

**Town of Freedom
Selectmen's Meeting
Monday, August 3, 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 Town Hall, 16 Elm Street.

Absent:

Department Heads Present: Scott Brooks, Chief Cunio, Chief Laferriere, and Alan Libby.

Public Present: Sue Hoople, Jen Ulrich, Brian Taylor, Greg and Megan Broderick, Anthony Raynes, Maureen Raynes, Justin Brooks, Bill Carney, Paul Elie, Brian Taylor, David George, and Jeff Nicoll.

Minutes: Gary moved to accept the July 20, 2026, minutes with the following corrections: Page 3, first sentence: change "Race Hill" to "Rice Hill." Page 3, third paragraph from the bottom: edit to read, "Board members requested that this report and future reports include long-term trend graphs to better evaluate changes over time and guide resource allocation." Page 4, under public comment, second paragraph: change "Bobrek" to "Brobeck." Alan seconded. Motion carried.

Meeting notes

Transfer Station: Alan Libby reported that more than 900 vehicles used the Transfer Station over the weekend. He also described ongoing safety concerns regarding needles being placed in regular trash, including a recent near-miss involving staff. He contacted a collection company that can provide a sharps disposal box and regular collection service for approximately \$150 per visit. Chief Cunio and Chief Laferriere supported the proposal and noted that the disposal box would also assist their departments.

The Board supported moving forward with the contracted sharps collection service and recommended coordinating with local hospitals and pharmacies, as well as informing staff and residents about safe disposal practices.

Zoning Officer: Brian Fontain reported that residents have complimented Scott Brooks and his crew on the quality of the dirt roads.

Fire Department: Chief Cunio reported smooth operations during Freedom Old Home Week and the lobster dinner and noted positive community feedback. Activity for the past two weeks included:

- 12 medical aids
- 1 mutual fire
- 2 fire alarms
- 1 CO alarm
- 1 trees/wires down call
- 5 service calls
- 1 police standby assist

Camp Cody made a significant donation to the fire department, and other departments also received support, which was acknowledged as beneficial for ongoing operations.

Chief Cunio discussed ongoing concerns with ambulance scene times, coordination among chiefs, and the need for improved communication and documentation.

Incidents are being documented, and direct communication with supervisors is ongoing. Les asked Stacy to coordinate a Regional Ambulance meeting at the end of August to address concerns and develop a plan. Progress will be reviewed at the October Regional Ambulance Meeting.

Camp Cody donated \$5,000 to the Fire and Police Departments. Chief Cunio requested Board support to purchase a storage container for lobster supper supplies to be kept at the Public Safety Building. The Board supported the request, noting it would also help clear space at the Route 153 property.

Police Department: Chief Laferriere discussed installing Ring doorbells and Wi-Fi cameras at public buildings, including the police and fire stations, to improve security and communication with visitors when personnel are out on calls.

Camera costs were discussed, with options ranging from \$50 to \$180. Chief Laferriere asked the Board to consider extending installation to the Town Office and Library. Les asked Stacy to add camera installation at Town buildings to the August 17 agenda.

Chief Laferriere requested Board approval for Corporal Cyr to sell K9 patches, with proceeds deposited into the Police Department gift account. Special edition patches and K9 demonstrations are also being considered, subject to Board approval. Chief Laferriere reported that summer activity has been steady but manageable.

Road and Infrastructure Maintenance: Scott reviewed ongoing road maintenance projects, including gravel cleanup and drainage issues on Cold Brook, Durgin Hill, Scarboro Road, Watson Hill, Farmers Lane, Ossipee Lake Road, and Burnham Road Extension. Work is expected to continue for at least two more days and may extend into the following week and then start getting ready for winter.

Library Bids: The Selectmen and Library Trustees reviewed contractor bids, including insurance requirements and bid amounts. A recommendation will be made after further review.

- JMS Roofing: \$12,103.56
- CM&E Construction Management and Estimating LLC: \$30,740
- Gadbois Roofing Services LLC: \$28,325
- Umlah Roofing: \$21,831
- G. Janvrin Home Improvement: \$24,900

Funding and Next Steps: The Library Trustees will recommend a contractor to the Selectboard. Stacy will schedule a meeting between the Selectboard and the Trustees to review the bids and recommendation. Once the invoice and down payment check are received, the Selectboard will request authorization, as agents, to expend funds from the Trustees of the Trust Fund.

Wabanaki Update:

The Selectmen reviewed the CMA stormwater management report and discussed the status of stormwater and septic system planning, including the need for a drainage analysis and compliance with state requirements.

Les noted that the report states the Owner and Town recognize that reduced impervious area will reduce stormwater runoff; however, he stated that the Town had not yet reached agreement on that point. Alan F. and Gary agreed.

Les also noted that the report asks whether the approach satisfies the Town's expectations for documenting compliance with Site Plan Regulations. The Board agreed that it does not. Les stated that Mark Salvati is expected to submit a revised plan on August 10 to address the report's deficiencies.

Drainage Analysis Requirement: The Selectboard confirmed that a drainage analysis is required for the stormwater management plan, and work was paused until this analysis is included in the updated plan.

Megan Broadrick Ossipee Lake Road Project:

Megan asked whether funds raised at Town Meeting remain available if the Town does not perform the work. Les stated that most materials have already been purchased and that remaining funds may be used for additional materials needed. Megan also asked whether a contractor would need to be hired; Les stated that the bid process would be required. Greg Broderick asked whether the Town could still complete the work.

New Hampshire DES requires final reports to be submitted by the end of September to remain eligible for federal grants, with no extensions available.

Public Comment

Bob Rafferty discussed ongoing speeding concerns and requested an electronic speed sign similar to those used in neighboring towns. The Town's speed sign trailer is no longer operational and will not be repaired. Bob contacted the Town of Eaton regarding solar speed sign costs, which are approximately \$5,000, and requested that the Town consider purchasing and installing one near Farmers Lane or Lakeside Drive.

Susan Hoople raised concerns that there does not appear to be any amended septic designs filed with DES per their one-stop site as of today and recommended best management practices, including independent water meters to monitor usage and prevent system overload. Ms. Hoople's letter is attached to these minutes.

Bill Carney thanked the Fire Department and Kyle Thomas for their assistance with Freedom Old Home Week.

Follow-Up Tasks

Transfer Station Needle Disposal: Arrange for a collection company to provide and service a sharps disposal box at the Transfer Station to address health and safety concerns. (Town)

Ring Doorbell Installation: Evaluate and proceed with purchasing and installing Ring doorbells or Wi-Fi cameras for the PD, fire station, and potentially the Town offices to improve contact with visitors. (Town)

Canine Patch Fundraising and Demonstrations: Seek Board approval for selling canine patches, including special editions, and conducting canine demonstrations, with proceeds directed to the reserved gift fund. (Town)

Library Project Bid Process: Make copies of all bid documents, email them to the relevant parties, and schedule a follow-up meeting to provide a recommendation on which company to select for the library project. (Town)

Stormwater Management Plan Review: Wait for the new stormwater management plan to be submitted and reviewed by CMA Aug 10 was the estimated date given by Mark Salvati.

Electronic Speed Sign Acquisition: Research and consider purchasing at least one electronic speed sign for Ossipee Lake Road, including cost comparison and installation location. (Town)

Motion: Gary moved to enter nonpublic session at 7:50 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 8:10 p.m.

Nonpublic minutes to be publicly disclosed: Yes.

Roll-Call Vote:

Les: Yes

Alan: Yes

Gary: Yes

Motion: Gary moved to enter nonpublic session at 8:10 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 9:00 p.m.

Nonpublic minutes to be publicly disclosed: No.

Motion: Les moved to seal the nonpublic minutes pursuant to RSA 91-A:3, III, pending litigation for 2 Years after settlement. Alan seconded. Motion carried.

Roll-Call Vote:

Les: Yes

Alan: Yes
Gary: Yes

Motion: Gary moved to enter nonpublic session at 9:05 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 9:20 p.m.

Nonpublic minutes to be publicly disclosed: No.

Roll-Call Vote:

Les: Yes

Alan: Yes

Gary: Yes

Payroll Manifest (week ending 7.29.2026): Approved

Accounts Payable Manifest (week ending 7/31/2026): Approved

Meeting Minutes (7/20/2026): Approved

Correspondence Reviewed or Signed

Item	Status
CMA Wabanaki Review	Reviewed
Abatement Lot 60-1-yw108	Signed
Rebecca Garcia email	Reviewed
Matt Serge Legal email	Reviewed
David Smith 91-A request	Reviewed
Map 14 Lot 25 Tax Credit	Signed
Freedom Conservation Minutes	Reviewed
Camp Cody Letter	Reviewed
Andrew Bernstein email	Reviewed
Goodhue Notice for Hearing Aug 17	Reviewed
Primex Return of Surplus	Reviewed
Amy Miressi email	Reviewed
Carroll County Commissioners Minutes	Reviewed
Kyle Nason email	Reviewed
Susan Hoople Letters Dated 8.3.26	Reviewed

With no further business before the Board, Babb moved to adjourn. Fall seconded. Motion carried.
The meeting adjourned at 9:20 p.m.

Respectfully submitted,
Stacy Bolduc, Town Administrator

Approved by the Board of Selectmen on _____:

Leslie R. Babb

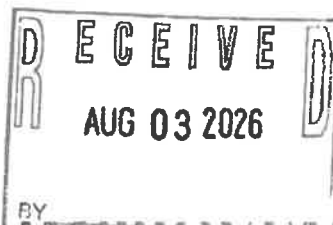
Alan G. Fall

Gary R. Williams

**Scope of Work
For
Removal and Replacement of the Asphalt Roof of the
Freedom Public Library**

- 1) Protect building, decks and surrounding areas with tarps
- 2) Remove all old roofing material and discard
- 3) Remove all drip edging and discard
- 4) Remove all vent pip flashing and discard
- 5) Remove electrical mast flashing and discard
- 6) Remove the shed vent on rear shed roof and save for reuse
- 7) Remove lead from entire perimeter of the chimney and discard
- 8) Verify that the ridge is cut open to allow for proper ventilation
- 9) Inspect sheathing for improper nailing and re-nail with ring shank 8s (as required)
- 10) Install white aluminum drip edges around entire perimeter
- 11) Install two rows ice and water shield at all pitched eaves
- 12) Install ice and water shield in all valleys
- 13) Install ice and water shield over entire rear shed roof
- 14) Install synthetic roofing paper over remainder of exposed roof.
- 15) Install starter shingles around complete perimeter roof
- 16) Install lifetime architectural shingles anchored with 1 ¼" roofing nails
According to manufacturer's specs
- 17) Install new vent pipe flashing
- 18) Install new electrical mast flashing
- 19) Install new lead on small chimney cut into existing brickwork and woven in with new shingles to make water tight
- 20) Install Shingle vent two ridge vent on all vent-able ridges fastened with 3" hand roofing nails
- 21) Install matching Lifetime ridge cap shingles over all hips and ridges
- 22) Clean up and remove all related debris.

306 ESSEX ST.
SWAMPSCOTT, MA 01907
781-595-8323
REG.#1250333/LIC# 3407



EST/INVOICE

C. JANVRIN HOME IMPROVEMENT

Bill To

Freedom Public Libray
PO Box 159
Freedom NH. 93836

Date

INVOICE

5/21/2026

3185

Quantity	Description	Rate	Amount
	Remove Existing roof shingles. Re-nail roof sheathing as needed. Install GAF Timberline HDZ High Definition roof shingle. Install ice and water shield six feet up roof and valleys. Install Synthetic roof underlayment remaining roof deck. Install new aluminum drip edge. Install ridge vent as needed. Flash roof Pipes. Clean and remove job debri. Install new lead chimney. Materials and Labor Included.	24,900.00	24,900.00

Payments/Credits

\$0.00

Total

\$24,900.00

Fax #

781-586-0500

E-Mail

janvrinroofing@aol.com

Balance Due

\$24,900.00



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/14/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER INSURANCE SOLUTIONS CORPORATION 60 WESTVILLE RD PLALSTOW NH 03865	CONTACT NAME: Mark Hamel PHONE (A/C, No, Ext): (603) 382-4600 E-MAIL ADDRESS: mhamel@isc-insurance.com INSURER(S) AFFORDING COVERAGE INSURER A: AIM MUTUAL INS CO INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	FAX (A/C, No): NAIC # 33758
INSURED GLEN K JANVRIN G JANVRIN HOME IMPROVEMENT 306 ESSEX STREET SWAMPSCOTT MA 01907		

COVERAGES**CERTIFICATE NUMBER:** 1238606**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WYD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:		N/A			EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ OTHER:
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		N/A			COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ OTHER:
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$		N/A			EACH OCCURRENCE \$ AGGREGATE \$ OTHER:
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in MA) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	N/A	AWC40070391252026A	04/03/2026 04/03/2027	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
			N/A			

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Workers' Compensation benefits will be paid to Massachusetts employees only. Pursuant to Endorsement WC 20 03 06 B, no authorization is given to pay claims for benefits to employees in states other than Massachusetts if the insured hires, or has hired those employees outside of Massachusetts.

This certificate of insurance shows the policy in force on the date that this certificate was issued (unless the expiration date on the above policy precedes the issue date of this certificate of insurance). The status of this coverage can be monitored daily by accessing the Proof of Coverage - Coverage Verification Search tool at www.mass.gov/lwd/workers-compensation/investigations/.

Sole proprietor has not elected coverage.

CERTIFICATE HOLDER**CANCELLATION**

Town of Freedom 33 Old Portland Rd Freedom NH 03836	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Daniel M. Crowley, CPCU, Vice President - Residual Market - WCRBMA
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CM+E

CONSTRUCTION MANAGEMENT + ESTIMATING, LLC

Board of Selectmen

Thank for the opportunity to submit a Bid for Public Library Roof Replacement. Our bid includes Scope of Work outlined in RFP.

Bid Price \$30,740

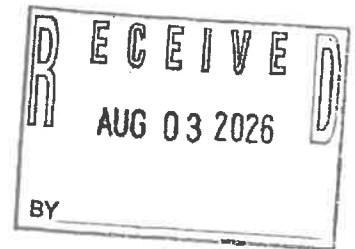
We would suggest the following:

1. Ice and water the entire roof. +\$500
2. Rebuild the smaller chimney.
3. Remove all the ivy from the large chimney and inspect the mortar joints.
4. Who is responsible for the Heat Tape?

Thank You



Charles Allen



Construction Management + Estimating, LLC · PO Box 71 · Madison, NH 03849

Tel: (603) 387-8917 · constructionmanager6426@aol.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/28/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Infinger Insurance - Conway 1205 Eastman Road PO Box 300 North Conway NH 03860	CONTACT NAME: Meaghan Walker, CRIS PHONE (A/C, No, Ext): (603) 447-5123 E-MAIL ADDRESS: mwalker@infingerinsurance.com FAX (A/C, No): (603) 447-5126
INSURED Construction Management & Estimating LLC PO Box 71 Madison NH 03849	INSURER(S) AFFORDING COVERAGE INSURER A: Lloyds of London INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** CL2641085159 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:		ANE2208304.26	04/20/2026	04/20/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ Included Professional Liability \$ 1,000,000
	☐ AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB DED RETENTION \$ OCCUR CLAIMS-MADE					EACH OCCURRENCE \$ AGGREGATE \$ \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☐ N/A	N/A				PER STATUTE ☐ OTHER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Operations: Construction Management
Refer to policy for exclusionary endorsements and special provisions.

CERTIFICATE HOLDER**CANCELLATION**

Town of Freedom PO Box 227 Freedom NH 03836	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Gadbois Roofing Services LLC

51 Holderness Road
Center Sandwich NH 03227
Cell: 603-254-6111

Proposal regarding Freedom Public Library
38 Old Portland Road
Freedom NH
06/30/26
Roof replacement

- 1.) Protect building, decks and surrounding areas with tarps.
- 2.) Remove all roofing material and discard.
- 3.) Remove all drip edge(s) and discard.
- 4.) Remove all vent pipe flashing(s) and discard.
- 5.) Remove electrical mast flashing and discard.
- 6.) Remove shed vent on rear shed roof and save for reuse.
- 7.) Remove lead from entire perimeter of small chimney and discard.
- 8.) Verify that ridge is cut open to allow for proper ventilation.
- 9.) Inspect sheathing for improper nailing and re nail with ring shank 8's (as required).
- 10.) Install white aluminum drip edges around entire perimeter.
- 11.) Install two rows (approx. 6 feet) ice and water shield at all pitched eaves.
- 12.) Install ice and water shield in all valleys.
- 13.) Install ice and water shield over entire rear shed roof.
- 14.) Install synthetic roofing paper over remainder of exposed roof.
- 15.) Install starter shingles around complete perimeter of roof..
- 16.) Install Lifetime architectural shingles anchored with 1 1/4" roofing nails according to manufacturer's specs.
- 17.) Install new vent pipe flashing(s).
- 18.) Install new electrical mast flashing.
- 19.) Install new lead on small chimney cut into existing brickwork and woven in with new shingles to make water tight.
- 20.) Install Shingle Vent Two ridge vent on all ventable ridges fastened with 3" hand roofing nails.
- 21.) Install matching Lifetime ridge cap shingles over all hips and ridges.
- 22.) Clean up and remove all related debris.

Total [28,325.00]

Payments as follows;

Down payment (18,000.00)

Balance due upon substantial completion (10,325.00)

- **Heat Tape – The wires currently on the entry way roof are hardwired into an electrical box on the outside of the building. An electrician needs to shut the power off and disconnect these wires before they can be safely removed.**

Due to the rising cost of building materials, this proposal is good until the 3rd day of September 2026

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/26/26

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PRODUCER

Holbrook Insurance Center, Inc.
25 Country Club Road
Gilford, NH 03249

CONTACT

NAME: Jim Crowley

PHONE (A/C No. Ext): 603-293-0044

FAX (A/C No): 603-524-8483

E-MAIL ADDRESS: jlm@holbrookinsurance.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: CRC Group Wholesale Specialty

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED

Gadbois Roofing Services, LLC
Ted Gadbois
51 Holderness Road
Center Sandwich, NH 03227

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY					
	CLAIMS-MADE ☒ OCCUR					
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:					
		Y	NN1911866	10/01/25	10/01/26	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY					
	ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB					
	EXCESS LIAB					EACH OCCURRENCE \$ AGGREGATE \$
	DED					
	RETENTION \$					
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

pworthington420@gmail.com

CERTIFICATE HOLDER

CANCELLATION

Peter Worthington
Job Address:
9 Drews Landing
Ashland, NH

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Bettencourt Insurance Group 7 Broadway Rd #8 Dracut, MA 01826	CONTACT Jennifer Rodriguez NAME: PHONE 978-770-0217 (A/C, No, Ext): E-MAIL jennifer@bettencourtinsurance.com ADDRESS:		FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED GMCH CONSTRUCTION INC 12 GOLD ST LOWELL, MA 01854	INSURER A: NEXT		
	INSURER B: A.I.M. MUTUAL INSURANCE		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY	X	NXTP3RWTW3-00-GL	05/12/2026	05/12/2027	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☐ OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
						MED EXP (Any one person) \$ 15,000
						PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC					GENERAL AGGREGATE \$ 2,000,000
	OTHER:					PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO					BODILY INJURY (Per person) \$
	☐ OWNED AUTOS ONLY	☐ SCHEDULED AUTOS				BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS ONLY	☐ NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB	☐ OCCUR				EACH OCCURRENCE \$
	EXCESS LIAB	☐ CLAIMS-MADE				AGGREGATE \$
	☐ DED ☐ RETENTION \$					\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N ☐ N/A	VWC-100-8255607-2026A	05/17/2026	05/17/2027	☒ PER STATUTE ☐ OTH-ER
	E.L. EACH ACCIDENT \$ 1,000,000					
	E.L. DISEASE - EA EMPLOYEE \$ 1,000,000					
	E.L. DISEASE - POLICY LIMIT \$ 1,000,000					
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CARPENTRY, SIDING, ROOFING, MASONRY

CERTIFICATE HOLDER

TED GADBOIS
51 HOLDERNESS RD
CENTER SANDWICH, NH 03227

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Leslie Bettencourt

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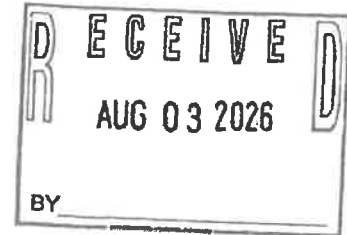


JMS Roofing
495 Center Street
Wolfeboro, NH 03894
Phone: (603) 520-3481

Freedom Public Library Bid

07/24/2026

Freedom Public Library
Town of Freedom
38 Old Portland Road
Freedom, NH 03836
(603) 539-5176



Roofing - Replacement Section

JMS Roofing, LLC proposes to provide labor and materials for the installation of a new Shingle Roof System according to the manufacturer's specifications as follows:

Project Scope

■ Landscaping Protection

While we take every precaution to protect your landscaping, we cannot guarantee against accidental damage during the roofing project. The building will be tarped during the removal process to minimize debris.

■ Removal & Disposal

Our proposal includes the removal and disposal of existing roofing down to the roof decking, unless otherwise noted. The building will be tarped during the removal process.

Materials & Installation

Scope of Work

For

Removal and Replacement of the Asphalt Roof of the
Freedom Public Library

- 1) Protect building, decks and surrounding areas with tarps
 - 2) Remove all old roofing material and discard
 - 3) Remove all drip edging and discard
 - 4) Remove all vent pip flashing and discard
 - 5) Remove electrical mast flashing and discard
 - 6) Remove the shed vent on rear shed roof and save for reuse
 - 7) Remove lead from entire perimeter of the chimney and discard
 - 8) Verify that the ridge is cut open to allow for proper ventilation
 - 9) Inspect sheathing for improper nailing and re-nail with ring shank 8s (as required)
 - 10) Install white aluminum drip edges around entire perimeter
 - 11) Install two rows ice and water shield at all pitched eaves
 - 12) Install ice and water shield in all valleys
 - 13) Install ice and water shield over entire rear shed roof
 - 14) Install synthetic roofing paper over remainder of exposed roof.
 - 15) Install starter shingles around complete perimeter roof
 - 16) Install lifetime architectural shingles anchored with 1 1/4" roofing nails
- According to manufacturer's specs
- 17) Install new vent pipe flashing
 - 18) Install new electrical mast flashing
 - 19) Install new lead on small chimney cut into existing brickwork and woven in with new shingles to make water tight
 - 20) Install Shingle vent two ridge vent on all vent-able ridges fastened with 3" hand roofing nails
 - 21) Install matching Lifetime ridge cap shingles over all hips and ridges
 - 22) Clean up and remove all related debris.

■ Ice & Water Shield

Installed 6' along eaves, 3' at valleys, 18" at end walls, sidewalls, transitions, and around protrusions in heated areas only. Unless full coverage is requested.

■ Underlayment

The remainder of the roof field will be covered with Synthetic Underlayment unless full Ice & Water Shield coverage is requested.

- **Shingles**

Install GAF Timberline HDZ Shingles per manufacturer specifications using 1 ¼" roofing nails.

- **Color Selection**

JMS Roofing will provide color charts and samples. Final material color selections are the sole responsibility of the customer. JMS will not be held liable for color variation, dye lot differences, manufacturer inconsistencies, or dissatisfaction with the final installed appearance.

Shingle Color Selected:

- **Starter Strip**

GAF ProStart Starter Shingles along all eaves and rake edges.

- **Drip Edge**

8" aluminum drip edge installed along all eaves and rake edges.

Drip Edge Color Selected:

- **Ridge Vent**

A new concealed ridge vent will be installed and covered with asphalt ridge cap shingles.

- **Vent Pipe Flashing**

New vent pipe flashing will be installed for pipes up to 4 inches in diameter. Larger pipes will be properly sealed. A Retrofit Boot will be used for electrical penetrations.

- **Flashings**

JMS Roofing will re-use flashings unless the existing is found to need replacement. Additional fees will be applied for any flashing replacement.

- **Debris Removal**

JMS Roofing will clean and remove all job-related debris from the premises.

- **Wood Inspection & Rot Replacement**

Any wood rot found after the start of the job will be billed at a rate of \$9.50/lf for replacement.

Any decking that needs replacement will be billed at a rate of \$100 /32 sq ft.

- **Additional Work**

Our estimators strive for accuracy in the scope of work, but any problem areas discovered after the job has started will require customer approval and may result in added costs.

Additional work will be billed at:

\$75 per man-hour

Material cost + 30% markup

- **Existing Layers & Additional Fees**

If additional layers of roofing are discovered during removal, a fee of \$50 per square will apply for the removal and disposal of each additional layer beyond the first.

- **Warranty**

Upon job completion, JMS Roofing will provide:

2-year workmanship guarantee

GAF Gold Pledge Warranty

- **Insurance**

JMS Roofing carries all General Liability & Workers Comp Insurances.

- **Permits**

Any required permits will be obtained by JMS Roofing, with the additional cost incurred by the customer.

- **Scheduling**

All jobs are scheduled on a first-come, first-served basis. While we try to accommodate time constraints, projects are scheduled in the order that contracts are signed.

- **Interior Work**

JMS Roofing is not responsible for interior work. If interior trim needs to be removed to replace a skylight, it is the homeowner's responsibility to complete all interior finish work unless specified otherwise.

★ **Lead Time Disclaimer**

Our current lead time for project scheduling is approximately 4–6 weeks.
Please note that this timeframe is an estimate and may be extended due to factors such as weather conditions, material availability, or other unforeseen circumstances.

This offer, including pricing and terms, is valid for 30 days from the proposal date.

GAF HDZ Shingle - Rip & Replace - Gold Pledge

GAF Timberline HDZ (3 BD/SQ)

GAF ProStart Starter Shingle Strip (120')

GAF Seal-A-Ridge (25')

GAF Cobra RidgeRunner Exhaust Vent - 11-1/2" (20')

TopShield Aluminum Drip Edge - .019 - F8 - 8" (10')

TopShield Electro Galvanized Steel Roofing Coil Nails - 1 1/4" (7200 Cnt)

TopShield Elastomeric Sealant - Plastic Tube (10.1 oz)

Debris Removal

Dumpster - 15 yard

Roof Deck - Material

GAF WeatherWatch Ice & Water Shield

GAF FeltBuster Synthetic Underlayment (10 sq)

Roof Accessory - Material

Aluminum Pipe Flashing - 1" - 4"

Chimney Lead - 12" x 25'

Geocel 4900 Textured Hybrid Sealant (10.1 oz)

Shingle Roof Labor

Install Laminate Shingles - Reroof

Strip 1st Layer Shingle

Install Chimney Lead - Shingle

Miscellaneous

Delivery Fee Shingles

\$12,103.56

All pricing presented in this estimate are valid for 30 business days. Any proposal that has not been signed within 30 business days is subject to be reconsidered and pricing may be increased.

Terms and Conditions:

Payment Terms

Deposit and Cancellation Policy:

- A 50% deposit is required upon acceptance of this contract.
- If the customer cancels **before materials are ordered**:
 - Deposit will be refunded minus:
 - 50% of Deposit Amount
 - \$500 administrative fee
- If the customer cancels **after materials have been ordered**, JMS Roofing, LLC will attempt to return materials to the vendor if possible.
- If materials can be returned, the deposit will be refunded **minus the following**:
 - \$75 vendor restocking fee
 - 50% of Deposit Amount
 - \$500 administrative fee
- If materials **cannot be returned**, the deposit will be refunded **minus**:
 - 50% of Deposit Amount
 - Cost of materials, plus 10%, or \$500, whichever is greater.
- All cancellations must be submitted **in writing**.
- No refunds will be issued **once work has commenced on site**.

The remaining balance is due in full upon completion of the project, on the same day labor is completed.

Accepted payment methods include cash, check, or credit card. Credit card payments are subject to a 3.5% service fee, which will be added at the time of the transaction.

Deposit Paid: \$ _____ Payment Method: _____

Final payment is due immediately upon completion of the project.

The Customer or a Customer-authorized representative must be present at project completion to conduct the final walk-through and issue final payment. If the Customer will not be available at completion, final payment must be remitted electronically (ACH or credit card) upon project completion.

If a JMS Roofing, LLC representative is required to return to the site at a later date for final walk-through and payment collection, a \$250 return service fee will apply.

If payment is not received within fifteen (15) days of the invoice date, a \$50 late fee will be assessed. Interest will accrue on unpaid balances at a rate of 1.5% per month (18% annually), beginning fifteen (15) days after the invoice date.

Accounts remaining unpaid beyond thirty (30) days may be forwarded for collection or legal action. The Customer agrees to be fully responsible for all associated costs, including but not limited to attorney's fees, collection agency fees, court costs, administrative fees, and accrued interest.

Special materials, custom orders, metal production only, or non-returnable items must be paid in advance and are non-refundable.

All sums are due and payable upon completion.

INITIAL HERE ⇨ _____

Price Changes, Customer Approval & Cancellation

All pricing provided by JMS Roofing, LLC is based on material and labor costs at the time of estimate and is subject to change due to market conditions, including but not limited to supplier increases, tariffs, fuel costs, and material availability.

If a price increase occurs prior to material purchase, delivery, or installation, the Customer will be notified and provided with updated pricing.

The Customer must approve or decline the revised pricing within a reasonable timeframe.

- If the Customer approves, the project will proceed at the updated price.
- If the Customer declines, the project will be considered a cancellation and will be subject to the terms outlined in the *Deposit and Cancellation Policy* above.

JMS Roofing, LLC reserves the right to delay or suspend work until updated pricing is approved.

Failure to respond within a reasonable timeframe may result in project delays and does not waive JMS Roofing, LLC's right to enforce updated pricing or cancellation terms.

Permits, Fees, and Notices

JMS Roofing, LLC will obtain all necessary building permits and related approvals required for the work outlined in this contract. The cost of all permits, governmental fees, licenses, and inspections shall be the responsibility of the Customer. These costs will be itemized and included on the final invoice for reimbursement by the Customer. JMS Roofing, LLC will not commence work requiring a permit until the permit has been secured.

INITIAL HERE ⇨ _____

Scheduling and Delays

All projects are scheduled on a first-come, first-served basis. JMS Roofing, LLC will make every effort to accommodate emergency situations, but cannot guarantee immediate availability. We will prioritize urgent needs when possible without compromising safety or disrupting previously scheduled projects.

If there is a delay in the progress or completion of the work due to a force majeure event—including, but not limited to, fire, severe weather, acts of God, labor disputes, supply chain disruptions, or other unforeseen and unavoidable circumstances—the project timeline shall be extended at no additional cost to the Customer for a period equal to the duration of the delay.

JMS Roofing reserves the right to postpone or reschedule work if conditions are deemed unsafe for our crews, including but not limited to inclement weather, hazardous site conditions, or other safety concerns. These delays are for the protection of our employees and the integrity of the installation and shall not be considered a breach of contract.

Typical lead times are **4–6 weeks**. Actual timelines may vary due to weather conditions, material availability, or other unforeseen delays. Special-order items generally require additional time. Please note that lead times may be extended but will not be shortened unless otherwise specified in writing by JMS Roofing, LLC.

INITIAL HERE ⇨ _____

Inclement Weather and Seasonal Conditions

Weather Delays:

During the winter and early spring months, weather-related delays are common and may extend estimated project lead times. JMS Roofing, LLC will make every effort to maintain the agreed schedule, but rain, snow, ice, freezing temperatures, excessively high temperatures and posted roads can impact our ability to safely mobilize crews or deliver materials. These delays shall not constitute breach of contract and will not result in penalties or discounts.

Final Clean-Up:

If snow or ice prevents a complete final clean-up at the time of project completion, a return visit will be scheduled in the spring after the snow has melted. This deferred clean-up will not be a valid reason to withhold final payment, which remains due immediately upon substantial completion of the roofing work.

Snow Removal:

Snow removal will be required to ensure a safe and accessible work area prior to starting roof work. JMS Roofing, LLC will perform snow removal at a minimum cost of \$650, which includes up to 8 man-hours of labor. If additional time is required, it will be billed at a rate of \$75 per hour, per laborer. Snow removal charges are separate and will be included in the final invoice unless otherwise agreed in writing.

INITIAL HERE ⇨ _____

Site Preparation

The Customer is responsible for preparing the property prior to the start of work to ensure a safe, efficient, and damage-free project environment.

Exterior Preparation:

- Provide a clear and accessible path around the entire perimeter of the structure.
- Remove or relocate any personal items, vehicles, or obstructions near the work area.
- Ensure that grass is mowed to a reasonable height to allow for effective debris cleanup and magnet sweeping.
- Trim back overgrown shrubs or branches that may interfere with access to the roof or structure.
- Secure or remove any outdoor decorations, lights, or furniture that could be affected by falling debris or movement around the job site.

Interior Preparation:

- Secure or remove fragile items, artwork, or valuables from walls and shelves, especially on the upper floors or areas directly beneath the roof.
- JMS Roofing, LLC is not responsible for damage to unsecured items caused by vibrations or movement during construction.
- The attic should be cleared or protected, as small debris and dust may fall through during the roof removal and installation process.

Failure to adequately prepare the site may result in delays or additional service charges if JMS Roofing, LLC must perform cleanup, trimming, or relocation tasks necessary to begin work safely.

Dumpster Use Disclosure:

The dumpster provided is for JMS Roofing, LLC use only. Customers may not place any items in the dumpster.

If unauthorized items are placed in the dumpster:

- The customer will be responsible for any overweight fees or additional charges assessed by the dumpster company for prohibited or excess items.
- These charges may be assessed after the final project invoice.
- A separate invoice will be issued for any dumpster-related fees once JMS Roofing, LLC receives the final charges from the dumpster provider.

INITIAL HERE ⇨ _____

Insurance

JMS Roofing, LLC will maintain all required insurance coverage, including **General Liability Insurance** and **Workers' Compensation Insurance**, for the duration of the project. Proof of insurance is available upon request.

The **Customer** is responsible for maintaining adequate Homeowner's Insurance, including but not limited to coverage for fire, tornado, wind, flood, theft, and other hazards or liabilities related to the property and structure. JMS Roofing, LLC shall not be held liable for damage or loss caused by such events beyond our control.

Scope Changes & Additional Work

The Customer acknowledges that while JMS Roofing, LLC makes every effort to provide accurate estimates and a complete scope of work, certain conditions may only be identified once the project is in progress. Any changes, alterations, or deviations from the original scope of work that involve additional labor, materials, or costs shall require a written and signed change order approved by both parties before any additional work will commence. These changes shall be considered an extra charge over and above the original estimate.

Additional work shall be billed as follows:

- **Labor:** \$75.00 per man-hour
- **Materials:** Cost plus 30% markup

Decking Inspection & Replacement — JMS Roofing, LLC will inspect the roof decking for signs of damage or rot during the removal process. Any deteriorated decking that requires replacement will be billed at will match existing decking materials as closely as reasonably possible.

Additional Roofing Layers — If additional layers of roofing material are discovered beyond the top layer during removal, a fee of **\$50 per square** will be charged for the removal and disposal of each additional layer.

No additional work will be performed without a signed change order authorizing the scope and cost of the changes.

INITIAL HERE ⇨ _____

Exclusions

Unless explicitly stated in the scope of work, JMS Roofing, LLC does not perform interior work or interior finish services. This includes, but is not limited to:

- **Painting or paint touch-ups**
- **Interior cleaning**, including dust or debris from attic access or skylight installation
- **Drywall, plaster, trim, or finish carpentry**

Any interior damage, displacement, or finish repair resulting from necessary access or installation (such as skylights or attic ventilation) is the sole responsibility of the Customer. The Customer is advised to hire a qualified carpenter, painter, or finish contractor for any such work.

Interior work will only be performed by JMS Roofing, LLC if specifically listed in the written scope of work and agreed to in advance.

Materials Overage

To ensure timely and efficient project completion, JMS Roofing, LLC may intentionally over-order materials such as shingles, metal panels, underlayment, fasteners, flashing, and other accessories. This is standard practice in the roofing industry to account for cuts, waste, damage, and job site conditions that may require additional materials.

The presence of leftover materials at the end of the project does not automatically entitle the Customer to a refund. In some cases, a refund may be issued for full, unopened, and returnable materials at the discretion of JMS Roofing, LLC. In other cases, the extra materials are brought specifically to ensure proper completion and will be retained by JMS Roofing, LLC.

Customers agree that overages are part of normal planning and execution, and any refund or credit for unused materials must be approved by JMS Roofing, LLC in writing.

Workmanship Warranty & Claims

JMS Roofing, LLC provides a 2-year workmanship warranty on all full roof replacement projects. This warranty covers defects or failures resulting from improper installation practices and begins on the date of project completion.

Examples of covered issues include:

- Roof leaks caused by improper flashing or shingle installation
- Loose ridge caps or improperly fastened components
- Installation-related ventilation issues

Customers may notify JMS Roofing, LLC in writing within two (2) years of completion if any workmanship-related issues arise.

Exclusions:

This warranty **does not apply to:**

- Repair work
- Snow retention systems (including snow rails or snow stops)
- Damage caused by weather events, structural movement, or acts of God
- Ice damming or water intrusion caused by ice dams
- Any damage or leaks resulting from improper gutter function or poor attic ventilation not caused by JMS Roofing, LLC installation
- Any roof work performed by a third party, including repairs, alterations, or additions

IMPORTANT: Any work performed on the roof by anyone other than an authorized JMS Roofing, LLC representative will immediately void this workmanship warranty in its entirety.

To initiate a warranty claim or back charge, the Customer must notify JMS Roofing, LLC in writing within seven (7) days of discovering the issue. JMS Roofing, LLC reserves the right to inspect and correct any problem prior to third-party involvement. Unauthorized work or repairs will not be reimbursed or covered.

INITIAL HERE ⇐ _____

Disputes

In the event a dispute arises between the parties related to or arising out of this contract, the initiating party shall submit the dispute in writing to the other party. Both parties agree to make a good faith effort to resolve the dispute informally.

If the dispute cannot be resolved through these efforts, the matter shall be resolved exclusively in the Carroll County Superior Court located in Ossipee, New Hampshire. This agreement shall be governed by and interpreted in accordance with the laws of the State of New Hampshire.

If JMS Roofing, LLC becomes a party to any legal or collection proceeding as a result of the Customer's actions or failure to pay any balance due, the Customer agrees to be responsible for all reasonable expenses incurred by JMS Roofing, LLC, including but not limited to attorney's fees, court costs, and collection fees.

Waiver of Claims

The Customer's final payment shall constitute a waiver of all claims against JMS Roofing, LLC related to the work performed under this agreement, except for claims covered under the workmanship warranty. No further claims for damages, adjustments, or defects will be accepted after final payment is made, unless they fall within the terms of the stated warranty.

Indemnification

The Customer agrees to hold harmless, indemnify, and defend JMS Roofing, LLC from any claims, damages, losses, or delays arising from causes not directly caused by JMS Roofing, LLC or its negligence. This includes, but is not limited to, delays due to site conditions, acts of third parties, weather, or other factors outside of the control of JMS Roofing, LLC.

Customer Ownership Representation

The Customer represents and warrants that he/she is the legal owner or has full authority to authorize the work at the job location described in this agreement.

Severability

If any provision of this agreement or its application is found to be invalid, unenforceable, or illegal, the remaining provisions and their applications shall remain in full force and effect and shall not be affected or impaired in any way.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/28/2026

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PRODUCER

Bernier Insurance Inc.
32 Wakefield St
Rochester, NH 03867

CONTACT NAME: Rebecca Greenwood

PHONE (A/C, No, Ext): (603) 335-2345

FAX
(A/C, No): **(603) 994-3802**

E-MAIL ADDRESS: rgreenwood@bernierins.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Technology Insurance Company

INSURER B :

INSURER C :

INSURER D:

INSURER E:

INSURER F -

INSURED

JMS Roofing, LLC
3 Junebug Lane
Wolfeboro, NH 03894

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD		POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$	
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
	UMBRELLA LIAB EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	TARNH1025819-07	5/25/2026	5/25/2027	X PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
NH Work Comp Excluded Member: Jacob Stanley

CERTIFICATE HOLDER

Freedom Public Library
38 Old Portland Rd
Freedom, NH 03836

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Perce Greenwood



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/28/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Highstreet Insurance & Financial Services
242 State Street
Portsmouth NH 03801

CONTACT
NAME:
PHONE (A/C, No, Ext): 603-433-5600 FAX (A/C, No):
E-MAIL: NewEngland.info@highstreetins.com
ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : Admiral Insurance Company

24856

INSURER B :

INSURER C :

INSURER D :

INSURER E :

INSURER F :

INSURED
JMS Roofing LLC
3 Junebug Lane
Wolfeboro NH 03894

JMSROOF-01

COVERAGES

CERTIFICATE NUMBER: 14995531

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSP WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																																
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER: ☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$ ☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☐ N/A	Y Y	CA000059013-01	9/22/2025	9/22/2026	<table><tr><td>EACH OCCURRENCE</td><td>\$ 1,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$ 50,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$ 1,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$ 2,000,000</td></tr><tr><td>PRODUCTS - COMPI/OP AGG</td><td>\$ 2,000,000</td></tr><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr><tr><td>EACH OCCURRENCE</td><td>\$</td></tr><tr><td>AGGREGATE</td><td>\$</td></tr><tr><td>PER STATUTE</td><td>OTH-ER</td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$</td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$</td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 1,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,000	MED EXP (Any one person)	\$	PERSONAL & ADV INJURY	\$ 1,000,000	GENERAL AGGREGATE	\$ 2,000,000	PRODUCTS - COMPI/OP AGG	\$ 2,000,000	COMBINED SINGLE LIMIT (Ea accident)	\$	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$	EACH OCCURRENCE	\$	AGGREGATE	\$	PER STATUTE	OTH-ER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
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E.L. DISEASE - EA EMPLOYEE	\$																																					
E.L. DISEASE - POLICY LIMIT	\$																																					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Freedom Public Library
38 Old Portland Rd
Freedom NH 03836

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

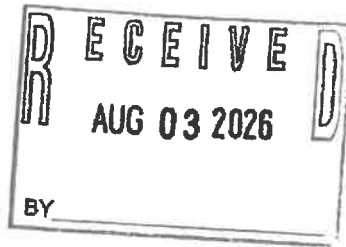
AUTHORIZED REPRESENTATIVE

ESTIMATE



Umlah Roofing

21 Brook Lane
Clarksville, NH 03592
Phone: (603) 246-2095
Email: nathanumlah@gmail.com



Prepared For

Freedom Public Library
38 Old Potland Rd, Freedom
NH, 03836
(603) 539-5176

Estimate # 1162

Date 07/14/2026

Description	Rate	Total
Boot	\$75.00	\$150.00
Electric mast and plumbing		
Cap	\$115.00	\$460.00
Drip Edge	\$18.00	\$720.00
White		
Framing nails	\$75.00	\$75.00
Ringshank		
Geocel	\$14.00	\$56.00
IKO AR Dynasty Architectural Shingles	\$151.00	\$5,285.00
Lifetime shingles. Rated for 130 mph winds		
Disposal	\$1,400.00	\$1,400.00

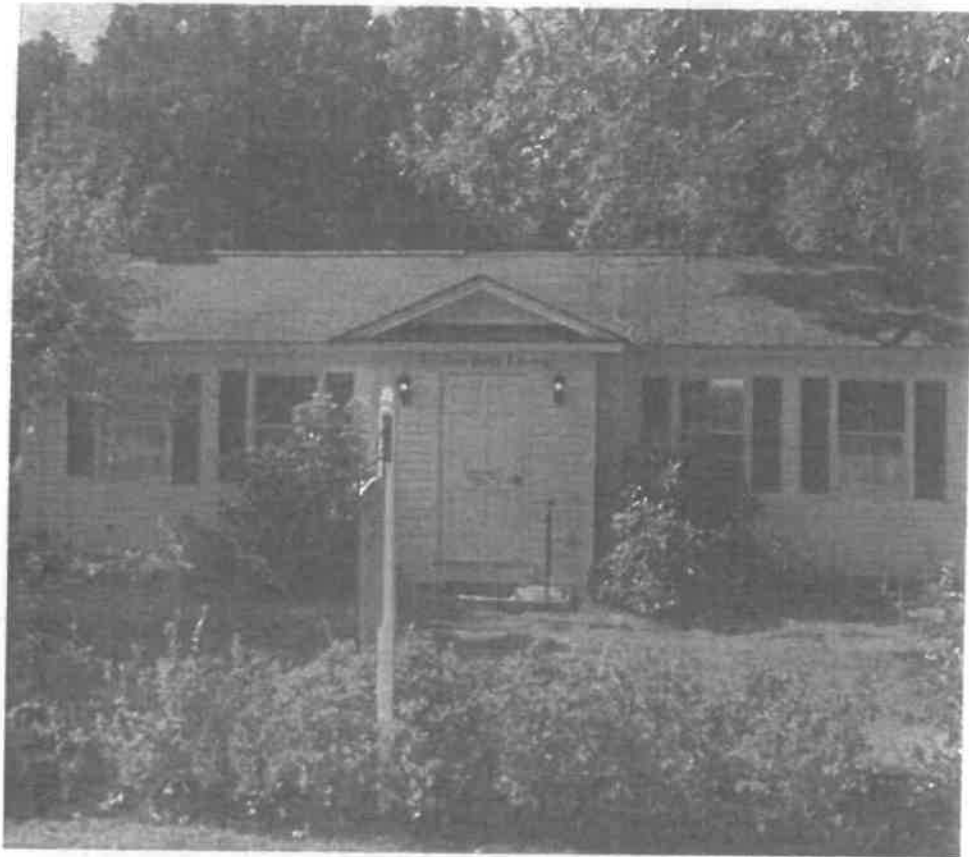
Ice And Water Shield	\$145.00	\$1,450.00
2 rows 6ft high from eaves all valleys and extrusions.		
Nails	\$65.00	\$195.00
Ridge Vent	\$120.00	\$480.00
Roll Lead	\$120.00	\$120.00
Synthetic underlayment	\$120.00	\$240.00
Labor	\$10,600.00	\$10,600.00
Starter Shingles	\$75.00	\$600.00

Subtotal	\$21,831.00
Total	\$21,831.00
Deposit Due	\$11,231.00

Notes:

Material and disposal check due prior to start.

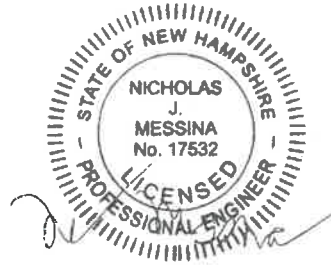
This estimate includes all 22 steps laid out in the scope of work document provided to us.





July 14, 2026

Bryan Fontaine
Building Inspector, Zoning Officer & Health Officer
Town of Freedom
33 Old Portland Road
Freedom, NH 03836



**RE: Wabanaki Campground Site Improvements
Stormwater Collection/Treatment System Review
CMA #1222.5**

Dear Mr. Fontaine:

CMA Engineers received the following information for site plan review of proposed improvements at the Wabanaki Campground at 38 Dennis Drive in Freedom, NH (Tax Map 20, Lot 2):

- 1) Site Plan of Existing Conditions, dated April 2026, prepared by Bryan D. Berlind, LLS.
- 2) Proposed Drainage Plan and Cultec Details, dated May 2026, prepared by Bobrek Engineering & Construction.
- 3) Stormwater Report, dated June 1, 2026, prepared by Bobrek Engineering & Construction.

We have reviewed the information submitted for conformance with Freedom Site Plan Regulations, NHDES New Hampshire Stormwater Manual, and general engineering practices. We offer the comments below for consideration by the Select Board.

General

Wabanaki Campground is proposing site improvements at its property located at 38 Dennis Drive in Freedom, New Hampshire. The proposed redevelopment includes removal of the existing gravel tennis court, modifications to camper sites and other site features, and installation of multiple stormwater best management practices (BMPs) to improve runoff management throughout the campground. The redevelopment results in a reduction in impervious cover from approximately 19.9 percent to 19.8 percent across the property and from 25.2 percent to 22.4 percent within 300 feet of the Ossipee Lake shoreline. In addition to reducing impervious area, the project incorporates several infiltration BMPs, including stone drip edges adjacent to the existing lodge and apartment buildings, a grassed infiltration basin, and a subsurface Cultec infiltration system to promote groundwater recharge and reduce runoff volumes prior to discharge to Ossipee Lake.

The Stormwater Report states that both the Owner and the Town recognize that the reduction in impervious area associated with the proposed improvements will result in a corresponding reduction in stormwater runoff. The report further indicates that additional stormwater BMPs, beyond those considered necessary to offset the proposed redevelopment, are being incorporated to further improve overall site drainage and infiltration.

The site was surveyed/designed by Bryan D. Berlind, LLS in April 2026. Soil types were determined using NRCS's Websoil Survey online tool.

Site Plan Regulations

1. Section 7.4 – Storm Water Drainage of the Freedom Site Plan Regulations requires stormwater systems to be designed for the 100-year storm event. As discussed below, the Stormwater Report does not include a comparison of pre- and post-development peak discharge rates for the design storm events.
2. The proposed stormwater management systems are not explicitly sized to retain or attenuate the entire 100-year storm event, and calculations demonstrating reductions in post-development peak discharge rates were not provided. As discussed above, the primary basis for the proposed stormwater approach is the reduction in impervious area and the addition of infiltration practices rather than traditional peak flow matching.
3. The calculated overflow discharges from both the infiltration basin and the Cultec system during the 100-year storm event are relatively small, and the proposed overflow structures appear capable of safely conveying these flows.

Existing Conditions Plan

1. The Existing Conditions Plan appears to depict delineated wetlands; however, it does not identify the date of delineation or the Professional Wetland Scientist (PWS) responsible for the delineation.

Stormwater Report

1. The stormwater analysis does not include a conventional pre- and post-development peak flow comparison for the applicable design storm events. Instead, the report demonstrates an overall reduction in impervious area and concludes that, because drainage patterns remain substantially unchanged, runoff volumes and peak flows are expected to decrease. This appears to be a reasonable qualitative conclusion; however, the Town should determine whether this approach satisfies its expectations for documenting compliance with the Site Plan Regulations. It should also be understood that the proposed stormwater BMPs are intended to improve existing site conditions beyond what would otherwise result from the reduction in impervious area alone.
2. Sizing calculations and supporting analysis for the proposed stone drip edges were not provided.
3. It does not appear that pretreatment is provided upstream of the proposed Cultec infiltration system. Pretreatment is generally recommended to minimize sediment accumulation and maintain long-term system performance.
4. The NHDES New Hampshire Stormwater Manual prescribes a depth to seasonal high-water table elevation of 3 feet from the bottom of the treatment practice, or 1 foot for clean stormwater. Information documenting the seasonal high-water table was not provided.
5. Long-term maintenance access to the proposed Cultec system is not clearly identified on the plans. Periodic access for inspection and maintenance should be preserved, and any future land use in this area should account for these maintenance requirements.

Should you have any questions, please do not hesitate to call.

Very truly yours,
CMA ENGINEERS, INC.

A handwritten signature in dark ink, appearing to read "Nick Messina", written over a light blue horizontal line.

Nick Messina, P.E.
Project Engineer

Town Admin

From: Sue Hoople <freedomtitlesch@gmail.com>
Sent: Tuesday, August 4, 2026 9:16 AM
To: Town Admin; Office; Freedom Zoning
Subject: Re: Wabanaki BMPS to consider implementing

mornin Stacy---

I just noticed in the above email that in number 4 the word boathouse should be bathhouse---damn auto whatever!!

can you please send me a copy of the cma report

thanks

On Mon, Aug 3, 2026 at 4:41 PM Sue Hoople <freedomtitlesch@gmail.com> wrote:

I am planning on delivering/reading this during the brief wabanaki update tonite

since there does not appear to be any amended septic designs filed with des per their one-stop site as of today - and the fact that wabanaki has been in full operation using the new septic systems for 2 and 1/2 years with no apparent environmental remediation for the potential septic overloading in place- the recourse now is to follow the best management practice which is to measure actual water use rather than estimate it---by installing an independent metering system to insure that each owner/shareholder/site/hutnick/ lodge etc, use only the state permitted gpd for each system it is designed and approved for connecting to.

my research into bmps resulted in:

1. install a meter water meter on the well or main water line. this records the total volume of water pumped each day. for most campgrounds, nearly all of the water eventually becomes wastewater that reaches the septic system.
2. record daily water use during the operating season. looking at average daily flow, peak daily flow, and peak weekend or holiday flow provides a much better understanding of septic loading than annual averages alone
3. compare measured flows to the septic system's design capacity- the actual daily loading should be evaluated against the flow the septic system was designed and permitted to handle.
- 4 use occupancy records with meter data--tracking the number of campsites, cabins, guests and boathouse users along side water use helps determine the gallons per campsite, which can identify unusual conditions or trends.

IF THERE IS NO WATER METER, ENGINEERS TYPICALLY HAVE TO ESTIMATE WASTEWATER FLOW USING OCCUPANCY AND STANDARD DESIGN VALUES (SUCH AS GALLONS PER CAMPSITE, CABIN OR

FIXTURE). THESE ESTIMATES ARE ACCEPTABLE FOR DESIGN BUT ARE GENERALLY LESS RELIABLE THAN ACTUAL METERED DATA.

IN NEW HAMPSHIRE, IF THERE IS A QUESTION ABOUT WHETHER A CAMPGROUND'S SEPTIC SYSTEM IS OVERLOADED OR WHETHER

AN EXPANSION INCREASED WASTEWATER FLOW BEYOND WHAT WAS PERMITTED, DAILY WATER METER RECORDS ARE AMONG THE STRONGEST PIECES OF EVIDENCE BECAUSE THEY DOCUMENT THE ACTUAL WATER ENTERING THE SYSTEM RATHER THAN RELYING ON ASSUMPTIONS.

if I am not allowed to read this could you please make sure it becomes part of the record.

thank you

sue hoople