babb is absent.

Review & Approve Minutes of the 04/16/2026, Planning Board Meeting – Line 24 – tht should be that. No ‘H’ on Sarah. Linda made a motion to approve as amended, James seconded. APPROVED unanimously

Short-Term Rental Applications

David Bourget - 16 Abenaki Dr – James made a motion to recommend approval. Linda is looking for a report about the septic being in good condition, it does not appear to be there. She is also looking for something about an information packet that is normally left for the renters. James noted that the checklist only asks for an approved septic plan (or a report). Jane questions a smoke detector and Co2 detector. It is the same, and is noted on the application. Outstanding item is that they fulfill the requirement of posting the rules. Also note full release of window in the bedroom needs to be done. There is no date on the application. James made a motion to move forward to the Selectboard with these recommendations, Linda seconded. APPROVED unanimously

Richard & Kathy Carroll – 42 Old Portland Rd – renewal – proof of rentals last year was provided. No abutter list was provided. James made a motion to move forward to Selectboard, with a note about the abutter list. Linda seconded. APPROVED unanimously

New Heritage Builders, Inc – 16 Pine Landing Unit #1 – renewal – Linda abstained from this application. Get clear phone numbers. Meals and Rooms license number was not provided. Renewal application has a slot for NH Rooms and Meals – either remove if you’re not asking for it or enforce if it is needed. This property has never rented before, so there is no usage report. James made a motion to move forward to the Selectboard with comments, seconded by Robert. APPROVED with one abstention (Mailhot)

Erik Scheufele – 27 Sherwood Forest Way – question about person within the State authorized to accept service (says same, owner does not live in the State), and designated person to be on site within one hour. Selectboard should review this. James made a motion to forward to Selectboard with comments, Linda seconded. APPROVED unanimously

Robert Howland – 35 Abenaki Dr – number of people listed is 10 and should only be 8 per regulations. Verification of rental history is not present. No abutter list is present. Updated smoke/CO detector – photo is needed. Rooms and Meals license number is not provided. A

motion to forward to the Selectboard with comments was made by James, seconded by Linda.
APPROVED unanimously

Public Comment – open at 6:58 pm.

Bruce Howlett spoke about a short-term rental abutter that he has had since 2015. It is a 2 bedroom, listed for 8-10 people. Bachelor and bachelorette parties are held there. Bruce only has an email to someone in England. The guests throw trash in the road. He assumes they fall under the pre-existing use. What is his next step relating to the pre-existing conditions? Melissa explained that the all the rules must still be followed. She recommends taking these concerns to the Zoning Officer. Bruce is concerned about a lot of people around him that are renting that do not come in for a permit. Brian explained that Les Babb spoke to this topic at one of our meetings, he suggests directing the question to Les to find out what the town's position on this is. Melissa recommends contacting the police, Zoning Officer, and Selectboard. Robert recommends calling the police also.

Public comment was closed at 7:08 pm.

Other Business

Elevations has been added to item 30 – that has been fixed.

A new admin will be coming to the June meeting.

Event - Ossipee Town Hall on June 11 at 5:30 pm– peer to peer networking event for people involved in community planning. Current costs are approximately \$350 per sq ft.

Approve Secondary Signer – Linda recommended authorizing the chair to sign, and the secondary would be the vice-chair. James made a motion that the Chair be authorized to sign, then the Vice Chair, and if both of them are not available, to have authorization to contact any board member to sign if needed. Linda seconded. APPROVED unanimously

Jane has concerns about the situation at Wabanaki. The Planning Board does not have an application, so we will not be discussing it.

Linda made a motion to adjourn at 7:18 pm, Robert seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary