Town of Freedom
Selectmen's Meeting
Monday, June 22, 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.
Absent: Road Agent Scott Brooks, Fire Chief Cunio, Police Chief Laferriere, Brian Fontain and Nicole Ricciardi.

Also present: Greg Roy, Roberta Macarthy, Susan Marks, Paul Elie, Anne Cunningham, Mark Salvati, Brian Taylor, Janice Zecher, Vicki McVitty, Sue Hoople, Jiff Nicole.

Mail, Manifests, and Minutes
The Board reviewed the accounts payable manifest, payroll manifest, and correspondence.

Department Head Updates

Fire Department: Chief Cunio reported:

- 8 Medical aids
- 3 fire alarms
- 1 Tree down/wires down
- 1 Service Call
- Rt. 25 shut down for a short time due to an accident.
- Ossipee Lake Road was temporarily closed near Camp Wabanaki due to a downed tree. Police assisted with traffic control.
- Lobster Dinner tickets are available.
- Duckey Day went well.

Police Department: Chief Laferriere

- The MDT's are in and the mounts will be here by the end of the week. The department is also signed up with First Net and in the process of switching over to AT&T.
- The department will be J1 compliant by the first of July for doing accident reports.
- No issues with bike week.

Facilities: Kyle reported

- The prep work for painting the Town Hall has begun.

Highway: Scott reported

- Scott reviewed the road damage with the board.
- Scott will get additional pictures to Stacy regarding the washouts.

- Most of the damage was done on Durgin Hill with estimated costs of $145,000 mostly for gravel.
- Rice Hill and Swett's Hill have washed out shoulders.
- The total cost for damage to all the roads impacted is estimated at $515,000.
- Impacted roads have been repaired.

Transfer Station: Alan L. is not present

Office: Stacy reported:

- Fidium fiber is installed and Lakes Region will do the Fidium test tomorrow for the IP address.

Public Comment

Alan moved to approve the public and non-public minutes of June 15, 2026, motion seconded by Gary; Motion carried.

Gary asked for clarification regarding the two requests discussed in relation to Jen Brown. Stacy explained the requests were for fence foam and pickleball screening.

Wabanaki Update-

Alan F. made a motion for Les to sign the contract with CMA Engineers; Gary seconded the motion; Motion passed unanimously.

Points Discussed:

- Les updated the public the contract with CMA is to review the stormwater management plan to make sure the plan conforms with the Freedom Site Plan Regulations, NHDES New Hampshire Stormwater Manual, Best Management Practices and Engineering Standards.
- There is no application before the Planning Board at this time.
- The total expense for the review is $3,000 to be paid by Mark Salvati.
- Anne Cunningham asked whether the application would proceed to the Planning Board as a site plan review. Les stated that was the anticipated process and noted that the Selectmen and Mark Salvati are working with Town Counsel regarding the matter.
  Alan F. added that Mark was asked to provide an existing conditions plan showing the current site conditions.
  Anne asked whether the current plan would supersede the 2001 plan, noting that site plan and subdivision approvals are separate matters. Les stated that the question should be reviewed with Town Counsel.

Mark Salvati added that septic plans are being amended to reflect the existing conditions plan, however the septic flow has not changed from the 2001 approval. Anne noted that increased site density may require additional septic capacity. Mark Salvati responded that the approved number of sites has decreased from 65 to 61, with only a few additional bedrooms in the building.

- Jeff Nicole requested a summary of the Stormwater Management Plan review process. Les stated that the plan had been reviewed by the Select Board, required additional detail, and would receive final review by CMA. Jeff asked when the public could review the plan. Les stated it is a draft public document, and Stacy will confirm with Town Counsel whether it may be released while under CMA review.
- Sue Hoople requested that a letter from Anthony Raynes, MD, and Maureen Raynes be read into the minutes. Les stated the letter contained inaccuracies and that it would be attached to the minutes.

Discussion Closed Regarding Wabanaki

Public Comment

Greg Roy of 79 Packard Drive stated that runoff from Ossipee Lake Road is causing damage to his driveway and depositing silt on his property and into Barry Bay. He expressed concern about erosion, possible septic impacts, and lake water quality. Mr. Roy asked the Town to address the runoff issue, remove silt from his property, and limit additional silt or gravel on the road.

Les stated that the Town cannot perform work on private property.
Scott confirmed that the overlay project was in 1989 and culverts that needed replacing due to decay and ageing were done 10-12 years ago. The culverts were replaced with the same size culverts.
Mr. Roy requested that only clean stone be placed on the road. Scott explained that the requested stone is not suitable for New Hampshire roads because it cannot be plowed effectively. The Board discussed Packard Drive conditions and noted that the Town does not place silt on roads.

Janice Zecher asked the procedure for selling town property. Alan F. clarified the town's policy.

Vicki McVitty asked about the possibility of purchasing Town-owned land for the food pantry, noting that the pantry has outgrown its current church location and must relocate within a year. Les explained that the property may be needed for future Town purposes, including potential Town office use, cemetery feasibility, or river access. Vicki stated that the pantry serves Freedom, Effingham, and Ossipee and that she would prefer to keep it in Freedom.

Les stated that any request involving Town-owned property would ultimately be decided by the voters, not solely by the Board.

Vicki reported that a recent benefit concert for the food pantry raised $5,323, which was matched by a donor. She noted that Effingham has offered space, but she would prefer the food pantry to remain in Freedom.

Motion: Les moved to enter nonpublic session at 7:35 p.m., pursuant to RSA 91-A:3, II(b) (New Hire). 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 8:00 p.m.
Nonpublic minutes to be publicly disclosed: No.
Motion: Les moved to seal the nonpublic minutes pursuant to RSA 91-A:3, III for 18 months after the matter has been resolved because public disclosure would adversely affect the reputation of a person other than a member of the Board or render the proposed action ineffective. Alan seconded. Motion carried.

Motion: Alan moved to enter nonpublic session at 8:04 p.m., pursuant to RSA 91-A:3, II(1) (Legal). Les seconded. Roll-call vote:
Babb: Yes
Fall: Yes
Williams: Yes
Motion: Les moved to return to public session. Gary seconded. Motion carried.
The Board reconvened in public session at 8:25 p.m.
Nonpublic minutes to be publicly disclosed: Yes.

New Business / Old Business

Anthony Raynes MD email-	Reviewed
CMA Engineers	Reviewed
Jane F Taylor	Reviewed
Vachon Clukay Contract	Signed
Freedom Zoning Officer Email	Reviewed
Legal Fees	Reviewed
Transfer Station Acct	Reviewed
Transfer Station Cash Spreadsheet	Reviewed
Certification of Yield	Reviewed
Pike Industries	Reviewed
Electric Co-Op	Reviewed
Town of New Durham PB letter	Reviewed
Survey Markers email	Reviewed

Payroll Manifest (week ending 6/17/2026): Approved
Accounts Payable Manifest (week ending 6/19/2026): Approved
Meeting Minutes (6/15/2026): Approved

Correspondence reviewed or signed as noted:
With no further business before the Board, Babb moved to adjourn. Fall seconded. Motion carried.
The meeting adjourned at 8:30 p.m.

Respectfully submitted,
Stacy Bolduc, Town Administrator

Approved by the Board of Selectmen on 7/6/26:

Leslie R. Babb | Alan G. Fall | Gary R. Williams

Anthony Raynes MD
!5, Carlton St.
Brookline
MA 02446

June 21 2026

Selectmen
Town of Freedom NH

Dear Selectpersons,

I am the owner of the property which directly abuts Camp Wabanaki on its north side. I have owned this property for more than fifty years. I bought it because of the beauty of this lake in the foothills of the White Mountains. It is a precious resource which requires infinite conservation.

In January 2026 after years of Planning Board considerations a resolution was passed to prevent any further growth or alteration to Camp Wabanaki until a new plan was to be presented to the Board or a fine would be imposed.

I now understand that 11 permits have been granted to Wabanaki to update electrical supplies to several buildings on the site and for a larger trailer to be installed to replace a smaller one and a new trailer be installed on an empty space..

Furthermore, a new plan which was to address previous violations and a professionally engineered storm water management system, was required by the Panning Board. Although there has been some indication that he Planning Board has arranged for a CME review, there has been no public acknowledgement that his has occurred.

Again, it is my understanding that no further permits were to be issued until a new plan for the Camp was presented to the Planning Boatd. This approach to the lake has become death by a thousand cuts. The town should not be responsible for contributing to the degradation of the lake.

Unfortunately I will be unable to attend the meeting on June 22, butt I would like this letter to be read by the selectmen and formally entered into the minutes of the meeting.

Yours respectfully,

Anthony Raynes MD. and Maureen Raynes