

**Town of Freedom
Selectmen's Meeting
Monday, July 20, 2026**

Present: Selectmen Les Babb, Alan Fall, and Gary Williams; Stacy Bolduc, recording secretary. The meeting was called to order at 6:30 p.m. at the Town Hall located at 16 Elm Street.

Absent: Alan Libby

Department Heads Present: Scott Brooks, Chief Cunio, Chief Laferriere

present: Sue Hoople, Jen Ulrich, Brian Taylor, Nancy Ritgar, Megan Broderick, Anthony Raynes, Maureen Raynes, Roberta MacCarthy

Meeting notes

Freedom Old Home Week Office Closure and Valor Quilts Presentation: Stacy discussed Libby's request to close the office on Wednesday, July 29th from 1:00 to 2:30 PM for the Valor Quilts presentation, a program honoring veterans, with mention of Robert Oram and James Brown as recipients and consideration of office staffing during the event.

Hazard Mitigation and Emergency Management Planning: Town members, including Stacy Bolduc, Rob Cunio discussed the upcoming schedule for hazard mitigation and emergency management planning, aiming to complete the plan by March 2027, with meetings to be scheduled in August and September and involvement of department heads.

Discussion included the need to update vendor lists, address any missing actions from the previous plan, and ensure that all relevant criteria are met. The process is expected to be less complex due to prior experience and the involvement of Jane Hubbard who done the plan in the past.

Driveway Permits and Private Property Access: The Selectmen reviewed driveway permit requirements for private property, including pre-existing driveways, substandard access points, new development, and temporary logging access.

The Board agreed that permit needs should be reviewed on a case-by-case basis, particularly when an existing driveway will serve additional development. Scott and Brian will review specific situations as needed.

Permits are required where a driveway connects to a Town road, especially when the access is substandard or associated with new development. The Board emphasized the need to maintain standards at public road connections.

Temporary logging access permits were also discussed. These permits are limited to temporary use and must meet applicable requirements, including culvert installation during operations and removal after logging is complete.

The Board agreed that building permits will not be issued until required driveway work is completed, consistent with other permitting requirements such as septic design approval.

Department Head Updates:

Fire-

- 17 medical aids
- 1 structure fire
- Mutual aid for woods fire.
- 1 report of odor propane
- 1 illegal burn
- 2 staged police standby/assist and 1 standby

Chief Cunio reported he has received a donation of a portable ventilator and video laryngoscope.

Chief Cunio also noted that while response times to scenes are adequate for Action Ambulance, the time spent on scene before transport is too long, often due to inefficiencies in preparing patients and equipment for transport. Chief Cunio has communicated concerns to the owner and new manager of the contracted ambulance company multiple times, but improvements have not been observed. The issue is recognized as widespread, not limited to a single provider. Other points emphasized was the need for in-route medical procedures to reduce on-scene time, sharing examples of effective practices and encouraging newer staff to adopt these methods. Also discussed was the status of temporary staffing measures, noting that a temporary basic truck was still in use beyond its intended period. The need for clear policy and adherence to expiration dates was discussed.

Next Steps and Chiefs Meeting: The issue will be brought up at the next Chiefs meeting to determine if other departments are experiencing similar problems and to coordinate potential solutions.

Police Department:

Corporal Cyr conducted a vehicle stop on Eaton Road that resulted in the discovery of marijuana and possible cocaine. The department followed appropriate search and evidence procedures. Chief Laferriere also introduced a proposed spike strip policy adapted from Wakefield's policy. Two donated spike strips will be placed in patrol vehicles once the policy is approved.

Chief Laferriere clarified that comp time is governed by the Fair Standards Labor Act and town policy, with no current cap on accumulation, and suggested the town could consider setting a limit if desired.

Cruiser 2 was dropped off for repairs and is expected to be back in service by Wednesday. The department is preparing for traffic control during upcoming Old Home Week events and a 5K race.

Highway-

Scott provided an update on recent road and culvert issues, including corroded culverts on Rice Hill. The affected culverts are scheduled for replacement in the next budget cycle. Temporary repairs are underway, and the necessary equipment has arrived.

Fuel Contract Strategy: The Selectboard agreed to wait a month before putting the fuel contract out to bid, anticipating that market conditions may stabilize and result in better pricing.

File Storage and DRA Audit Preparation:

The DRA auditor required an additional day to complete the review. All requested files were located, and letters will be sent to residents requesting updated tree farm plans as part of the audit process.

The auditor also asked about the Town's process for responding to right-to-know requests. Stacy explained the current approach and noted the related legal costs.

Plans were discussed to relocate seven four-drawer file cabinets containing assessing records to a new office location, with consideration given to structural capacity and prior storage concerns.

Conservation Commission Water Quality Monitoring and Reporting: Megan Broaderick on behalf of the Conservation Commission reported on water quality testing results. The Conservation Commission conducts annual lake and river testing in partnership with Green Mountain Conservation Group.

The testing shows that phosphorus levels are increasing in some water bodies, which may raise the risk of cyanobacteria blooms, including conditions observed at Danforth Pond last year. Conductivity levels, which may be affected by winter road salt, are also monitored.

Board members requested that this report and future reports include long-term trend graphs to better evaluate changes over time and guide resource allocation. Megan agreed to incorporate available historical data.

The Commission is also working with New Hampshire Lakes and local homeowners to promote stormwater management practices and other measures intended to reduce nutrient and pollutant runoff into local water bodies.

Questions were raised about whether the State would consider boating restrictions on affected ponds; however, current policy favors continued public access. The group also discussed challenges related to managing public facilities and portable toilets near lakes.

Nancy Ritgar — Danforth Bay Project:

Nancy Ritgar met with the Board to review the Danforth Bay project timeline. Grant requirements call for all work and accounting to be completed and submitted by September 15, with a final deadline of September 30. The Board discussed steps needed to ensure that purchases, documentation, and accounting are completed within the required timeframe.

Recent road washouts have delayed progress and remain a priority. Scott noted that he cannot guarantee the project deadline will be met, as road repairs must be completed before beginning additional project work and winter preparation will also be starting. Most materials are currently on hand, except for certain items such as EcoRaster. The Board discussed purchasing the remaining materials in advance to help satisfy grant requirements.

The Town is awaiting final federal approval for FEMA funding related to the June storms. The Governor's declaration is in place, and the State is awaiting presidential approval before funding can move forward.

The Board also discussed whether outside contractors could be hired within the grant budget and emphasized the need to document all in-kind contributions. The grant requires that work be completed and fully documented before reimbursement can be requested.

Public Comment:

Sue Hoople asked whether the Wabanaki CMA third-party review had been completed. Les responded that the Board would review the plan later in the meeting. He noted that CMA had reviewed the initial application, but an updated plan with additional detail regarding the proposed chambers is expected. Discussion followed regarding missing site plans referenced in the Bobrek report. Staff are working to obtain all necessary attachments and ensure that all plans are available as public records.

Sue also asked whether the drainage-history documentation she submitted had been provided to Bobrek for inclusion in the stormwater management review. Les stated that the Town is awaiting an updated plan that differs from the previously submitted version. Sue requested a copy of the site plan referenced as Attachment 1 in the Bobrek narrative. Stacy stated that all materials received had been forwarded to David Smith and Sue Hoople. Alan confirmed that the Town currently has two plans: the existing conditions plan and the stormwater management plan. Les asked Stacy to confirm with Bobrek that the updated plans will be delivered to the Town Office.

Maureen Raynes asked whether any permits had been issued since April and expressed concern that measurements shown on the existing conditions plan may not be accurate based on activity she had observed. Rob Cunio stated that no new construction had occurred at Wabanaki and that the only permits issued were for life-safety matters.

Sue asked whether CMA had issued any communication to the Board. Les responded that communication had been received but had not yet been reviewed by the Board and would be addressed later in the meeting. Anthony Raynes asked whether CMA had received updated plans that the Board had not yet received. Les explained that the Town had received a stormwater plan with calculations and had forwarded it to CMA. As the review was concluding, the Town was informed that an updated plan with more comprehensive stormwater management information would be submitted; however, the updated plan had not yet been received.

Maureen also asked why Wabanaki had not yet appeared before the Planning Board. Les responded that the application had been withdrawn from the Planning Board until all documentation is complete and accurate. He explained that the enforcement process involves compiling all plans and confirming compliance before resubmission. Les also noted concerns regarding the volume of correspondence sent to Board members and the potential for perceived bias if the matter proceeds to court. He stated that the

Town's attorney is satisfied with the thoroughness of the process and that the Town remains committed to transparency while following legal advice.

Sue Hoople stated for the record that she had provided documents from One Stop, registry materials, and copies of meeting minutes for transparency purposes.

Town Office Renovation and LCHIP Grant Application:

Alan Fall reported the final proposal for the structural assessment of the town office building is being submitted to the state for LCHIP grant consideration. Approval will allow the project to move forward with planning and bidding.

Plans for a public informational session were postponed, with the Heritage Commission to reschedule and continue keeping the public informed about the renovation project.

Follow-up tasks

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Freedom Old Home Week Office Closure: Coordinate and communicate the temporary closure of the office for the Freedom Old Home Week Valor Quilts event on Wednesday the 29th from 1:00 to 2:30 PM. (Town)

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Hazard Mitigation Plan Stakeholder Meeting: Send out meeting invites to department heads and stakeholders to schedule the first hazard mitigation plan meeting for August or September. (Town)

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Driveway Permit Policy Update: Review and implement the policy that building permits will not be issued until driveway completion, ensuring minimal changes and communicating with relevant contractors.

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Conservation Water Quality Reporting: Update the Conservation Commission's water quality summary to include longevity charts/graphs showing trends over the years and reshare with the board. (Megan)

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Grant Project Purchasing and Accounting: Purchase necessary materials for the grant-funded project and ensure all receipts and accounting are ready for submission to the state by September 15th. (Town)

Motion: Gary moved to enter nonpublic session at 8:00 p.m., pursuant to RSA 91-A:3, II(c) (Reputation). Alan seconded. Roll-call vote:

Babb: Yes

Fall: Yes

Williams: Yes

Motion: Les moved to return to public session. Alan seconded. Motion carried.

The Board reconvened in public session at 8:35 p.m.

Nonpublic minutes to be publicly disclosed: No.

Motion: Les moved to seal the nonpublic minutes pursuant to RSA 91-A:3, III because public disclosure would adversely affect the reputation of a person other than a member of the Board or render the proposed action ineffective for 2 years after litigation Alan seconded. Motion carried.

Roll call Vote

Les Yes

Alan-Yes
Gary-Yes

Action: Alan made a motion for Les to speak with Jeff Nicole regarding a complaint against the FCC, motion seconded by Gary; Motion carried.
Stacy will send the letter to the town council.

Motion: Gary moved to enter nonpublic session at 8:35 p.m., pursuant to RSA 91-A:3, II(l) (legal). Alan seconded. Roll-call vote:

Babb: Yes

Fall: Yes

Williams: Yes

Motion: Les moved to return to public session. Alan seconded. Motion carried.

The Board reconvened in public session at 8:55 p.m.

Nonpublic minutes to be publicly disclosed: No.

Motion: Les moved to seal the nonpublic minutes pursuant to RSA 91-A:3, III pending litigation, Alan seconded. Motion carried.

Roll call Vote

Les Yes

Alan-Yes

Gary-Yes

Action Items:

Stacy will notify Town Counsel that Camp Cody will be removed from the FCC agenda and ask whether further action is needed.

Stacy will respond to Nick Messina regarding whether a drainage analysis is required for the Wabanaki stormwater management plan.

Stacy will contact Jeff Nicoll to request his attendance at the August 3 Selectmen's meeting.

Freedom Conservation Commission:

The Board discussed the timely submission of Freedom Conservation Commission packets to allow Nicole sufficient time to prepare and distribute the materials. The packets are lengthy and require significant preparation time.

Updating the vendor list was discussed.

Payroll Manifest (week ending 7.15.2026): Approved

Accounts Payable Manifest (week ending 7/10/2026): Approved

Meeting Minutes (7/06/2026): Approved

Correspondence Reviewed or Signed

Item	Status
CMA Wabanaki Review	Continued
Mark Salvati email	Reviewed
Certification of Yield Taxes Map 3 Lot 52	Signed
STR Map 27 Lot 5	Signed
STR Map56 Lot 18	Reviewed
Tax Abatement Map 60-01-YOW05	Signed
Freedom Conservation Email	Reviewed
Freedom Conservation Email	Reviewed
Conway Household Hazardous Waste Day	Reviewed
Map 9 Lot 26 Driveway Email	Reviewed
David Smith Zoning Complaint	Reviewed
RTK Camp Cody	Reviewed
Collections Summary Tax Collect	Reviewed
Heritage Minutes	Reviewed
Susan Hoople Letters Dated July 6, 2026	Reviewed
Primex Return of Surplus	Reviewed
Nancy Ritger Email	Reviewed
E911 Data Request	Reviewed
Freedom Elementary School Payment Schedule 2026-2027	Reviewed
Freedom Old Home Week Schedule	Reviewed

With no further business before the Board, Babb moved to adjourn. Fall seconded. Motion carried.
The meeting adjourned at 9:00 p.m.

Respectfully submitted,
Stacy Bolduc, Town Administrator

Approved by the Board of Selectmen on _____:

Leslie R. Babb

Alan G. Fall

Gary R. Williams