



FREEDOM ZONING BOARD OF ADJUSTMENT
P.O. Box 227
Freedom, NH 03836
Tuesday July 28, 2026

Present: Chairman Scott Lees, Vice Chair Craig Niiler, Karl Ogren, Daniel Footit (A), Anne Cunningham (A), Peter Keenan
Bryan Fontaine Building Inspector/Zoning Officer, Les Bab, Selectman, Nicole Ricciardi
Recording Secretary

Absent: Dennis Anderson, Scott Pettengill (A), Tim Cupka(A)

Public: Phillip Marbury, Libby Priebe, Stacy Buldoc, Chris Meier, Roberta McCarthy, Susan Marks, Mark Salvati, Jay Tropea, Sue Houple, David Cahill, Sarah Grolean, Sharlene Cahill, Angela Quint, Taylor Ouelette, Anna Gross, Philip Ross, Hanna Strengel, Jason Dennis, Paul Elie, Marjorie Amico, Jeff Nicoll, Brian Taylor, Chris Meyer

Chairman Lees called the meeting to order at 7:03pm

Chairman Lees opened the meeting, introduced board members and staff, and noted that the hearing had been properly noticed in the Conway Daily Sun and posted at the Town Hall and Post Office. Alternates Anne Cunningham and Daniel Footit were seated to establish a quorum.

PUBLIC MEETING:

Karl Ogren made the motion to approve, seconded by Craig Niiler by to Approve the meeting minutes of June 23, 2026 minutes. Unanimous approval. Motion carried.

Numerous members of the public attended, including representatives of Camp Cody, Ossipee Lake Alliance (OLA), abutters, and interested residents.

The following applications were heard:

Application 21-1-1-26A Ossipee Lake Alliance Applicant requests: Appeal from an administrative decision. Relating to the interpretation and enforcement of the provision of sections 901 and 902 Zoning Ordinance in question. Applicant is requesting the following: Variance Article 9 Section 901 – Non-Conforming Uses and Structures Variance Article 9 Section 902 – Change or Expansion of Non-Conforming Use	Application 21-1-1-26B David G. Cahill and Sharlene Cahill Applicant requests: Appeal from an administrative decision. Relating to the interpretation and enforcement of the provision of section 901 Zoning Ordinance in question. Applicant is requesting the following: Variance Article 9 Section 901 – Non-Conforming Uses and Structures Property is located at 9 Cody Road Map 21 Lot 1 and 1-1	Application 58-19-26 Marjorie Amico Applicant request: Build a roof over a current cement pad used to park a boat. Project to include 8 support posts to cover a space 27' long by 17' wide with a roof peak of height of 15'. Applicant is requesting the following: Variance Article 3 Section 304.5 – Front yard & side yard setback Property is located at 71 Beach Club Dr. Map 58 Lot 19
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Property is located at 9 Cody Road Map 21 Lot 1 and 1-1		
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PUBLIC HEARING:

Application 21-1-1-26A

Property is located at: 9 Cody Road

Map 21 Lots 1 and 1-1

Applicant requests: Appeal of an administrative decision of Articles 9, Sections 901 and 902 regarding non-conforming uses and structures.

Preliminary Issue: Standing

Before substantive testimony began, Attorney Chris Meier, representing Camp Cody, raised a procedural objection regarding Ossipee Lake Alliance's (OLA) standing to appeal. Attorney Meyer argued that under recent amendments to RSA 672:3, only applicants, abutters, and certain municipal entities have standing, and that OLA, as an organization, does not qualify.

Attorney Jason Dennis, representing OLA, responded that OLA's membership includes abutters, specifically David and Sharlene Cahill, and that the organization derives standing through those members. He further argued that organizations have historically been recognized as aggrieved parties in related proceedings and that OLA should be permitted to preserve its claims.

Board discussion:

- Whether an organization qualifies as a "person" or "abutter" under the statute.
- Whether membership by an abutter can confer standing upon an organization.
- The implications of recent statutory changes.
- Whether there is supporting case law for OLA's position.

Board members questioned the basis for OLA's standing, while also noting significant overlap between the OLA and Cahill appeals. The Board ultimately agreed to hear the Cahill application first because the Cahills' standing as abutters was undisputed.

Application 21-1-1-26B

Property is located: 9 Cody Road

Map 21 Lots 1 and 1-1

Applicant requests: Appeal of an administrative decision of Articles 9, Sections 901 regarding non-conforming uses and structures.

Accepted in the record as exhibits:

- Exhibit A Exhibit A 21.1.1-1.26 Cahill ZBA Appeal Application
- Exhibit B Exhibit B Camp Cody Supporting Documents

Presentation by Attorney Philip Marbury on Behalf of David and Sharlene Cahill

Attorney Philip Marbury clarified that the application was not a variance request but an appeal of an administrative decision under RSA 676:5. He stated that the appeal challenged a June 3, 2026 determination by the Zoning Officer that Camp Cody's commercial uses were considered grandfathered. He requested that all materials submitted with the appeal be incorporated into the record.

Attorney Philip Marbury argued that:

- Camp Cody bears the burden of proving that any claimed non-conforming uses existed when the local zoning ordinance became effective on October 6, 1987.
- No evidence had been presented establishing that current off-season commercial activities existed in 1987.
- Historic camp activities are not necessarily equivalent to current commercial operations.
- Expansion of a non-conforming use may become unlawful when the nature, purpose, or impact of the activity substantially changes. He cited New Hampshire case law regarding natural growth versus impermissible expansion of non-conforming uses.

Attorney Philip Marbury asserted that Camp Cody has experienced substantial increases in:

- Year-round operations.
- Weddings and event hosting.
- Traffic and deliveries.
- Commercial intensity.
- Buildings, lodging, dining facilities, and infrastructure.

Testimony of Sharlene Cahill:

Ms. Cahill testified that when she and her husband purchased their property in 2015, Camp Cody operated primarily as a summer camp and was relatively quiet during the off-season. Ms. Cahill stated that since approximately 2018 she has observed:

- Increased year-round use.
- Frequent weddings and large events.
- Increased deliveries beginning early in the morning.
- Bus traffic late at night.
- Additional employee vehicles.
- More lighting from buildings and parking areas.
- Noise, littering, smoking, and trespassing associated with events.

She testified that these impacts significantly affect neighboring properties and differ substantially from the camp operations she observed when purchasing her home.

Board Discussion

Board members questioned:

- How much expansion of a non-conforming use is permitted under the ordinance.
- Whether growth constitutes normal business evolution or a fundamentally different use.
- Whether specific activities such as weddings are merely incidental to camp operations or constitute a separate commercial enterprise.
- Whether evidence exists establishing the extent of pre-1987 activities.

It was noted by Anne Cunningham that, during her time on the Planning Board, Camp Cody, presented themselves well, however she does not recall Camp Cody referencing of a wedding venue in terms of expansion.

Karl Ogren and Craig Niles spoke to the issue of quantifying expansion.

Response by Camp Cody**Timeline Issue**

Attorney Chris Meier argued that the Cahills' appeal should be dismissed because it was not filed within the statutory 30-day appeal period.

Attorney Chris Meyer, Camp Cody, asserted that:

- The Town communicated its grandfathering determination no later than February 3, 2026.
- Additional communication occurred on May 12, 2026.
- The Cahills and OLA were aware of these determinations prior to the June filing.
- A party cannot repeatedly trigger new appeal periods by requesting repeated confirmations of the same administrative decision.

Attorney Philip Marbury, Cahills, argued in response that:

- The June 3, 2026 communication was the first notice his clients received of an official determination.
- Administrative decisions cannot trigger appeal rights before notice is communicated to affected parties.
- The Town's process lacked formal public notice and a documented decision date.

Board members engaged in extensive discussion regarding:

- When the appeal clock begins.
- Whether the clock starts when a decision is made or when it is communicated.
- Whether a Select Board action occurred.
- Whether an administrative decision exists in an identifiable form.

Camp Cody Testimony:

Camp Cody Executive Director Philip Ross testified that:

- Camp Cody and its predecessor organizations have operated on the site for roughly 100 years.
- Off-season events, weddings, conferences, scout activities and community programs occurred well before 1987.

- Former owner Alan Stolz officiated weddings on the property.
- Facilities were constructed in the early 1980s to support conferences and events.
- Such activities have continued consistently since that time.

Mr. Ross argued that:

- The uses at issue are longstanding and grandfathered.
- Similar issues have been reviewed by multiple zoning officials over the years.
- Numerous state investigations prompted by complaints found no violations.
- Camp Cody provides important economic and educational benefits and year-round employment

Anna Gross testified:

- Events and parking uses predate her employment beginning in 2001.
- Current utilization of facilities is consistent with historic patterns.
- Event activity today is actually lower than some earlier years.

Angela Quint, a year-round employee, spoke regarding:

- Camp Cody's role as a significant year-round employer.
- Educational and retreat programming.
- Economic contributions to the community.
- The personal impact any restriction could have on employees and families.

Abutter Comment:

- Mark Salvati, abutter, who recalled activity dating back decades and encouraged cooperation between neighbors.

Public Comment:

- Les Babb, Town of Freedom Selectman and former Zoning Officer, stated he investigated similar complaints around 2000-2001 and concluded weddings predated 1987.
- Sarah Burrell, who described long-running educational activities at the camp.
- Susan Hoople, who raised questions regarding septic system approvals.
- Darwin Moulton, who spoke in support of the camp as a longstanding community institution.
- Attorney Jason Dennis and Susan Marks on behalf of OLA, who emphasized environmental review, permitting, and adherence to zoning procedures.

Board Deliberation and Continuance

After discussion, ZBA members agreed additional legal guidance was needed.

Questions identified for Town Counsel included:

1. When does the 30-day appeal period begin?
2. What constitutes the relevant administrative decision?

3. Was there a formal Select Board determination?
4. What evidence is sufficient to establish historic use?
5. What degree of expansion is permissible under non-conforming use law?
6. Whether OLA possesses standing.

Karl Ogren moved to continue the Cahill appeal to August 25, 2026 at 7pm at The Town Hall, 16 Elm Street, Freedom NH. Anne Cunningham seconded.

Vote: Unanimous. Motion carried. The matter was continued to August 25, 2026.

Return to OLA Application

Following continuance of the Cahill case, the Board briefly returned to OLA's application.

Additional discussion focused on:

- OLA's membership structure.
- Whether membership alone creates standing.
- The organization's active membership and mailing lists.
- The applicability of prior case law.

The Board determined that the standing issue should also be reviewed by Town Counsel before proceeding further.

Karl Ogren moved to continue the OLA application to August 25, 2026 at 7pm at The Town Hall 16 Elm Street, Freedom NH. Craig Niiler seconded.

Vote: Unanimous. Motion carried.

Application 58-19-26 Marjorie Amico
Property is located at: 71 Beach Club Drive,
Map 58 Lot 19

Applicant Request:

Variance Article 3, Section 304.5 Front Yard and side Yard setback.

Applicant Presentation:

Marjorie Amico presented:

- She would like to Construct a roof over an existing boat parking pad requiring setback relief.
- The existing concrete pad was constructed in approximately 2002.
- She wishes to construct an open-sided roof structure to protect her boat from weather.
- The structure would be approximately 27 feet by 17 feet and 15 feet high.
- It would remain screened by existing vegetation.
- The proposed roof would not alter the character of the neighborhood.
- The boat currently sits approximately 27 feet from the roadway.

Marjorie Amico provided photographs and illustrations of the proposed structure and noted support from neighboring property owners in the form of printed emails.

Public Comment:

- No abutters were present
- Public Comment was in support

Board Discussion:

- Setbacks of existing cement pad
- Prior approvals related to the pad.
- Preservation of vegetative screening.
- Ensuring the structure remains an open boat shelter and not an enclosed building.
- No abutters opposed the request.

Decisions:

Variance – Article 3, Section 304.5 - Side Yard Setback Relief
1. 4 carried–1 defeated motion carried 2. 4 carried–1 defeated motion carried 3. 4 carried–1 defeated motion carried 4. 5-0 motion carried 5. A. i. 4 carried–1 defeated motion carried ii. 5-0 motion carried
Motion: Chairman Lees motioned to approve the Variance from Article 3, Section 304.5 Vote: 4 carried–1 defeated Approved
Conditions of Approval: 1. Per Plan Titled: Variance Plan Land of Marjorie L. Amico Revocable Trust Dated June 25, 2026 2. Building not to be enclosed 3. Vegetation buffer to be preserved. No trees cut along property line with tax map 58 lot 21
Finding of Facts: 1. Concrete pad is existing since 2000 with Approval from zoning officer. 2. All abutters have written support for the proposed application.

Notice

The applicant was advised:

- A 30-day appeal period applies.
- Work commenced during the appeal period is at the applicant's risk.
- Approvals expire if substantial work does not begin within two years.

Meetings Attachments: See attached:

- Exhibit A 21.1.1-1.26B Cahill Appeal Application
- Exhibit B Camp Cody Supporting Documents

Adjournment

Following completion of business, the meeting adjourned at 10:13pm

Respectfully submitted,

Nicole Ricciardi
Recording Secretary



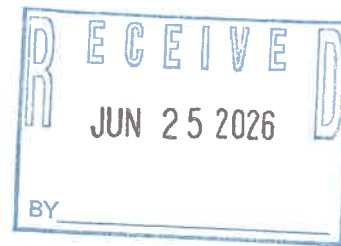
THE LAW OFFICES OF
MARBURY & MARBURY
PROFESSIONAL LIMITED LIABILITY COMPANY

29 MILL STREET, STE C-4 • P.O. BOX 2122 • WOLFEBORO, NEW HAMPSHIRE 03894
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June 25, 2026

VIA HAND DELIVERY

Mr. Scott Lees, Chair
Zoning Board of Adjustment
Town of Freedom, New Hampshire
P.O. Box 227
Freedom, NH 03836



In re: Camp Cody, Inc. / Peter & Rachael Ross Holdings, LLC

Property: 9 Cody Road, Freedom, New Hampshire; Tax Map 21, Lots 1 and 1-1

Appellants/Petitioners: David G. Cahill and Sharlene Cahill, owners of abutting property at 22 Cody Road, Freedom, New Hampshire; Tax Map 20, Lot 1

**APPEAL FROM ADMINISTRATIVE DECISION AND
PETITION FOR ZONING ENFORCEMENT**

Pursuant to RSA 676:5, **David G. Cahill and Sharlene Cahill** appeal the Town of Freedom Zoning Officer's administrative decision treating Camp Cody's ongoing commercial wedding, conference, retreat, restaurant, and related event uses at 9 Camp Cody Road as "grandfathered."

This appeal seeks reversal of that administrative decision and a determination that the challenged commercial uses are not protected nonconforming uses under the Freedom Zoning Ordinance because they were not lawful uses in existence when the Town of Freedom Zoning Ordinance was adopted on October 6, 1987, and because the present public-facing commercial event operations constitute new uses or impermissible expansions requiring all applicable municipal approvals.

Parties and Standing

1. **David G. Cahill and Sharlene Cahill** own real property located at **22 Cody Road, Freedom, New Hampshire**, identified in the matter materials as **Tax Map 20, Lot 1**. Their parcel abuts or is directly affected by Camp Cody's property at **9 Camp Cody Road**, Tax Map 21, Lots 1 and 1-1.

2. As abutters affected by a decision involving interpretation and application of the Freedom Zoning Ordinance, the Cahills are entitled to appeal under RSA 676:5.

Administrative Decision Appealed From

3. The appealed decision is the Town's determination, communicated by the Zoning Officer, that Camp Cody's wedding venue, conference center, retreat center, restaurant, and related commercial event uses are considered "grandfathered."

4. On February 3, 2026, in response to an Ossipee Lake Alliance inquiry, the Zoning Officer stated that "the evidence suggests long-standing and established use" and that, following discussion with the selectmen, "this matter would be regarded as grandfathered."

5. On May 12, 2026, in response to the Ossipee Lake Alliance zoning violation complaint, the Zoning Officer again stated that "at this point they are considered grandfather."

6. The Cahills submitted their own zoning complaint on June 2, 2026, requesting investigation and action regarding Camp Cody's ongoing commercial uses.

7. At a Town Meeting held on or about June 8, 2026, the Town informed the Cahills that the Camp Cody uses were considered "grandfathered."

8. Additionally, on June 3, 2026, Bryan Fontaine the Zoning Officer for the Town of Freedom, NH, responded to the Cahills via email informing them that the commercial uses that Camp Cody was engaged in were "considered grandfathered." This email constitutes the specific administrative decision that is being appealed.

Factual Background

9. Camp Cody has historically been treated as a seasonal children's summer camp. In recent years the Camp has begun putting forward additional public-facing commercial uses marketed as **White Mountain Weddings, Lake Ossipee Conference Center, and NH Retreat Center.**

10. On June 1, 2023, Peter and Rachael Ross Holdings LLC registered trade names for **White Mountain Weddings, Lake Ossipee Conference Center, and Camp Cody.** The stated purpose of White Mountain Weddings was "Wedding Venue," and the stated purpose of Lake Ossipee Conference Center was "Conference Center."

11. The businesses are marketed separately to the public. White Mountain Weddings is promoted as a wedding venue, and NH Retreat Center / Lake Ossipee Conference Center is promoted as a group-event location at Camp Cody.

12. Advertising materials show large-scale event operations, including lodging for 10 to 500 guests, custom menus, exclusive access to a 100-acre lakeside resort, the ability to “party the night away,” and group accommodations up to 500 guests.

13. Camp Cody’s septic design materials distinguish between **camp use** and a separate **mutually exclusive use** of the dining hall when youth camp is not in session. The stated purpose is to permit that mutually exclusive use and create two distinct construction and operation approvals so that NHDHHS can issue a food service license associated with the mutually exclusive use.

14. The septic materials describe the mutually exclusive use as requiring septic tank storage for 10,000 gallons per day and increasing total tank capacity to 15,000 gallons.

15. The Cahills have observed wedding-related activity each year beginning around May 1, resuming after camp sessions, and continuing through late October, including multiple events on some holiday weekends.

16. The Cahills have observed substantial traffic, driveway interference, late-night noise, lighting, trespass, debris, alcohol containers, broken glass, urination, smoking, and speeding associated with the event uses.

17. These uses and burdens are far more extensive and expansive than the use impacts of the summer camp that has been approved by the Town of Freedom and bears a far greater burden on the Cahills as abutters.

Applicable Local Ordinance Provisions

18. The Town of Freedom Zoning Ordinance was adopted on **October 6, 1987**. The Town’s published ordinance identifies the ordinance as the **Zoning Ordinance of the Town of Freedom, New Hampshire, 1987**, adopted October 6, 1987

19. Section 901 of the Freedom Zoning Ordinance provides that a lawful structure or use existing *at the time of adoption* of the Ordinance, or an amendment to it, may continue although it does not comply with the Ordinance. Section 901 states:

Any lawful structure or use of a building in existence at the time of the adoption of this Ordinance, or of any amendment hereto, may be continued although such structure or use does not comply with the provisions of this Ordinance. Such structures shall be known as Non-Conforming Structures, and such uses as Non-Conforming Uses.

20. The Camp Cody property is located in the **General Residential District** and the **Shorefront District** overlay.

21. These additional commercial uses are not permitted in the General Residential District or Shorefront District overlay, do not qualify as special exception uses, and therefore require appropriate zoning and site plan review, including review of regional impact where applicable.

Applicable New Hampshire Law

22. RSA 676:5 authorizes an abutter to appeal to the Zoning Board of Adjustment from an administrative officer's decision involving the construction, interpretation, or application of the terms of a zoning ordinance. The statute defines an "administrative officer" to include an official or board responsible for enforcing the ordinance, and defines a decision to include any construction, interpretation, or application of the ordinance implicated in enforcement proceedings

23. New Hampshire law protects only the lawful nonconforming use that actually existed when zoning attached. In *Town of Hampton v. Brust*, 122 N.H. 463, 446 A.2d 458 (1982), the New Hampshire Supreme Court explained that while a landowner may continue a lawful nonconforming use, and may in some circumstances increase volume, intensity, or frequency, it may do so only where the change does not substantially alter the nature and purpose of the original use or have a substantially different effect on the neighborhood. *Id.* at 469. The Court also held that the party claiming protection bears the burden to show the use is not new and impermissible. *Id.* at 470.

24. In *Grey Rocks Land Trust v. Town of Hebron*, 136 N.H. 239, 614 A.2d 1048 (1992), the New Hampshire Supreme Court reaffirmed that the analysis looks to the facts existing when the nonconforming use was created; whether the challenged use reflects the nature and purpose of the original use or is instead a different use; and whether the challenged use has a substantially different impact on the neighborhood.

25. RSA 674:43 authorizes local site plan review of nonresidential development where a municipality has adopted site plan review regulations. RSA 36:54 et seq. address review of developments of regional impact. Those statutory frameworks reinforce why substantial commercial event operations should not bypass local review through an unsupported grandfathering determination.

Grounds for Appeal

A. The Town applied the wrong grandfathering standard.

26. Section 901 does not ask whether "many camps around the lake" have engaged in operational practices for many years. It asks whether the specific structure or use at issue was a lawful use in existence at the time the Ordinance was adopted. The relevant date is October 6, 1987.

27. The present record does not show that White Mountain Weddings, Lake Ossipee Conference Center, NH Retreat Center, a 245-seat restaurant use, or comparable commercial event operations existed at Camp Cody before October 6, 1987. The available evidence instead points to recent separate trade-name registrations, separate public marketing, and recent septic and food-service approval materials distinguishing camp use from "mutually exclusive use."

28. A generalized statement that camp operational practices have existed for “a considerable number of years” does not establish grandfathered status. It does not identify the pre-1987 use, prove the use was lawful, define the scope of the use, or compare that scope to the present commercial operations.

B. The current operations are separate commercial uses, not seasonal children’s camp uses.

29. The challenged operations are not merely occasional events incidental to a children’s camp. The record shows separate trade names, separate websites, large-capacity advertising, national or third-party marketing, event lodging and food service for up to 500 guests, and public offerings of weddings, retreats, private events, reunions, anniversaries, showers, bar mitzvahs, and corporate functions.

30. Camp Cody’s own septic materials separate “camp use” from what it describes as a “mutually exclusive use.” A use separated from youth camp use for State septic and food-service purposes should not be treated as the same use for local zoning purposes.

31. These submissions from Camp Cody demonstrate that these uses are not part of the Camp process, as explicitly acknowledged by their own submissions to the State. Camp Cody wants to emphasize that their event and restaurant operations are distinctly different from their camp operations in their engineering and septic applications and documentation but then seek to claim that they are just part of their camp operations for zoning purposes. This is disingenuous, manipulative, and intentionally deceitful.

C. Even if some nonconforming camp use exists, the challenged uses are an impermissible change or expansion.

32. Under New Hampshire law, the ZBA must compare the nature, purpose, scope, and neighborhood impact of the claimed original nonconforming use with the present challenged use. The record shows substantial changes in nature, purpose, frequency, seasonality, customer base, intensity, infrastructure, and neighborhood impact.

33. The claimed historical use is a seasonal children’s summer camp. The challenged uses are public-facing commercial wedding, retreat, conference, restaurant, and event operations occurring outside the camp season and marketed to the general public. These uses create substantially different impacts, including late-night noise, traffic, buses, delivery vehicles, vendor traffic, access interference, lighting, trespass, trash, alcohol-related impacts, stormwater and drainage concerns, septic expansion, and lake-shoreland impacts.

34. The septic expansion is not a minor internal intensification of an existing camp use. The materials describe a substantial increase in tank capacity to 15,000 gallons and a distinct restaurant/event use.

D. The grandfathering decision improperly bypassed required municipal review.

35. By treating the commercial uses as grandfathered, the Town has effectively removed the uses from ordinary zoning, site plan, shorefront, and regional-impact review. That result is inconsistent with Section 901, the district use provisions identified in the record, and New Hampshire nonconforming-use law

36. If the uses are not permitted by right or special exception in the General Residential District or Shorefront District overlay (which they are not), Camp Cody must be required to seek appropriate zoning relief, including any required variance. As commercial nonresidential uses, the uses should also be referred for site plan review and, given the size, location, traffic, lake, wastewater, emergency-access, and regional lake impacts, for a determination concerning development of regional impact.

E. Camp Cody should be required to prove any claimed grandfathered use

37. Camp Cody should be required to produce competent evidence showing: (a) the exact use claimed to have existed before October 6, 1987; (b) that the use was lawful when created; (c) the scope, frequency, seasonality, physical area, structures, customer base, and impacts of that historical use; and (d) why the current public-facing commercial wedding, conference, retreat, restaurant, and event operations are the same protected use rather than a new use or substantial expansion

38. In the absence of that proof, the ZBA should reverse the administrative decision and determine that the uses are not grandfathered.

Requested Relief

For the foregoing reasons, **David G. Cahill and Sharlene Cahill** respectfully request that the Zoning Board of Adjustment:

- A. Accept this filing as an appeal from an administrative decision under RSA 676:5 and the Town of Freedom ZBA procedures.
- B. Determine that the Cahills, as abutters and directly affected property owners, have standing to pursue this appeal.
- C. Reverse the administrative decision treating Camp Cody's public-facing commercial wedding venue, conference center, retreat center, restaurant, and related event uses as grandfathered.
- D. Find that the record does not establish that those uses were lawful uses in existence at Camp Cody before adoption of the Town of Freedom Zoning Ordinance on October 6, 1987.
- E. Find that the challenged uses are separate commercial uses, or alternatively substantial changes or expansions of any historical camp use, and therefore are not protected under Section 901 or any related nonconforming-use provision of the Freedom Zoning Ordinance.
- F. Determine that Camp Cody must cease or suspend the challenged commercial uses unless and until it obtains all required municipal approvals, including any required variance, site plan review, shorefront-related approvals, building or health approvals, and any required development-of-regional-impact review.

- G. Direct the Zoning Officer and other appropriate Town officials to require Camp Cody to submit competent evidence supporting any claimed nonconforming-use status, including historical evidence of the specific pre-October 6, 1987 use claimed.
- H. Refer or remand the matter to the appropriate municipal boards and officials for enforcement and review consistent with the ZBA's decision.
- I. Provide such other and further relief as the ZBA deems just and appropriate to enforce the Freedom Zoning Ordinance and protect abutters, public safety, the Shorefront District, and Ossipee Lake.

Materials Submitted or Incorporated by Reference

The Cahills submit and/or incorporate by reference the following materials in support of this appeal:

- i. Cahill Zoning Complaint dated June 2, 2026.
- ii. E-mail correspondence from Bryan Fontaine to David and Sharlene Cahill dated June 3, 2026.
- iii. May 12, 2026 Zoning Officer Decision to OLA's Complaint (email from Bryan Fontaine on May 12, 2026)
- iv. Ossipee Lake Alliance Appeal From Administrative Decision, including Recitation and Summary, dated June 9, 2026.
- v. Abutter List and Mailing Labels
- vi. Ossipee Lake Alliance Appendix B, Correspondence with Zoning Officer.
- vii. Ossipee Lake Alliance Appendix C, screenshots and advertising materials for White Mountain Weddings and NH Retreat Center / Lake Ossipee Conference Center.
- viii. Ossipee Lake Alliance Appendix D, Camp Cody Lot Plan and septic design notes.
- ix. Any photographs, videos, correspondence, witness information, contractor/engineering information, and other records the Cahills may submit before or at the ZBA hearing concerning traffic, noise, access interference, trespass, drainage, erosion, standing water, runoff, septic, environmental, and abutter impacts.

Reservation of Rights

The Cahills reserve the right to supplement this appeal with additional facts, exhibits, legal authorities, and witness testimony before or at the public hearing. Nothing in this filing waives any rights, remedies, claims, defenses, objections, or positions the Cahills may have in any pending or future litigation, zoning proceeding, planning proceeding, enforcement matter, administrative appeal, or other proceeding involving Camp Cody, the Town of Freedom, drainage, runoff, erosion, trespass, nuisance, property damage, permitting, zoning, site plan review, or environmental impacts.

Conclusion

The Town's grandfathering determination should be reversed. The record does not establish that Camp Cody's current wedding venue, conference center, retreat center, restaurant, and related commercial event operations existed lawfully before October 6, 1987. The record instead shows separate commercial businesses, public-facing advertising, shoulder-season and non-camp activity, a distinct mutually exclusive restaurant/event use, major septic expansion, and substantial abutter and shoreland impacts.

The ZBA should require Camp Cody to comply with the same zoning, planning, shoreland, environmental, and permitting requirements applicable to other property owners and commercial operators in the Town of Freedom.

Respectfully submitted,



Phillip E. Marbury, Esq.

PEM/amh

Enclosures: as stated

cc: client

To reach ZixCorp, go to: <http://www.zixcorp.com/info/zixmail>

**APPLICATION TO ZONING BOARD
OF ADJUSTMENTS
FREEDOM, NEW HAMPSHIRE 03836**

DO NOT WRITE IN THIS SPACE

APPLICATION # _____

DATE FILED _____

FEE PAID _____

RECEIVED BY _____

Name of Applicant(s) David G. Cahill and Sharlene Cahill

Mailing Address 126 Elm Street, Unit 1

Telephone Number(s) (617) 529-2115

Property Owner(s) Camp Cody, Inc. / Peter & Rachael Ross Holdings, LLC

(If same as applicant, write "Same")

Mailing Address 345 Heritage Ave. #1604, Portsmouth, NH 03801

Location of Property: Tax Map #21 Lot #1 and 1-1 Zoning District _____

Physical Address of Property 9 Cody Road Freedom NH 03836

Name, Address and Map/Lot of all abutters whose property adjoins or is directly across the street or stream from the property of the applicant. Additional pages may be added.

MAP#/LOT# NAME and ADDRESS

See attached Abutters List Report

This application has been completed in accordance with the Zoning Ordinance of the Town of Freedom.

Date: 6/24/26 Signed: [Signature]

Owner (If agent, owner must still sign)

New Hampshire State law requires the ZBA to hold a hearing within 30 days of the filing of this application unless the applicant agrees to extend that period. The undersigned hereby waives the 30-day time limit with the understanding this application will be heard within 60 days of the date of filing.

Signed: _____

I hereby acknowledge receipt of the application for appeal:

Date: _____ Signed: _____

Application
Page 2

Attach Plot Plan: Specify ALL dimensions, locate wells, septic system, label abutters and all structures.

Note: Attach copy of **Zoning Officers denial** as well as the **Plot Plan**. This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

Complete Section 1, 2, 3 or 4.

Section 1. APPEAL FROM AN ADMINISTRATIVE DECISION

Relating to the interpretation and enforcement of the provision of Article 9
Section 901 of the Zoning Ordinance in question describe decision of the officer to be reviewed:

See attached "Appeal From Administrative Decision and Petition for Zoning Enforcement."

Also submit a **Plot Plan** – see page 7.

OR

Section 2. APPEAL FOR SPECIAL EXCEPTION

Describe proposed use requiring a special exception from Article _____ Section _____
of the Zoning Ordinance:

Also continue to **Page 6**; submit a **Plot Plan** – see page 7.

OR

Section 3. APPEAL FOR VARIANCE

A variance is requested from Article _____ Section _____ of the zoning ordinance to permit _____

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public **interest** because:

2. If the variance were granted, the **spirit** of the ordinance would be observed because:

3. Granting the variance would do substantial **justice** because:

4. If the variance were granted, the **values** of the surrounding properties would not be diminished because:

Application
Page 4

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary **hardship** because:

- i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

and:

- ii. The proposed use is a reasonable one because:

B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

NOTE TO APPLICANT AND ZONING BOARD REGARDING THE UNNECESSARY HARDSHIP TEST: If the above criteria for unnecessary hardship cannot be met, then the Zoning Board can still find unnecessary hardship if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, (a) the property cannot be reasonably used in strict conformance with the ordinance, and (b) a variance is therefore necessary to enable a reasonable use of the property. See VARIANCE WORKSHEET and RSA 674:33,1(b).

Also continue to **Page 6**; submit a **Plot Plan** - see page 7.

OR

Section 4. APPLICATION FOR EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENTS

An Equitable Waiver of Dimensional Requirements is requested from Article _____
Section _____ of the Zoning Ordinance to permit:

1. Does the request involve a dimensional requirement, not a use restriction?
() Yes () No If you answer "No" you are not entitled to an equitable waiver of dimensional requirement. These waivers may not be granted from use restrictions.
2. Explain how the violation has existed for 10 years or more with no enforcement action, including written notices, being commenced by the town or by any person directly affected:

-OR-

If the violation has not existed for 10 years without enforcement action, you must:

- A. Explain how the nonconformity was discovered after the structure was substantially completed or after a vacant lot in violation had been transferred to a bona fide purchaser, and
- B. Explain how the nonconformity was not an outcome of ignorance of the law or bad faith but was instead caused by a legitimate mistake:

A. _____

B. _____

Also, you must:

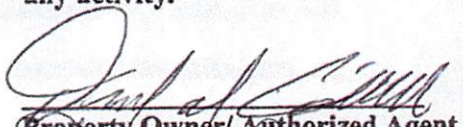
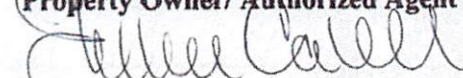
Application

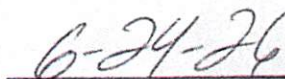
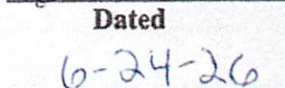
3. Explain how the nonconformity does not constitute a nuisance nor diminish the value or interfere with future uses of other property in the area:

4. Explain how the cost of correction far outweighs any public benefit to be gained:

I assume full responsibility for the accuracy of all plans and supporting information submitted with this application. I understand that I may be required to move/remove any improvement if an exact determination of any aspects of this application are found to be false or inaccurate.

I am aware that a state shoreland permit is required prior to initiating many types of construction, excavation or filling activities within the protected shoreland and any variance granted by the Freedom ZBA is contingent on approval and issuance of a permit from the NHDES (if applicable). The approved permit needs to be supplied to the Freedom Zoning Officer prior to any activity.


Property Owner/ Authorized Agent



Dated


Before planning or undertaking any construction, excavation or filling within the protected shoreland, contact NHDES:

Visit the DES web site below to determine if your property comes under the protection of the Comprehensive Shoreland Protection Act (CSPA). Read DES fact sheet, water bodies Under the Protection of the CSPA.

**NH Department of Environmental Services
Wetlands Bureau
603-271-2147
www.des.nh.gov**

Received: _____

ZONING COMPLAINT FORM

To Whom It May Concern:

I would like to register the following complaint:

SEE attached

(Construction w/out permit, illegal sign, illegal use of property) Please be specific.

Located at the following address: Tax Map 21 Lots 1 and 1-1
(Property Address)

Camp Cody
(Describe Location on the Property)

Owned by: Camp Cody INC
(Owner's Name)

I am requesting the assistance of the Township to determine if a zoning violation exists and take the necessary corrective actions.

Complainant may remain Anonymous

Julie Calil
(Signature of Complainant)

22 Cody Road Freedom, NH
(Address of Complainant)

603 529 2115 03836
(Phone Number of Complainant)

Date Filed: JUNE 2, 2026

Rev. 01-02-2018

June 2, 2026

Town of Freedom
Zoning Administrator
33 Old Portland Road
Freedom, NH 03836

RE: Request for Investigation and Zoning Enforcement – Camp Cody (Tax Map 21, Lots 1 and 1-1)

Dear Zoning Administrator:

We have owned our home on Ossipee Lake for more than ten years and respectfully request that the Town investigate and take appropriate action regarding ongoing activities at Camp Cody, Tax Map 21, Lots 1 and 1-1, which abuts our property at Tax Map 20, Lot 1.

Camp Cody appears to be operating commercial businesses unrelated to its approved use as a seasonal children's summer camp, including:

White Mountain Weddings

Website: www.yoursummercampwedding.com

Lake Ossipee Conference Center / NH Retreat Center

Website: www.newhampshireretreatcenter.com

These businesses are actively marketed to the public through separate commercial websites and appear to operate outside the seasonal children's camp use authorized by the Town.

Our understanding is that Camp Cody is approved to operate a seasonal children's summer camp under Article 16 of the Freedom Zoning Ordinance. Neither the wedding venue use nor the conference center use are permitted in the General Residential District (Table 304.2) or the Shorefront District (Table 304.5). Neither commercial use qualifies as a Special Exception Use under Sections 304.2 and 304.5. Since these uses are not allowed by right or by Special Exception, they require appropriate zoning approvals, including any required variances, Site Plan Review, and Regional Impact review.

YEAR-ROUND COMMERCIAL ACTIVITY

Based on what we have observed, wedding-related activity generally begins around May 1 and continues until shortly before the first camp session begins. Following the final summer camp session, wedding activity resumes and typically continues through late October. On some holiday weekends, multiple weddings have occurred within the same weekend. There have also been periods where wedding-related events have taken place on several consecutive weekends.

Based on what we have observed, Camp Cody also rents its facilities for conferences, retreats, weddings, special events, and other activities outside the seasonal children's camp period.

This year-round commercial activity has created a substantially higher volume of traffic, including buses, delivery trucks, vendor vehicles, employee traffic, construction vehicles, and guest vehicles. The parking lot is frequently so busy that buses, trucks, and delivery vehicles back down the road with warning alarms sounding continuously. The increased traffic interferes with safe access to and from our property.

Camp employees have escorted buses into our driveway and onto our property. Vehicles frequently block or congest access to our driveway. At times, we must wait extended periods to safely enter or

leave our property.

The increased traffic and activity have significantly diminished our ability to peacefully enjoy our home. Late-night headlights regularly shine into our home and across our property. Event lighting remains visible for extended periods and creates ongoing disturbances.

We have also experienced significant noise associated with weddings, receptions, conferences, and other events. Based on what we have observed, these disturbances frequently continue into late evening and early morning hours, at times as late as approximately 3:00 AM.

Event attendees have repeatedly trespassed onto our property. This has included walking dogs, leaving beer cans, alcohol containers, broken glass, trash, and other debris associated with events.

Guests have also been observed urinating and smoking on our property.

Event attendees frequently congregate directly in front of our driveway, requiring us to ask people to move in order to access or leave our property.

We have also observed vehicles associated with these events traveling at excessive speeds along the road during late-night hours.

WATER, DRAINAGE, AND ENVIRONMENTAL ISSUES

We first reported water-related concerns to Camp Cody in 2018 and again in 2021, but our concerns were not addressed.

At that time, a culvert or drainage trench appeared to direct water toward our property, resulting in water flowing onto our land.

We again raised these concerns before the Planning Board in January 2026.

Based on what we have observed, Camp Cody subsequently installed green drainage pipe that discharges water toward our property, resulting in additional saturation.

Since the week of May 25, 2026, conditions have significantly worsened. Serious erosion is now affecting multiple areas of our property, along with new standing water, drainage issues, and sediment runoff.

Areas that historically remained dry are now saturated. Our three unused septic tanks have become completely filled with water.

These conditions raise serious concerns regarding stormwater management and the long-term environmental impacts to our property and Ossipee Lake.

SEPTIC EXPANSION AND COMMERCIAL USE

To our knowledge, these uses have never received the required Town approvals.

Further evidence that these are separate commercial uses is found in Camp Cody's recent septic expansion application. We understand that Camp Cody has expanded septic capacity from approximately 5,000 gallons to 15,000 gallons while retaining the existing of 3 / 5,000-gallon tanks.

The application reportedly distinguishes between "camp use" and "mutually exclusive use." The latter is described as being needed to serve a "245-seat restaurant" that would operate when camp is not in session.

Since Camp Cody is approved only for camp use, the referenced mutually exclusive use appears to constitute a separate commercial use that should be reviewed for compliance with the Freedom Zoning Ordinance.

Because these uses have never undergone the appropriate municipal review, they may present concerns regarding groundwater protection, lake water quality, traffic safety, emergency access, noise,

lighting, and neighborhood impacts.

We believe these commercial uses do not qualify for grandfathered status and should comply with the same zoning requirements applicable to all property owners and businesses in the Town of Freedom. We are not asking the Town to prejudge the outcome of any review or enforcement proceeding. Rather, we respectfully request that Camp Cody be required to obtain any approvals that may be necessary and comply with the same zoning, planning, environmental, and permitting requirements that apply to all property owners and businesses in the Town of Freedom.

REQUEST FOR ACTION

Based on the foregoing, we respectfully request that the Town:

1. Investigate these activities;
2. Determine whether Camp Cody is operating in compliance with all applicable zoning, site plan, and environmental regulations;
3. Determine whether the wedding venue, conference center, retreat center, restaurant, and related activities require zoning relief, Site Plan Review, Regional Impact review, or other municipal approvals;
4. Determine whether these activities qualify for grandfathered status under the Freedom Zoning Ordinance; and
5. Require Camp Cody to obtain any approvals determined to be necessary by the Town.

We are prepared to provide photographs, videos, correspondence, and documentation dating back to 2018, including evidence of traffic, noise, trespassing, drainage issues, erosion, standing water, and environmental impacts.

Thank you for your attention to this matter.

Respectfully submitted,

Sharlene Cahill

David Cahill

Tax Map 20, Lot 1

Ossipee Lake

Freedom, New Hampshire

From: Freedom Zoning FreedomZoning@townoffreedomnh.gov
Subject: Cahill / zoning complaint
Date: Jun 3, 2026 at 12:28:50 PM
To: Sharlene Cahill davsha1231@icloud.com
Cc: Town Admin townadmin@townoffreedomnh.gov

You will have to speak with the board of selectman on this issue.

Best regards,

Bryan Fontaine

Building Inspector, Zoning Officer & Health Officer

Town of Freedom, NH 03836

 603-986-0486

 freedomzoning@townoffreedomnh.gov

From: Sharlene Cahill <davsha1231@icloud.com>
Sent: Wednesday, June 3, 2026 8:36 AM
To: Freedom Zoning <FreedomZoning@townoffreedomnh.gov>
Cc: Town Admin <townadmin@townoffreedomnh.gov>
Subject: Re: Cahill / zoning complaint

Bryan,

Thank you for your quickresponse.

To better understand the Town's position, could you please provide the documents, permits, approvals, findings, records, or other information relied upon in determining that White Mountain Weddings and Lake Ossipee Conference Center (NH Retreat Center) are grandfathered uses?

Specifically, I am seeking documentation establishing:

- When each use was first established.
- Whether the uses existed prior to the adoption of applicable zoning regulations.
- Any approvals, determinations, or decisions issued by the Town regarding these uses.
- Any records demonstrating continuous operation of these uses as grandfathered nonconforming uses.

Thank you for your assistance.

Sincerely,

Sharlene and David Cahill

Sent from my iPhone

On Jun 3, 2026, at 7:55 AM, Freedom Zoning <FreedomZoning@townoffreedomnh.gov> wrote:

Sharlene& Dave,

You can Make an appointment with Stacy to talk with the selectboard, at this point they are considered grandfather. I have already had this discussion with the selectman through a prior complaint very identical to the one received from you.

Best regards,

Bryan Fontaine

Building Inspector, Zoning Officer & Health Officer
Town of Freedom, NH 03836

 603-986-0486

 freedomzoning@townoffreedomnh.gov

From: Sharlene Cahill <davsha1231@icloud.com>

Sent: Wednesday, June 3, 2026 7:22 AM

To: Freedom Zoning <FreedomZoning@townoffreedomnh.gov>; Town Admin
<townadmin@townoffreedomnh.gov>

Subject: Cahill / zoning complaint

Sent from my iPhone
<Received.pdf>
<June 2,2026.pdf>

 RE: Zoning Violation Complaint - Cody



Freedom Zoning <FreedomZoning@townoffreedomnh.gov>

Tuesday, May 12, 2026 at 12:27 PM

To: dsmith; Cc: FCC; Town Admin



Download All • Preview All

Dave,

You can Make an appointment with Stacy and to talk with the selectboard, at this point they are considered grandfather.

Best regards,

Bryan Fontaine

Building Inspector, Zoning Officer & Health Officer

Town of Freedom, NH 03836

📞 603-986-0486

✉ freedomzoning@townoffreedomnh.gov

###



OSSIPEE LAKE ALLIANCE

PO Box 173, Freedom, NH 03836 • Tel: 914-588-3280 • www.ossipeelake.org

PRESERVE. PROTECT. EDUCATE.

June 9, 2026

Mr. Scott Lees, Chair
Zoning Board of Adjustment
Town of Freedom
P.O. Box 227
Freedom, NH 03836

Dear Chairman Lees:

Attached please find an Appeal from an Administrative Decision based on a May 12, 2026, determination by the Zoning Officer that was made in response to a Zoning Complaint about Camp Cody.

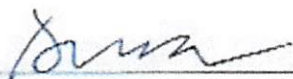
This submission includes the following required material:

1. A completed Application to the Zoning Board of Adjustment, including a Section 1 narrative.
2. Appendix A: Abutters.
3. Appendix B: Correspondence with the Zoning Officer
4. Appendix C: Additional Screen Shots
5. Appendix D: Camp Cody Lot Plan and Notes

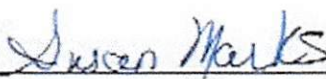
Attached is a check to cover the fee and the cost of notifying abutters by certified mail, as well as three sets of labels for the abutter notification.

We believe this appeal is complete and complies with the town's posted instructions. We found the instructions confusing and, unfortunately, were unable to obtain guidance from the Zoning Officer, correspondence attached.

Regards,

Signed: 

David Smith, Co-Founder

Signed: 

Susan Marks, Co-Founder

From: Susan Marks <marks.susan@gmail.com>
Sent: Saturday, June 6, 2026 9:12 AM
To: Freedom Zoning <FreedomZoning@townoffreedomnh.gov>
Cc: Town Admin <townadmin@townoffreedomnh.gov>
Subject: Questions on filing Appeal from an Administrative Decision

¶ You don't often get email from marks.susan@gmail.com. [Learn why this is important](#)
Good morning, Bryan. Will you please confirm that I am correct about the following:

To file an Appeal From An Administrative Decision based on the town's response to a Zoning Complaint, a person needs only to provide the original submission and the town's response, complete the narrative in Section 1 of the town's Instructions document for such an appeal, and provide any information that supports the appeal.

Am I also correct that a plot/lot plan is not necessary if the Appeal From An Administrative Decision involves the town's interpretation of the Zoning Ordinance and does not pertain to the interpretation of a plot/lot plan, per se?

I know there are printing and payment requirements too, but I need your guidance on the above. Thank you for your assistance in explaining this, and I hope you will respond soon.

Respectfully, Susan Marks

Susan M. Marks
marks.susan@gmail.com
25 Packard Drive
PO Box 468
Freedom, NH 03836

On Jun 8, 2026, at 8:20 AM, Town Admin
<townadmin@townoffreedomnh.gov> wrote:

Good morning Susan,

Can you clarify if you are talking about a board decision or a Zoning Officer decision.

Kindest Regards,
Stacy Bolduc
Town Administrator
Freedom NH, 03836
603-539-6323
townadmin@townoffreedomnh.gov

From: Susan Marks <marks.susan@gmail.com>
Sent: Monday, June 8, 2026 11:58 AM
To: Freedom Zoning <FreedomZoning@townoffreedomnh.gov>
Cc: Town Admin <townadmin@townoffreedomnh.gov>
Subject: Re: Questions on filing Appeal from an Administrative Decision

 You don't often get email from marks.susan@gmail.com. [Learn why this is important](#)
Stacy, with respect, this question was directed to Bryan, as Zoning Officer, for his explanation of the published process for an Appeal From an Administrative Decision. Regards, Susan

Susan M. Marks
marks.susan@gmail.com
25 Packard Drive
PO Box 468
Freedom, NH 03836

On Jun 8, 2026, at 2:16 PM, Freedom Zoning
<FreedomZoning@townoffreedomnh.gov> wrote:

Susan,
Stacy and I work together on most matters. We were both wondering what zoning complaint/ administrative decision you are referring to would help facility and answer for your questions.

Best regards,
Bryan Fontaine
Building Inspector, Zoning Officer & Health Officer
Town of Freedom, NH 03836
 603-986-0486
 freedomzoning@townoffreedomnh.gov



Re: Questions on filing Appeal from an Administrative Decision



Susan Marks <marks.susan@gmail.com>

Yesterday at 4:48 PM

To: Freedom Zoning; Cc: Town Admin

→ You forwarded this message on 6/8/26, 5:39 PM.

Show Forward

Bryan, the reason I am asking these questions is that the town's published instructions for filing an Appeal from an Administrative Decision are unclear to me. I'm asking you to clarify them. Let me be more specific about what is unclear.

Section 1 of the "Instructions to Applicants Appealing to the Zoning Board of Adjustment" pertains to an "Appeal from an Administrative Decision." This is defined as instances where you "have been denied a building permit or are affected by some other decision regarding the administration of the Freedom Zoning Ordinance." The latter appears to include an appeal of a decision rendered in response to a zoning complaint filed through the town's defined zoning complaint process.

The part that is unclear is this language: "When you are appealing an Administrative Decision, a copy of the original application including the decision appealed from must be attached to your application."

If the appeal is based on "some other decision regarding the administration of the Freedom Zoning Ordinance," such as a response to a zoning complaint, what is the "original application including the decision appealed from..."? Could "application" mean the zoning complaint and the town's response to it?

The instruction "Review section of General Conditions for all appeals" says to "Attach a completed Plot Plan." An appeal of a decision made in response to a zoning complaint (whomever made it) would not necessarily have involved a plot plan.

My concern is that the requirements for an "original application" and a "plot plan," neither of which were part of a zoning complaint, could cause the ZBA to deny a request for an appeal because they were not submitted.

So, to sum up, please confirm that I am correct in the following interpretation of the requirements: To file an Appeal from an Administrative Decision based on the town's response to a Zoning Complaint, a person needs only to: (a) provide the original complaint submission and the town's response; complete the narrative in Section 1; and include any information that supports the appeal. Plus, of course, pay the fee and provide the abutter list.

RSA Section 676:5 does not distinguish between various town officials, so I'm not sure why you are asking for this clarification. I believe an appeal can be from either a zoning officer's decision or a Select Board's decision in response to a zoning complaint. The questions I'm asking are simply to clarify the instructions.

Respectfully, Susan Marks

Susan M. Marks
marks.susan@gmail.com
25 Packard Drive
PO Box 468
Freedom, NH 03836

###

DO NOT WRITE IN THIS SPACE

APPLICATION # _____

DATE FILED _____

FEE PAID _____

RECEIVED BY _____

APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT

Name of Applicant(s) Ossipe Lake Alliance

Mailing Address P.O. Box 173

Telephone Number(s) 914-588-3280

Property Owner(s) Camp Cody Inc.
(If same as applicant, write "Same")

Mailing Address 9 Cody Rd. Freedom

Location of Property: Tax Map # 21 Lot # 1+1 Zoning District _____

Physical Address of Property General Residential / Shorefront overlay

Name, Address and Map/Lot of all abutters whose property adjoins or is directly across the street or stream from the property of the applicant. Additional pages may be added.

MAP / LOT

NAME and ADDRESS

See Appendix A

This application has been completed in accordance with the Zoning Ordinance of the Town of Freedom.

Date: 6/8/26 Signed: [Signature]
Owner (If agent, owner must still sign)

Date: _____ Signed: David Smith
Owner (If agent, owner must still sign)

Date: _____ Signed: Co-Founder
Owner (If agent, owner must still sign)

05/2022

Section 1. APPEAL FROM AN ADMINISTRATIVE DECISION. Relating to the interpretation and enforcement of the provision of Sections 901 and 902 of the Zoning Ordinance in question, describe decision of the officer to be reviewed:

Recitation

On January 22, 2026, Ossipee Lake Alliance ("OLA") contacted Freedom's Zoning Officer by email under the heading "ZO Inquiry Form."¹ The email stated that while it was reviewing a Camp Cody Site Plan Application proceeding,² it found there were two commercial uses on the property unrelated to the seasonal children's summer camp use.

The inquiry to the Zoning Officer contained screen shots of a wedding venue business ("White Mountain Weddings") and a conference center business ("N.H. Retreat Center"). The letter concluded: "It may be that a variance would be required for these commercial uses." The inquiry was not a complaint, and it did not request the Zoning Officer to take any action.

The Zoning Officer replied on February 3, 2026, to say that "It appears that the operational practices of many camps around the lake have been in place for a considerable number of years."

"Upon reviewing available information...the evidence suggests long-standing and established use. Following my discussion with the selectmen, it is my understanding that this matter would be regarded as grandfathered."

On April 13, 2026, OLA contacted the Zoning Officer by email under the heading "Zoning Violation Complaint." It did so after learning that Camp Cody had applied to DES to triple the size of its septic system specifically to accommodate the additional commercial businesses.

OLA asked the Zoning Officer to find that Camp Cody needed to apply for approval of these additional commercial uses. It made the following case:

- There does not appear to be evidence that Camp Cody was operating the two businesses prior to the adoption of zoning on October 6, 1987. They therefore do not qualify for grandfathering. Section 901 of the Zoning Ordinance states that:

"Any lawful structure or use of a building in existence at the time of the adoption of this Ordinance, or of any amendment hereto, may be continued although such structure or use does not comply with the provisions of this Ordinance. Such structures shall be known as Non-Conforming Structures, and such uses as Non-Conforming Uses."

¹ All correspondence is contained in Appendix B.

² Verdantas for Camp Cody, December 19, 2025. The application was withdrawn on February 13, 2026.

- In addition, OLA cited compelling evidence that the establishment of the additional commercial uses post-dated zoning. Peter and Rachael Ross Holdings LLC³ obtained trade name registrations for "White Mountain Weddings" (stated purpose "wedding venue") and "Lake Ossipee Conference Center" (stated purpose "conference center") from the Office of the N.H. Secretary of State on June 1, 2023.⁴ These businesses are being advertised nationally.
- On March 27, 2026, DES approved Camp Cody's plan to expand its septic system to serve the Dining Hall. The plan tripled the property's septic system capacity from 5,000 gallons to 15,000 gallons in the Shorefront District overlay. It also moved the septic tanks and grease tanks closer to Ossipee Lake.

Importantly, Camp Cody's application to DES directly tied the need to expand the septic system to the two unapproved businesses by distinguishing between "camp use" and "mutually exclusive use." The purpose of the plan is stated as follows:

"The purpose of this design is to permit the mutually exclusive use of the dining room when the youth camp is not in session...This approval is being sought to create two distinct construction and operation approvals, both of which will remain valid, so that N.H. DHHS [Department of Health & Human Services] can issue a food service license associated with the mutually exclusive use. See NH Food Service License Application SR 8589."⁵ (Emphasis added).

Further to the DES application: "The mutually exclusive use will require more septic tank storage than the camp use and thus will meet the storage requirements for either use...The additional septic tanks are to serve a dining hall serving 660 persons (campers and staff) or a mutually exclusive use of a 245 seat restaurant @ 40 gpd/seat with 10 employees @ 20 gpd/employee..." (Emphasis added).

"The restaurant use is not to occur on any day the camp is in operation nor is the camp to be in operation on any day the restaurant is open," per the application. Notably, White Mountain Weddings advertises that it can accommodate up to 500 guests, which is more than double the number of guests stated in its applications to DES and DHHS.

³ Peter and Rachael Ross Holdings LLC is a domestic limited liability company with a principal business address in Portsmouth, N.H.

⁴ It is believed that "Lake Ossipee Conference Center" and "NH Retreat Center" are one and the same.

⁵ On April 30, 2026, N.H. DHHS granted a 90-day Provisional Food Service License to Peter and Rachael Ross Holdings LLC on behalf of "Lake Ossipee Conference Center."

Since Camp Cody is only approved for camp use, the mutually exclusive use for which Camp Cody sought septic approval is a new use. Not only is it a new use, it is also a two-fold expansion: (i) expanded septic load within the protected shoreland, and (ii) an expansion of the seasonal use, as the "245-seat restaurant" is to be used only when camp is not in session.

The increased septic system capacity closer to the lake should trigger a thorough town review in order to protect the lake, water quality, and also the health, safety, and wellbeing of the town's residents.

Also, given the nature of what Camp Cody is proposing (including 500-guest wedding events with the "[a]bility to party the night away"), this project should be evaluated by the Planning Board as a Development of Regional Impact pursuant to NH RSA 36:54 – 36:58.

The Zoning Officer replied to OLA's zoning complaint on May 12, 2026. The Officer stated that "at this point they [the two commercial businesses] are considered grandfathered."

This response does not comport with the prevailing law or with a reasonable interpretation of the circumstances, including that: "two distinct" operations were granted trade names in 2023; a State food service license was sought and provisionally granted in 2026; and a threefold increase in septic capacity was deemed necessary specifically to support the unapproved commercial uses.

None of this is inconsistent with the businesses being in operation on or before October 6, 1987. As such, OLA is hereby appealing the Zoning Officer's May 12, 2026, administrative decision.

Summary

OLA submits that:

- Camp Cody is operating a commercial wedding venue business and a commercial conference center business that do not have required town approvals.
- Neither commercial use is permitted in the General Residential District (Table 304.2) or the Shorefront District overlay (Table 304.5).

- Neither commercial use qualifies as a Special Exception Use as defined in Sections 304.2 and 304.5 of the Ordinance.
- Uses that are not allowed by right or by special exception require a variance. As commercial uses, they also require Site Plan review, including a ruling on Regional Impact.
- Both commercial uses are separate and distinct from "camp use" as defined and permitted by Article 16 of the Zoning Ordinance. Camp Cody is only approved for "camp use."
- There is no evidence we are aware of that Camp Cody had a commercial wedding venue business or a commercial conference center business prior to October 6, 1987.
- Camp Cody has expanded its unapproved commercial uses by tripling the capacity of its septic system inside the shoreland, within feet of the lake, without appropriate and required town review and oversight.
- Camp Cody further expanded its unapproved businesses by obtaining a Food Service License from N.H. DHHS on April 30, 2026.
- OLA is aware that some children's camps on the lake conduct occasional events for past campers and family. We submit that these occasional events are different in scope and frequency from what White Mountain Weddings and Lake Ossipee Conference Center (aka N.H. Retreat Center) are offering to the general public.

Conclusion

We submit that the administrative decision made on May 12, 2026 is erroneous, unlawful, and unreasonable.

As a result of the erroneous, unlawful, and unreasonable decision, Camp Cody is operating two unapproved commercial businesses in the protected shoreland without appropriate town oversight.

We ask that the Zoning Board of Adjustment overturn the administrative decision on the grounds that these uses are not permitted uses and do not fall under Sections 901 and 902 of the Zoning Ordinance.

Additionally, as there has been no evidence presented that supports a finding that the uses are preexisting non-conforming uses, these activities fall under new uses and must, therefore, comply with the Zoning Ordinance.

Our position is that the decision interpreting Section 901 of the Zoning Ordinance does not follow the Ordinance's treatment of new commercial uses and/or expansions of non-conforming uses. OLA is concerned about the impact to the lake and water quality from these expanded uses.

Respectfully,

A handwritten signature in black ink, appearing to be 'DS' or 'DSM', written in a cursive style.

David Smith, Co-Founder
Ossipee Lake Alliance
P.O. Box 173
Freedom, NH 03836

##



100 feet Abutters List Report

Freedom, NH

June 19, 2026

Subject Property:

Parcel Number: 21-1-1
CAMA Number: 21-1-1
Property Address: CODY ROAD

Mailing Address: CAMP CODY INC. STOLTZ, GAIL & ALAN
9 CODY RD
FREEDOM, NH 03836

Abutters:

Parcel Number: 20-1
CAMA Number: 20-1
Property Address: 22 CODY ROAD

Mailing Address: 22 CODY RD REALTY TRUST CAHILL,
DAVID G & SHARLENE I.
126 ELM STREET
CHARLESTOWN, MA 02129

Parcel Number: 20-2
CAMA Number: 20-2
Property Address: 39 DENNIS DRIVE

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
57 ARLINGTON STREET
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG02
Property Address: WABANAKI CAMP GROUND

Mailing Address: BLAKE, RUSSELL
127 WATER ST
NEWBURYPORT, MA 01950

Parcel Number: 20-2
CAMA Number: 20-2-CG03
Property Address: WABANAKI CAMP GROUND

Mailing Address: CONWAY, ED
9 MARRIOT PL
BILLERICA, MA 01821

Parcel Number: 20-2
CAMA Number: 20-2-CG04
Property Address: WABANAKI CAMP GROUND

Mailing Address: MAKECHNIE, WAYNE
12 MERRILL RD
HAMPTON FALLS, NH 03844

Parcel Number: 20-2
CAMA Number: 20-2-CG05
Property Address: WABANAKI CAMP GROUND

Mailing Address: GIBBONS, MARK & JANICE
11 CHESTER AVE
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG06
Property Address: WABANAKI CAMP GROUND

Mailing Address: RICHTER, KEN
15 BERNARDS AV
DRACUT, MA 01826

Parcel Number: 20-2
CAMA Number: 20-2-CG07
Property Address: WABANAKI CAMP GROUND

Mailing Address: SALVATI, MARK
57 ARLINGTON STREET
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG08
Property Address: WABANAKI CAMP GROUND

Mailing Address: TROPEA, JAY
45 DOGWOOD CIRCLE
PELHAM, NH 03076

Parcel Number: 20-2
CAMA Number: 20-2-CG09
Property Address: WABANAKI CAMP GROUND

Mailing Address: BARTON, BRIAN
14 EQUESTRIAN RD
SALEM, NH 03079



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100 feet Abutters List Report

Freedom, NH

June 19, 2026

Parcel Number: 20-2
CAMA Number: 20-2-CG1
Property Address: WABANAKI CAMP GROUND

Mailing Address: BREUER, MIKE
PO BOX 252
FISKDALE, MA 01518

Parcel Number: 20-2
CAMA Number: 20-2-CG10
Property Address: WABANAKI CAMP GROUND

Mailing Address: FIATO, KRISTEN
14 ST MARYS RD
BURLINGTON, MA 01803

Parcel Number: 20-2
CAMA Number: 20-2-CG11A
Property Address: WABANAKI CAMP GROUND

Mailing Address: BEATRICE, DERICK
109 GODDALE ST
HAVERHILL, MA 01830

Parcel Number: 20-2
CAMA Number: 20-2-CG11B
Property Address: 11B WABANAKI CAMP GROUND

Mailing Address: LAWSON, GWEN
327 SALEM ST.
WILMINGTON, MA 01887

Parcel Number: 20-2
CAMA Number: 20-2-CG12
Property Address: WABANAKI CAMP GROUND

Mailing Address: BASNETT, MARYBETH
83 I STREET
DRACUT, MA 01826

Parcel Number: 20-2
CAMA Number: 20-2-CG13
Property Address: WABANAKI CAMP GROUND

Mailing Address: CZFIRIK, ALEX
26 JUNIPER WOOD DR
HAVERHILL, MA 01832

Parcel Number: 20-2
CAMA Number: 20-2-CG14
Property Address: WABANAKI CAMP GROUND

Mailing Address: COLELLA, MATTHEW
44 CRAWFORD ST
WATERTOWN, MA 02472

Parcel Number: 20-2
CAMA Number: 20-2-CG15
Property Address: WABANAKI CAMP GROUND

Mailing Address: SANDGREN, DENISE
VAN NORDEN RD
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG16
Property Address: WABANAKI CAMP GROUND

Mailing Address: BUSA, MATT
28 PARK DR
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG17
Property Address: WABANAKI CAMP GROUND

Mailing Address: SALVATI, MARK
57 ARLINGTON STREET
WOBURN, MA 01801

owner

Parcel Number: 20-2
CAMA Number: 20-2-CG18
Property Address: WABANAKI CAMP GROUND

Mailing Address: BISHOP, KYLE
5 COLONIAL DR
WILMINGTON, MA 01887

Parcel Number: 20-2
CAMA Number: 20-2-CG19
Property Address: WABANAKI CAMP GROUND

Mailing Address: HUPPER, EARL
25 MURIAL RD
CHELMSFORD, MA 01824



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100 feet Abutters List Report

Freedom, NH

June 19, 2026

Parcel Number: 20-2
CAMA Number: 20-2-CG20
Property Address: WABANAKI CAMP GROUND

Mailing Address: HAGGERTY, JOEL
54 BOW ST
WOBBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG21
Property Address: WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG22
Property Address: WABANAKI CAMP GROUND

Mailing Address: PARKER, DAVIS & KATHY
48 SHILOH DR
ROCHESTER, NH 03867

Parcel Number: 20-2
CAMA Number: 20-2-CG23
Property Address: 23 WABANAKI CAMP GROUND

Mailing Address: CHUTE, CAREY CHUTE, ALFRED
23 HOLLY ST
BURLINGTON, MA 01803

Parcel Number: 20-2
CAMA Number: 20-2-CG24
Property Address: WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG25
Property Address: WABANAKI CAMP GROUND

Mailing Address: MAHONEY, DON
10 OAK KNOLL ST
BURLINGTON, MA 01803

Parcel Number: 20-2
CAMA Number: 20-2-CG26
Property Address: WABANAKI CAMP GROUND

Mailing Address: CUSHING, BRETT
6 BARRINGTON CIR
CENTER OSSIPEE, NH 03814

Parcel Number: 20-2
CAMA Number: 20-2-CG27
Property Address: WABANAKI CAMP GROUND

Mailing Address: COUGHLIN, KEVIN
122 CHURCH ST
WINCHESTER, MA 01890

Parcel Number: 20-2
CAMA Number: 20-2-CG30
Property Address: WABANAKI CAMP GROUND

Mailing Address: VONER, ROBERT
9 PLEASANT RD
WILMINGTON, MA 01887

Parcel Number: 20-2
CAMA Number: 20-2-CG31
Property Address: WABANAKI CAMP GROUND

Mailing Address: FORD, DIANE
23 HOLLY ST
BURLINGTON, MA 01803

Parcel Number: 20-2
CAMA Number: 20-2-CG32
Property Address: WABANAKI CAMP GROUND

Mailing Address: LASKEY, AL
22 GERRISH DR
NOTTINGHAM, NH 03290

Parcel Number: 20-2
CAMA Number: 20-2-CG33
Property Address: WABANAKI CAMP GROUND

Mailing Address: THOMPSON, JOSEPH THOMPSON,
ANDREA
63 WALKER RD
DANVILLE, NH 03819



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100 feet Abutters List Report

Freedom, NH

June 19, 2026

Parcel Number: 20-2
CAMA Number: 20-2-CG34
Property Address: WABANAKI CAMP GROUND

Mailing Address: NOLAN, DEREK
18 LEIGHTON ST
MEDFORD, MA 02155

Parcel Number: 20-2
CAMA Number: 20-2-CG35
Property Address: WABANAKI CAMP GROUND

Mailing Address: MORRIS, JAY
99 LYNCHVILLE PARK RD
GOFFSTOWN, NH 03045

Parcel Number: 20-2
CAMA Number: 20-2-CG36
Property Address: WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG37
Property Address: WABANAKI CAMP GROUND

Mailing Address: OLBASH, JILLIAN
209 EASTERN AVE
LYNN, MA 01902

Parcel Number: 20-2
CAMA Number: 20-2-CG38
Property Address: WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG39
Property Address: WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG40
Property Address: WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG41
Property Address: WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG43
Property Address: WABANAKI CAMP GROUND

Mailing Address: CRAMM, PAUL
24 MORTON AVE
SAUGUS, MA 01906

Parcel Number: 20-2
CAMA Number: 20-2-CG44
Property Address: WABANAKI CAMP GROUND

Mailing Address: PHILLION, JAMIE
24 CHARME RD
BILLERICA, MA 01821

Parcel Number: 20-2
CAMA Number: 20-2-CG45
Property Address: WABANAKI CAMP GROUND

Mailing Address: DEMERS, LAUREN
23 CHERRY HILL CT
CROMWELL, CT 06416



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Freedom, NH
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Parcel Number: 20-2
CAMA Number: 20-2-CG46
Property Address: WABANAKI CAMP GROUND

Mailing Address: CONWAY, BRODIE
9 MARRIOTT PL
BILLERICA, MA 01821

Parcel Number: 20-2
CAMA Number: 20-2-CG47
Property Address: WABANAKI CAMP GROUND

Mailing Address: GIBBONS, SEAN
11 MARBLE ST
STONEHAM, MA 02810

Parcel Number: 20-2
CAMA Number: 20-2-CG48
Property Address: WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG49
Property Address: WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG50
Property Address: WABANAKI CAMP GROUND

Mailing Address: GIBBONS, LINDA
81 MALLARD AVE
CLARKSBURG, MA 01247

Parcel Number: 20-2
CAMA Number: 20-2-CG51
Property Address: WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG52
Property Address: WABANAKI CAMP GROUND

Mailing Address: COSTA, BILLY
31 EARLY RD
MEDFORD, MA 02155

Parcel Number: 20-2
CAMA Number: 20-2-CG53
Property Address: WABANAKI CAMP GROUND

Mailing Address: HODNETT, BOB
10 EDWINSON RD
TEWKSBURY, MA 01876

Parcel Number: 20-2
CAMA Number: 20-2-CG54
Property Address: WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG55
Property Address: WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG56
Property Address: WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBURN, MA 01801



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100 feet Abutters List Report

Freedom, NH
June 19, 2026

Parcel Number: 20-2
CAMA Number: 20-2-CG57
Property Address: WABANAKI CAMP GROUND

Mailing Address: BROWN, VANESSA
8 FAIRVIEW AVE
SAUGUS, MA 01906

Parcel Number: 20-2
CAMA Number: 20-2-CG58
Property Address: WABANAKI CAMP GROUND

Mailing Address: SULLIVAN, TIM
5 KNOLL RD
WOLFEBORO, NH 03894

Parcel Number: 20-2
CAMA Number: 20-2-CG59
Property Address: WABANAKI CAMP GROUND

Mailing Address: SULLIVAN, JAMES & BETTY
PO BOX 43
WOLFEBORO, NH 03894

Parcel Number: 20-2
CAMA Number: 20-2-CG61
Property Address: 61 WABANAKI CAMP GROUND

Mailing Address: SAULNIER, SHAYNE
17 JASPER LANE
TYNGSBORO, MA 01879

Parcel Number: 20-2
CAMA Number: 20-2-CG62
Property Address: 62 WABANAKI CAMP GROUND

Mailing Address: BARTON, BRIAN
14 EQUESTRIAN RD
SALEM, NH 03079

Parcel Number: 20-2
CAMA Number: 20-2-CG63
Property Address: 63 WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG64
Property Address: 64 WABANAKI CAMP GROUND

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
C/O MARK SALVATI 57 ARLINGTON
STREET
WOBBURN, MA 01801

Parcel Number: 20-2
CAMA Number: 20-2-CG66
Property Address: 66 WABANAKI CAMP GROUND

Mailing Address: CRUSCO, STEVE
8 WALKER ROAD #12
NORTH ANDOVER, MA 01845

Parcel Number: 21-1
CAMA Number: 21-1
Property Address: 9 CODY ROAD

Mailing Address: CAMP CODY INC. STOLTZ, GAIL & ALAN
9 CODY RD
FREEDOM, NH 03836

Parcel Number: 5-6
CAMA Number: 5-6
Property Address: OSSIPEE LAKE ROAD

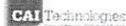
Mailing Address: CAMP CODY, INC
9 CODY ROAD
FREEDOM, NH 03836

Parcel Number: 5A-17
CAMA Number: 5A-17
Property Address: OSSIPEE LAKE ROAD

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
57 ARLINGTON STREET
WOBBURN, MA 01801

Parcel Number: 5A-19
CAMA Number: 5A-19
Property Address: OSSIPEE LAKE ROAD

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
57 ARLINGTON STREET
WOBBURN, MA 01801



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Freedom, NH
June 19, 2026

Parcel Number: 5A-21
CAMA Number: 5A-21
Property Address: OSSIPPEE LAKE ROAD

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
57 ARLINGTON STREET
WOBURN, MA 01801

Parcel Number: 5A-23
CAMA Number: 5A-23
Property Address: OSSIPPEE LAKE ROAD

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
57 ARLINGTON STREET
WOBURN, MA 01801

Parcel Number: 5A-25
CAMA Number: 5A-25
Property Address: OSSIPPEE LAKE ROAD

Mailing Address: WABANAKI CAMPGROUND
CONVERSION
57 ARLINGTON STREET
WOBURN, MA 01801

Marbury & Marbury, PLLC
PO Box 2122
Wolfeboro, NH 03894

Peter & Rachael Ross Holdings, LLC
345 Heritage Ave. #1604
Portsmouth, NH 03801



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100 feet Abutters List Report

Freedom, NH
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3 parcel(s), shown in a dashed outline, will not appear on the report but may have valid owners. Consult the Assessor's Office to confirm the status of the dashed parcel(s).

Subject Property:

Parcel Number: 21-1
CAMA Number: 21-1
Property Address: 9 CODY ROAD

Mailing Address: CAMP CODY INC. STOLTZ, GAIL & ALAN
9 CODY RD
FREEDOM, NH 03836

Abutters:

Parcel Number: 21-1-1
CAMA Number: 21-1-1
Property Address: CODY ROAD

Mailing Address: CAMP CODY INC. STOLTZ, GAIL & ALAN
9 CODY RD
FREEDOM, NH 03836

Parcel Number: 22-1
CAMA Number: 22-1
Property Address: 70 INTERVALE AVENUE

Mailing Address: SULLIVAN III, THOMAS J SULLIVAN,
DEBORAH
10 SULLIVAN PARKWAY
TEWKSBURY, MA 01876

Parcel Number: 22-11
CAMA Number: 22-11
Property Address: 22 INTERVALE AVENUE

Mailing Address: CAMP KENT TRUST KENT, STEVEN R &
CATHERINE M T
22 INTERVALE AVE
FREEDOM, NH 03836

Parcel Number: 22-12
CAMA Number: 22-12
Property Address: INTERVALE AVENUE

Mailing Address: MARCINKOWSKI, ALAN M TTEE
MARCINKOWSKI, SANDRA J TTEE
MARCINKOWSKI FAMILY REVOCABLE
439 HUCKINS ROAD
FREEDOM, NH 03836

Parcel Number: 22-14
CAMA Number: 22-14
Property Address: 839 OSSIPEE LAKE ROAD

Mailing Address: WILCOX, DAVID A HART WILCOX,
ELIZABETH
839 OSSIPEE LAKE ROAD
FREEDOM, NH 03836

Parcel Number: 22-16
CAMA Number: 22-16
Property Address: 24 PINE STREET

Mailing Address: MORAN, ROBERT ALAN
24 PINE ST
FREEDOM, NH 03836

Parcel Number: 22-2
CAMA Number: 22-2
Property Address: 66 INTERVALE AVENUE

Mailing Address: HICKMAN, SEAN M HICKMAN, NATHAN
R
19 BOURBEAU TERRACE
NEWBURYPORT, MA 01950

Parcel Number: 22-3
CAMA Number: 22-3
Property Address: 64 INTERVALE AVENUE

Mailing Address: HIGGINS, WILLIAM T HIGGINS, JEANNE
M
5 ROWLEY COUNTRY CLUB ROAD
ROWLEY, MA 01969

Parcel Number: 22-3-2
CAMA Number: 22-3-2
Property Address: 58 INTERVALE AVENUE

Mailing Address: CAMELIO, KATHLEEN M.
84 HEYWOOD AVE
MELROSE, MA 02176

Parcel Number: 22-4
CAMA Number: 22-4
Property Address: 54 INTERVALE AVENUE

Mailing Address: DEVRIES, CHRISTOPHER M DEVRIES,
DIANE M
14 RIVERBEND ROAD
YORK, ME 03909



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100 feet Abutters List Report

Freedom, NH
June 19, 2026

Parcel Number: 22-5
CAMA Number: 22-5
Property Address: 52 INTERVALE AVENUE

Mailing Address: MCMAHON, AUDREY TTEE MORROW,
MARIE TTEE
DUGAS TRUST 55 COOK ST
BILLERICA, MA 01821

Parcel Number: 22-6
CAMA Number: 22-6
Property Address: 40 INTERVALE AVENUE

Mailing Address: DESPATHY, JAMES L REVOCABLE TR
DESPATHY, TRUSTEE JAMES
40 INTERVALE AVENUE
FREEDOM, NH 03836

Parcel Number: 22-9
CAMA Number: 22-9
Property Address: INTERVALE AVENUE

Mailing Address: WHITE, EDWARD WHITE, ELLEN
134 GREEN MOUNTAIN ROAD
EFFINGHAM, NH 03882

Parcel Number: 23-13
CAMA Number: 23-13
Property Address: SUNSET ROAD

Mailing Address: MOUNTVIEW PROPERTY OWNERS
PO BOX 89
WEST OSSIPEE, NH 03890

Parcel Number: 23-14
CAMA Number: 23-14
Property Address: 82 INTERVALE AVENUE

Mailing Address: FORTUNATO, LINDA & THOMAS
33 BATES PARK AVE
BEVERLY, MA 01915

Parcel Number: 5-6
CAMA Number: 5-6
Property Address: OSSIPEE LAKE ROAD

Mailing Address: CAMP CODY, INC
9 CODY ROAD
FREEDOM, NH 03836

Parcel Number: 6-1
CAMA Number: 6-1
Property Address: 870 OSSIPEE LAKE ROAD

Mailing Address: JACOBS TRUSTEE CARROLL R JACOBS
REVOCABLE TRUST, CARROL
870 OSSIPEE LAKE ROAD
FREEDOM, NH 03836

Parcel Number: 6-2
CAMA Number: 6-2
Property Address: OSSIPEE LAKE ROAD

Mailing Address: TOWN OF FREEDOM
P.O. BOX 227
FREEDOM, NH 03836

Marbury & Marbury, PLLC
PO Box 2122
Wolfeboro, NH 03894

Peter & Rachael Ross Holdings, LLC
345 Heritage Ave. #1604
Portsmouth, NH 03801

Mr. David and Sharlene Cahill
126 Elm Street, Unit 1
Charlestown, MA 02129



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Appendix B: OLA Correspondence with Zoning Officer

From: David Smith <dsmith@ossipeelake.org>
Sent: Thursday, January 22, 2026 1:38 PM
To: Brian Fontaine <bfontaine@townoffreedomnh.gov>
Cc: Town Admin <townadmin@townoffreedomnh.gov>
Subject: ZO Inquiry Form

Bryan, please see the attached inquiry using the complaint form process. Would appreciate acknowledgement of your receipt. Respectfully, David

David Smith

Ossipee Lake Alliance
Ossipee Lake News
PO Box 173
Freedom, NH 03836

Direct: +1 203 273 0795
dsmith@ossipeelake.org

From: Town Admin <townadmin@townoffreedomnh.gov>
Sent: Friday, January 23, 2026 8:23 AM
To: Freedom Zoning <FreedomZoning@townoffreedomnh.gov>
Subject: FW: ZO Inquiry Form



Re: ZO Inquiry Form



David Smith <dsmith@ossipeelake.org>

Friday, January 23, 2026 at 9:18 AM

To: Freedom Zoning

To: David Smith <dsmith@ossipeelake.org>
Subject: FW: ZO Inquiry Form

Good morning!

Dave, I just received your email from the Town administrator. I'm not sure if you had received an undeliverable message for the bfontaine@townoffreedomnh.gov but that email no longer is in use. I'm just using the freedomzoning@townoffreedomnh.gov.

Best regards,

Bryan Fontaine

Building Inspector, Zoning Officer & Health Officer
Town of Freedom, NH 03836

📞 603-986-0486

✉️ freedomzoning@townoffreedomnh.gov

MORE

Received: _____

ZONING COMPLAINT FORM

To Whom It May Concern:

I would like to register the following complaint:

See attached narrative re: Camp Cody

(Construction w/out permit, illegal sign, illegal use of property) Please be specific.

Located at the following address: 9 Cody Rd
(Property Address)

Ossipee Lake campground / children's
(Describe Location on the Property)

Owned by: Peter + Rachael Ross Holdings LLC
(Owner's Name)

I am requesting the assistance of the Township to determine if a zoning violation exists and take the necessary corrective actions.

Complainant may remain Anonymous


(Signature of Complainant)
PO Box 173 Freedom
(Address of Complainant)
203 273 0795
(Phone Number of Complainant)

Date Filed: 1/22/26

Rev. 01/02/2018

Bryan,

We recently reviewed Camp Cody's application to the Planning Board to make property improvements and expansions. In our review we found that there are several commercial businesses operating on the property that may not have town approvals.

As background, on June 1, 2023, Peter & Rachael Ross Holdings LLC registered three commercial Trade Names with the Secretary of State.

One commercial Trade Name was "White Mountain Weddings," whose purpose is stated to be "Wedding Venue." The second business Trade Name was "Lake Ossipee Conference Center," whose stated purpose is "Conference Center."

"Camp Cody," was the third commercial Trade Name registered at that time. Its stated purpose is "Overnight International and co-ed summer camp." This presumably is Camp Cody's long-standing children's camp business.

The Peter & Rachael Ross Holdings LLC Trade Name registrations established three discreet businesses. But while the three are being marketed separately, they are physically and operationally linked to the Camp Cody property, whether stated or not.

The White Mountain Weddings website (www.yoursummercampwedding.com) states: "Our site, facilities and setting match almost any wedding venue in the northeast, and our food and customer service will be outstanding."

The website does not cite "Camp Cody" as its location, but it has the same physical address of 9 Cody Road, and the pictures and descriptions are clearly of the camp.

The "Other Events" tab on the wedding website connects to a jump page with tabs for "Private Events," "Retreats," "Family Reunion," "Anniversaries & Showers," "Bar Mitvahs," [sic], and "Corporate Functions."

Only two of the six jump pages for those tabs mention Camp Cody as the location. But once again, the pictures and descriptions make clear that Cody is the property being promoted for all of the listed event functions.

The "Other Events" page also has a link to a separate website for the "NH Retreat Center" (www.newhampshireretreatcenter.com). Its ad copy reads: "The New Hampshire Retreat

Center located at Camp Cody offers a combination of great food, a spectacular lakeside setting, tremendous facilities and outstanding customer service...for a home-away-from-home for groups from all around the world."

Our understanding is that a wedding venue, a conference center and a retreat center are commercial uses that are not permitted in the General Residential District or Shorefront District.

Neither do they appear to be Special Exception Uses as defined in Sections 304.2 and 304.5 of the Ordinance, or uses permitted in Article 16, which governs the children's summer camp use. It may be that a variance would be required for these commercial uses.

Respectfully, David Smith 1.22.26

White Mountain Weddings Website



NH Retreat Center

New Hampshire Retreat Center The New Hampshire Retreat Center located at Camp Cody offers a combination of great food, a spectacular lakeside setting, tremendous facilities and outstanding customer service.   	Browse Our Site Our Location Facility + Accommodation Food, Glorious Food Retreats, Weddings, and More! Activities & Excursions The Journal Contact Us	Recent Posts Late Fall Wedding Autumn Wedding Early Fall Wedding The Fun Wedding Spring Wedding	Address: 9 Cody Rd, Freedom, NH 03836 Phone: (603) 539-4997 Email: Info@CampCody.com Visit Camp Cody's Website for more photos, videos, and interactive media 
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Visible on Major Third-Party Wedding Venue Sites

[Find a couple](#)

[Planning Tools](#)
[Vendors](#)
[Wedding Website](#)
[Guests & RSVPs](#)
[Invitations](#)
[Registry](#)
[Attire & Rings](#)
[Ideas & Advice](#)

[Log in](#)
[Sign up](#)

[Freedom Wedding Venues](#)

Search by vendor, style or details

Location

[See all \(23\)](#)

White Mountain Weddings

Your Dream Destination

★★★★★ 5.0 · 11 reviews · Freedom, NH

Start the convo *Required

\$32,000 starting price

White Mountain Weddings
Caitriona Blackburn | Coordinator
Typically responds within 24h

Peter & Rachael Ross Holdings LLC

Business Name Search

Back to Home

Business Details

Business Name: PETER & RACHAEL ROSS HOLDINGS, LLC

Business Type: Domestic Limited Liability Company

Business Creation Date: 05/18/2011

Principal Business Office Address: 345 Heritage Ave #1004, Portsmouth, NH 03801, USA

Citizenship / State of Incorporation: Domestic/New Hampshire

Operation: Prepaid

Business ID: 847793

Business Status: Good Standing

Mailing Address: 345 Heritage Ave #1004, Portsmouth, NH 03801, USA

Last Annual Report Year: 2023

Principal Purpose

SNA

NACCS Code

1

Page 1 of 1 records (1 of 1)

NACCS Subcode

OTHER / assigning real estate for others

Registered Agent Information

Name: Christal, Warren and Son, P.A.

Physical Address: Two Capital Plaza, 30 Floor, Concord, NH, 03301, USA

Mailing Address: P.O. Box 1137, Concord, NH, 03302 - 0137, USA

Trade Name Information

Business Name	Business ID	Business Status
CODY EDUCATION CENTER	478148	Expired
Cody Outdoor Center	598119	Active
NATURE'S CLASSROOM NEW ENGLAND	654466	Expired
WHITE MOUNTAIN WEDDINGS	919523	Active
JACK O'LEAF CONFERENCE CENTER	931527	Active
CAMP CODY	932728	Active

FW: ZO Inquiry Form



Freedom Zoning <FreedomZoning@townoffreedomnh.gov>

Tuesday, February 3, 2026 at 10:24 AM

To: dsmith; Cc: Town Admin



[Download All](#) • [Preview All](#)

Mr. Smith,

Upon reviewing available information, it appears that the operational practices of many camps around the lake have been in place for a considerable number of years. Although precise timelines vary, the evidence suggests long-standing and established use. Following my discussion with the selectman, it is my understanding that this matter would be regarded as grandfathered.

I would also like to express concern regarding both the timing and the content of the complaints submitted. The applicant's unrelated business activities bear no relevance to Cody's proposed improvements or expansion, nor do they pertain to the issues identified in the complaint. The introduction of extraneous information has the potential to influence the Planning Board's deliberations in a manner inconsistent with a fair and impartial review process.

It is essential that the applicant be afforded the equitable and unbiased consideration that the process requires.

Best regards,

Bryan Fontaine

Building Inspector, Zoning Officer & Health Officer

Town of Freedom, NH 03836

📞 603-986-0486

✉️ freedomzoning@townoffreedomnh.gov

From: David Smith <dsmith@ossipeelake.org>

Sent: Monday, April 13, 2026 7:52 AM

To: **Freedom Zoning** <FreedomZoning@townoffreedomnh.gov>

Cc: FCC <FCC@townoffreedomnh.gov>; Town Admin <townadmin@townoffreedomnh.gov>

Subject: Zoning Violation Complaint

Please see the attached.

David Smith

Ossipee Lake Alliance
Ossipee Lake News
PO Box 173
Freedom, NH 03836

Direct: +1 203 273 0795

dsmith@ossipeelake.org



RE: Zoning Violation Complaint



Freedom Zoning <FreedomZoning@townoffreedomnh.gov>

Tuesday, April 14, 2026 at 7:25 AM

To: dsmith; Cc: FCC; Town Admin

Received, thank you.

Best regards,

Bryan Fontaine

Building Inspector, Zoning Officer & Health Officer

Town of Freedom, NH 03836



603-986-0486

 freedomzoning@townoffreedomnh.gov

April 13, 2026

****BY EMAIL****

Bryan, we respectfully request that you take a fresh look at what we previously submitted about commercial uses at Camp Cody in light of the information contained herein. Specifically, we differ with the conclusion that Camp Cody's wedding venue and conference center businesses do not require town approvals per zoning.

Your February 3 response to our original complaint states: "Upon reviewing available information, it appears that the operational practices of many camps around the lake have been in place for a considerable number of years."

While it is true that some camps host occasional weddings, these appear to be limited in number and are more or less "family affairs" held by, or for, former campers. The lobby of Camp Calumet, for example, has a wonderful wall of wedding photos of former campers.

Camp Cody's wedding business, "White Mountain Weddings," is not the same. It is a standalone business that is widely advertised, including on the platform of the national wedding planning service The Knot.

In our view, this distinguishes it from occasional events at other camps that celebrate the long and strong bonds that former campers maintain in the years following their attendance.

Your opinion also said: "Following my discussion with the selectmen, it is my understanding that this matter would be regarded as grandfathered."

Section 901 of the zoning ordinance defines when a use is grandfathered as "Any lawful structure or use of a building in existence at the time of the adoption of this Ordinance, or of any amendment hereto, may be continued although such structure or use does not comply with the provisions of this Ordinance. Such structures shall be known as Non-Conforming Structures, and such uses as Non-Conforming Uses."

We ask that you consider both that Camp Cody is operating two commercial businesses that are unapproved and unrelated to its approved use as a seasonal children's summer camp, and that there does not appear to be evidence that it was operating those businesses prior to 1987. If the town's "available information" supports the grandfathering contention, we ask that it be cited.

We previously presented information about the timing of the establishment and ramping-up of these businesses. Peter and Rachael Ross Holdings LLC registered the trade names "White Mountain Weddings" (stated purpose "wedding venue") and "Lake Ossipee Conference Center" (stated purpose "conference center") on June 1, 2023.

These two businesses have websites (www.yoursummercampwedding.com and www.newhampshireretreatcenter.com) and are being marketed as separate commercial entities. They share Camp Cody's physical space, but they are unrelated to the property's approved use as a seasonal summer camp for children.

Importantly, on March 27 DES approved Camp Cody's application for a septic system expansion to serve the Dining Hall building. This plan will triple the property's septic system capacity from 5,000 gallons to 15,000 gallons.

Camp Cody's application to DES ties the need for septic system expansion to the two unapproved businesses. The application distinguishes between "camp use" and "mutually exclusive use." The purpose of the plan is stated as follows:

"The purpose of this design is to permit the mutually exclusive use of the dining room when the youth camp is not in session...This approval is being sought to create two distinct construction and operation approvals, both of which will remain valid, so that NHDHHS [Department of Health & Human Services] can issue a food service license associated with the mutually exclusive use. See NH Food Service License Application SR 8589."

Further, "The mutually exclusive use will require more septic tank storage than the camp use and thus will meet the storage requirements for either use."

"The additional septic tanks are to serve a dining hall serving 660 persons (campers and staff) or a mutually exclusive use of a 245 seat restaurant @ 40 gpd/seat with 10 employees @ 20 gpd/employee..."

"The restaurant use is not to occur on any day the camp is in operation nor is the camp to be in operation on any day the restaurant is open."

Since Camp Cody is only approved for "camp use," the "mutually exclusive use" is by definition an incremental use. Since the town has not approved the mutually exclusive use, the incremental septic system capacity requires a thorough town review, whether it is a new and unapproved use or an expansion of a non-conforming use.

Your conclusion that the two unapproved uses are grandfathered appears to have sidelined the town from such a review, leaving assessment of the expansion solely in the hands of DES. That raises concerns about the impact on the lake and shoreland.

State records show that Camp Cody applied to DES for septic system approval on March 17. The town approved construction of the system the next day, March 18, likely without seeing DES's "Request for More Information" letter to the applicant, which was sent on March 19 with a copy to the Select Board.

Among DES's inquiries was how "camp use" and "mutually exclusive use" would be kept separate. DES also asked for a complete accounting of "all uses" of the septic system, noting there was an apparent increase in campers and staff from 423—a cap imposed in 2016 by DES's septic system approval ECA 2016022407—to the current number, which is stated to be 660 campers and staff.

Had the town determined when we wrote in January that the wedding venue and conference center uses needed to be taken to the Planning Board and/or Zoning Board of Adjustment for approval, this major increase in camp population and septic system capacity would have been part of their review.¹

That lost opportunity for review is key because the town's shoreland regulations are more stringent than the State's, and the expanded septic system is being moved much closer to the lake. The new grease traps will be just 100 ft. from the water.

[As an aside, it should be noted that Camp Cody's Shoreline Permit Application, a prerequisite of the septic system application, erroneously stated that the purpose of the septic system project was to "~~remove and replace the existing grease tank/septic tank...~~"]

That statement inferred a "maintenance/replacement" project rather than a major expansion. In fact, the Conservation Commission made precisely that inference in its initial review of the shoreland application, according to meeting minutes.]

In summary:

- Camp Cody is operating two commercial businesses without town approval. Camp Cody is expanding those businesses through applications to DES and DHHS.

¹ A thorough town review of the ISDS application would likely have raised other questions as well. For example, Camp Cody stated to DES that its "restaurant" for the "mutually exclusive" use of the septic system has a capacity of "245 seats." Its sales page on The Knot, however, quotes a \$32,000 "starting price" for a wedding event comprised of "300+ guests."

- We are unaware of evidence that Camp Cody had a commercial wedding venue business or a conference center business prior to 1987.
- Neither use is permitted in the General Residential District or the Shoreland District, and neither qualifies as a Special Exception Use as defined in Sections 304.2 and 304.6 of the Ordinance.
- Both uses are separate and distinct from "camp use" as defined and permitted by Article 16. Camp Cody is only approved for "camp use."
- The decision to grandfather these commercial uses sidelined the subject matter experts on town boards from conducting a thorough independent review of the septic system expansion despite DES having less stringent shoreland protections, and despite the septic system being moved much closer to the lake.

Ossipee Lake Alliance takes no position for or against the incremental commercial uses or the adequacy of the septic system. The Planning Board and Zoning Board of Adjustment are the experts on these matters.

Instead, our position is that the grandfathering decision does not appear to follow the zoning ordinance's treatment of new commercial uses and/or expansions of non-conforming uses. As a result, a major septic system expansion was approved without a thorough review by the appropriate town boards.

We respectfully ask that you review the grandfathering decision. We hope you conclude that Camp Cody must apply for town approval of the two commercial business operations that are not part of its approved use as a seasonal children's summer camp.

Respectfully,



David Smith
Ossipee Lake Alliance

cc:
Town Administrator
Conservation Commission

From: David Smith <dsmith@ossipeelake.org>
Sent: Tuesday, May 12, 2026 12:09 PM
To: Freedom Zoning <FreedomZoning@townoffreedomnh.gov>
Cc: FCC <FCC@townoffreedomnh.gov>; Town Admin <townadmin@townoffreedomnh.gov>
Subject: Re: Zoning Violation Complaint - Cody

Bryan, I am following up on this complaint. Regards, David

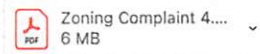
 RE: Zoning Violation Complaint - Cody



Freedom Zoning <FreedomZoning@townoffreedomnh.gov>

Tuesday, May 12, 2026 at 12:27 PM

To: dsmith; **Cc:** FCC; Town Admin 



[Download All](#) · [Preview All](#)

Dave,

You can Make an appointment with Stacy and to talk with the selectboard, at this point they are considered grandfather.

Best regards,

Bryan Fontaine

Building Inspector, Zoning Officer & Health Officer

Town of Freedom, NH 03836

 603-986-0486

 freedomzoning@townoffreedomnh.gov

###

Appendix C: Additional Screen Shots

White Mountain Weddings



MORE

[Overview](#) [Have the FUN Wedding](#) [New England Beauty](#) [Your Own Private Resort](#) [Bank for the Buck](#)

acres of lakeside New England beauty for you and your guests. For the cost of a ballroom rental at many resorts, White Mountain Weddings delivers an immersive experience your guests will remember long after the weekend ends.



- Choice of spectacular settings for your ceremony
- Lodging capacity for 10-500 guests
- Custom menus designed and prepared by our Executive Chef
- Access to many different activities
- Exclusive access to a 100-acre lakeside resort
- Ability to party the night away

Couples who choose an outdoor wedding at White Mountain Weddings are able to bring their dream celebration to life, often at a cost significantly lower than a traditional hotel or resort venue. Hosting your wedding at one of the nation's top summer camps allows you to enjoy an elevated, unforgettable experience surrounded by natural beauty and character, without sacrificing quality or amenities.

MORE

Freedom / Wedding Venues



White Mountain Weddings

9 Cody Rd, Freedom, NH

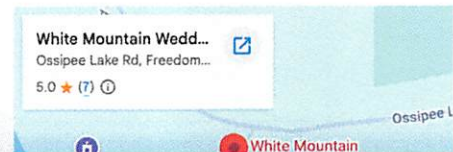
500 Capacity

\$25,000 to \$45,000 / Wedding

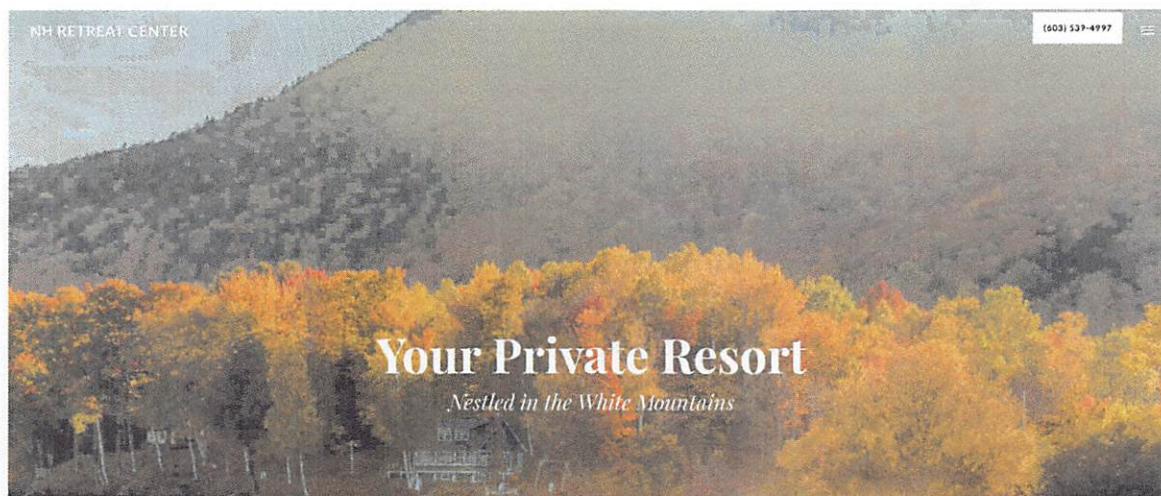
White Mountain Weddings, a rustic waterfront wedding venue in Freedom, New Hampshire, is known for its beautiful and fun wedding weekends! White Mountain Weddings venue believes

Write A Recommendation

Request Pricing



NH Retreat Center (aka Lake Ossipee Conference Center)



MORE

Food. Glorious Food

Our Celebrated Chefs can Accommodate Groups of up to 500 Guests

At NH Retreat Center, we're well-equipped to accommodate a wide range of dietary needs with care and flexibility. Whether vegetarian, vegan, gluten-free, lactose-free, or nut-free, our culinary team ensures that every guest enjoys safe, satisfying, and thoughtfully prepared meals.

[DIG IN!](#)

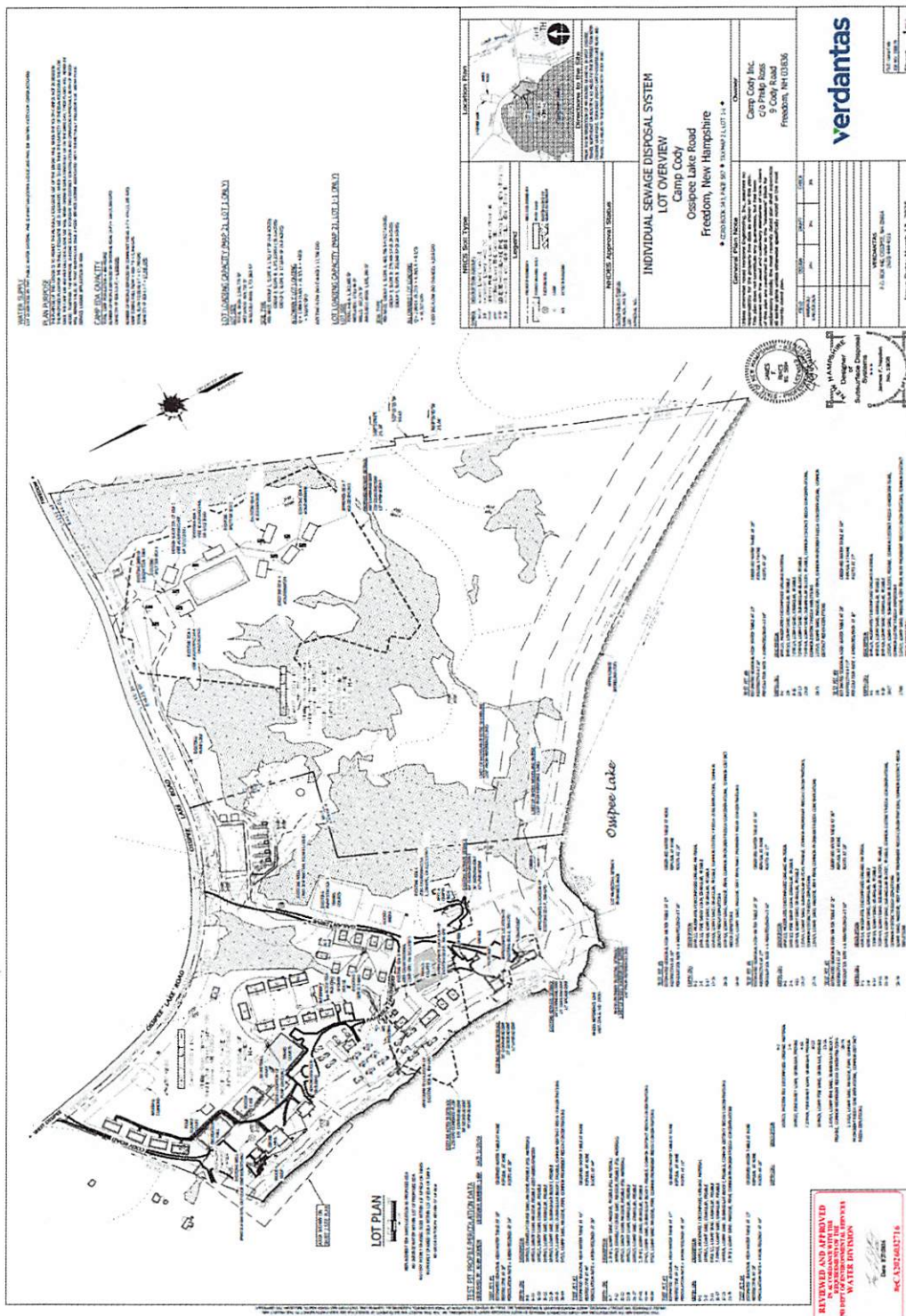


Forest & Lakefront Accommodations

Feel at Home, Even when You're Not

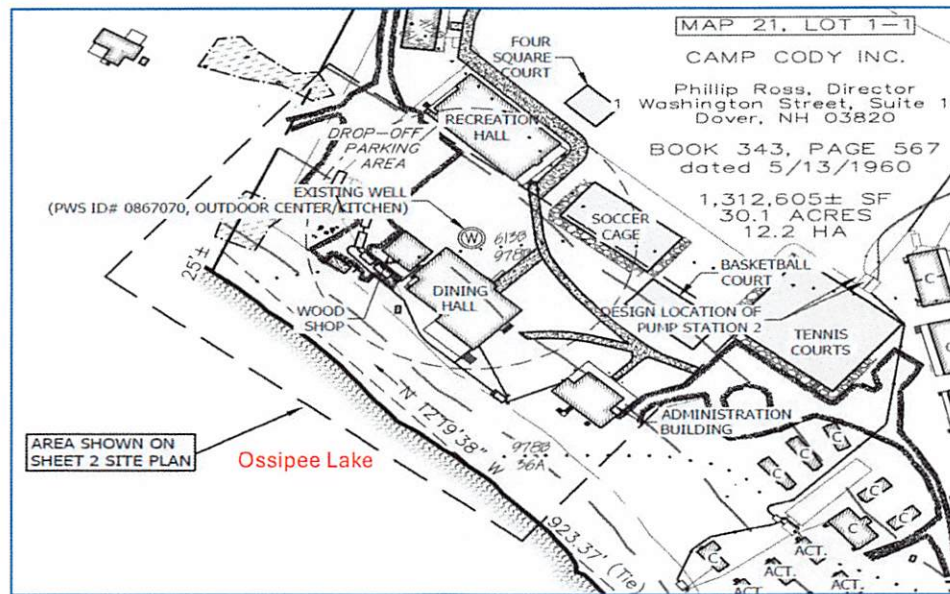
Our lakeside lodges and cabins blend seamlessly with the surrounding forest, offering peaceful views of the lake along with modern comforts. With a variety of sizes and layouts, our accommodations are well-suited for hosting groups of all kinds, from small retreats to large gatherings.

[VIEW OUR ACCOMMODATION](#)

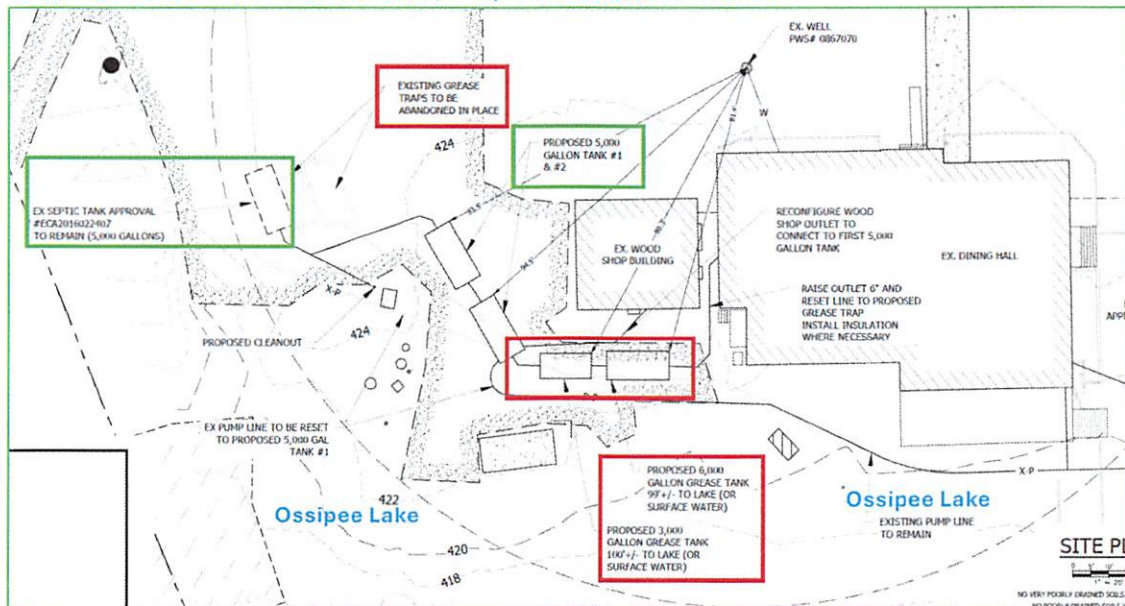


Pull-outs from the Lot Plan

Sheet 1 Site Plan



Sheet 2 Site Plan: New Tanks and Grease Traps will be closer to the lake.



INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN DATA

DINING HALL DESIGN FLOW (CAMP USE)

660 CAMPERS/STAFF * 3 MEALS * 3 GPD PER MEAL = 5,940 GPD

DINING HALL DESIGN FLOW (MUTUALLY EXCLUSIVE USE)

245 SEATS * 40 GPD PER SEAT = 9,800 GPD

10 EMPLOYEES * 20 GPD PER = 200 GPD

TOTAL = 10,000 GPD

SEWER PIPE REQUIREMENTS

USE 4"Ø SCHEDULE 40 PVC OR SDR 26 PLASTIC PIPE

SEPTIC TANK REQUIREMENTS (CAMP USE)

5,940 GPD * 1.5 = 8,910 GALLONS

SEPTIC TANK REQUIREMENTS (MUTUALLY EXCLUSIVE USE)

THE MUTUALLY EXCLUSIVE USE WILL REQUIRE MORE SEPTIC TANK STORAGE THAN THE CAMP USE AND THUS WILL MEET THE STORAGE REQUIREMENTS FOR EITHER USE.

10,000 GPD * 1.5 = 15,000 GALLONS

MAINTAIN EXISTING 5,000 GALLON TANK & ADD (2) 5,000 GALLON TANKS

TOTAL TANK CAPACITY = 15,000 GALLONS

GREASE TRAP REQUIREMENTS

5,940 GPD, 36 HOUR DETENTION TIME

5,940 GPD X 1.5 = 8,910 GPD REQUIRED (CAMP USE)

2,205 GPD, 36 HOUR DETENTION TIME

2,205 GPD X 1.5 = 3,308 GPD REQUIRED (MUTUALLY EXCLUSIVE USE)

USE (1) 6,000 GALLON

AND (1) 3,000 GALLON SEPTIC TANKS

EQUIVALENT TO PHOENIX PRECAST, H-20 RATED,

TO BE SEALED AND GROUTED TO PREVENT

INFILTRATION AND EXFILTRATION

THE CAMP USE WILL REQUIRE MORE TANK STORAGE THAN THE MUTUALLY EXCLUSIVE USE AND THUS WILL MEET THE STORAGE REQUIREMENTS FOR EITHER USE.

EX. PUMP STATION REQUIREMENTS

- USE EXISTING 5,000 GALLON SEPTIC TANK EQUIVALENT TO PHOENIX PRECAST,

H-20 RATED TO BE SEALED AND GROUTED TO PREVENT INFILTRATION AND EXFILTRATION

- 2"Ø SCHEDULE 40 PVC OR GALVANIZED PIPING AND FITTINGS FOR INTERNAL PLUMBING

- (2) PUMPS EQUIVALENT TO MYERS ME40

- CONTROL PANEL EQUIVALENT TO SJE-RHOMBUS IFS DUPLEX SET FOR TIMED DOSING (250 GAL/HOUR)

- FLOAT SWITCHES EQUIVALENT SJE-RHOMBUS PUMPMASTER

- NEMA 4X NON-CORROSIVE PVC JUNCTION BOX

- 2"Ø DISCONNECT EQUIVALENT TO CAMPBELL/MARTINSON

- 2"Ø FLEXIBLE DISCHARGE PIPE (160 PSI RATED MIN)

WATER SUPPLY

LOT IS SERVICED BY TWO PUBLIC WATER SYSTEMS: PWS ID# 0867160 (KIOWA LODGE) AND PWS ID# 0867070 (OUTDOOR CENTER/KITCHEN)

PLAN PURPOSE

THE PURPOSE OF THIS DESIGN IS TO PERMIT THE MUTUALLY EXCLUSIVE USE OF THE DINING HALL WHEN THE YOUTH CAMP IS NOT IN SESSION. THE PROPOSED FLOW FOR THE MUTUALLY EXCLUSIVE USE IS 10,000 GPD, WHICH IS LESS THAN THE CAPACITY OF THE EDAS RECEIVING THE FLOW. SINCE THE CAMP USE AND MUTUALLY EXCLUSIVE USE WILL NEVER OPERATE SIMULTANEOUSLY, THEIR FLOWS WILL NEVER BE ADDED TOGETHER. THE APPROVAL IS BEING SOUGHT TO CREATE TWO DISTINCT CONSTRUCTION AND OPERATION APPROVALS, BOTH OF WHICH WILL REMAIN VALID, SO THAT NHDHHS CAN ISSUE A FOOD SERVICE LICENSE ASSOCIATED WITH THE MUTUALLY EXCLUSIVE USE. SEE NH FOOD SERVICE LICENSE APPLICATION SR 8589.

EDA CAPACITY

MAXIMUM CAPACITY OF THE EXISTING 7 EDAS = 17,915 GPD

###

STATEMENT OF PHILIP ROSS TO THE FREEDOM ZONING BOARD OF
ADJUSTMENT July 28, 2026.

Chairman Lees, members of the Board:

My name is Philip Ross. I am the Executive Director of Camp Cody.

There has been an organization on our shoreline for one hundred years. First, Camp Adaewanda for girls, from the mid-1920s until 1940. Then Camp Cody, which came up from Pennsylvania in 1940. My family has owned and directed Cody since 1960. We are in our fourth generation.

I arrived at Camp Cody in 1978. I can tell you from my own memory, not just from the documents and statements we've provided from past owners, what Camp Cody did in those years. Events were hosted before and after the summer season throughout the late 1970s and all through the 1980s. I saw it. I helped host it. That event activity was a well established part of Cody's operation more than a decade before 1987, and it continued every single year I can personally account for, straight through to this decade. Our first family owner, Alan Stolz, was a Justice of the Peace who married couples and hosted weddings and events, including scout troops at Camp Cody in the 1980s and 1990s. In 1980, Alan and his wife, Sandra Stolz, built a building specifically to host events and retreats, which they'd been hosting at least since 1977. Sandra Stolz, Alan's former wife and his daughter Maryann, are prepared to swear to all of it, and have provided written statements verifying events at Cody since the 1970's. That is what this operation has done continuously for fifty years, and it is what camps around this lake and across New Hampshire do. 3/4 of American Camp Association, New Hampshire camps, host events. It helps legacy camps survive. Camp Calumet. Cody. Huckins. Robin Hood. All of us.

So how did a hundred-year-old organization end up here?

Our newest neighbors bought their property ten years ago. For most of those years, we were good neighbors to each other. Indeed, we were such good neighbors that in 2022, Sharlene and David Cahill celebrated their own son's wedding at Camp Cody. Weddings at Camp Cody were good enough for them then. In 2023, sadly, trees were cut on our property bordering the Cahills', and we are now in litigation over it. That dispute belongs in court, which is where this

town's officials recommended we take it, and that's where it is. But mark the timeline. For nearly seven years before our trees were cut down in 2023, and litigation began, no complaint. Since then, complaints began being made by our neighbors to town officials, to town offices, and now to this Board.

We have used that same main driveway and the same main parking lot for event food deliveries and event arrivals and departures for 50 years - forty years before our neighbors purchased their seasonal cottage in 2016. Whatever they found when they moved in, this was already part of it. They also never complained about that until May of 2024, after our trees were cut and their promises to restore were broken.

Our neighbors' newest complaints are not independent solo ones. When our neighbors filed their complaint this June, the Zoning Officer replied that he had already addressed, in his words, "a prior complaint very identical to the one received from you." Which he had. He received an almost identical complaint in January, from the Ossipee Lake Alliance. The striking similarity between the OLA's complaints and the Cahills' complaints carried through into June, and here we are today, with both of them here together before this board.

In April, the Ossipee Lake Alliance wrote to the Town that it "takes no position for or against" our uses. It has, however, spent the months since January working through the offices of the State government: three offices of the Department of Health and Human Services, including our licensing agency, and the Liquor Commission. Under New Hampshire's Right-to-Know law, we obtained sixty-six pages of records of Ossipee Lake Alliance inquiries to the state, about Camp Cody. Sixty-six pages. Every one of those inquiries has come back the same way from the state. "No violation." "Exempt", "exactly as the statute reads". "Licenses valid". The Liquor Commission closed its file with one word: "unfounded." That was following an inquiry by the Ossipee Lake Alliance to the Liquor Commission about whether Camp Cody was licensed to sell alcohol. We don't sell alcohol. We've never sold alcohol. Before that file was closed, two armed officers in black tactical gear, body armor, and body cameras, showed up at our property while we were hosting a group of schoolchildren attending an environmental education program.

We're a one hundred-year-old organization that has hosted events continuously for fifty years. What is going on here?

As much as this is about Camp Cody at this moment, this isn't just about us. This similar pattern ran at Wabanaki Campground before it reached us. Wabanaki was first. We are second. Who's going to be next? Look around this lake. Camps and campgrounds, legacy, multi-generational, grandfathered operations every one, hosting groups in the shoulder seasons, employing people across Carroll County, people like us in this room, hard-working, trying to make a difference to others, paying taxes, paying rent or a mortgage, making car payments, feeding our families. Our neighbors are asking you to shut down our entire event operation, even though we're grandfathered and we've been hosting events continuously for fifty years, even though their son was married at Camp Cody. If they prevailed, eighteen Cody adult breadwinners would be unemployed. Then add in Calumet, Huckins, Robin Hood, and what about the 100 other camps hosting events across the state?

Our four camps are an integral and historic part of the Town of Freedom, and have been for 100 years. Like the other legacy organizations of this remarkable town, we've been doing what we do for many decades, and as the Zoning Officer has stated, and as town officials have stated, we are grandfathered. It is not proper for a newly arrived neighbor that we're in litigation with, suddenly unhappy with what was here long before them, to enlist themselves and community organizations to remake a legacy, multi-generational, grandfathered organization into something that suits them better.

On behalf of Camp Cody and the other camps and campgrounds around the lake, just this: if an unhappy neighbor can enlist community organizations to reach past their charters, to put legacy, multi-generational, and grandfathered businesses through months or years of investigation, and compel this Board to hear it, then no camp, no campground, and no business in this town is safe from the same treatment. It began at Wabanaki. It's happening now at Camp Cody, and it will continue to others, unless you, members of this Board, stop it here, today.

Thank you.

Subject: Letter of Attestation: Historical Off-Season Use of Camp Cody

To Whom It May Concern,

My parents, Alan and Sandra Stolz, purchased Camp Cody in 1959 and launched our first operational season in 1960. Born in 1960, I grew up on the property and was raised working in the family business, eventually taking control of operations in the 1980s.

As a former owner with direct, firsthand knowledge of the property's operations from the 1970s until I sold it in 2011, I can attest that the facility consistently hosted a variety of groups during the non-summer seasons (spring, fall, and winter) each year. These events began at least as early as the 1970s, and likely occurred in the 1960s as well, though those early years predate my personal recollections. Additionally, to the best of my knowledge, these spring, fall, and winter events have continued each year from 2011 to the present day.

Specifically, the property regularly hosted:

- **Weddings and Receptions:** My father was a Justice of the Peace and my mother is a minister. We hosted numerous on-site weddings, receptions, and multi-day celebrations on the property before and after the ceremonies.
- **Special Interest Retreats:** The property hosted recurring yoga and meditation retreats, as well as motivational and educational seminars.
- **Youth Environmental Programs:** My father, an Eagle Scout and active Boy Scout troop leader, personally ran children's environmental programs at the facility during the non-summer months.

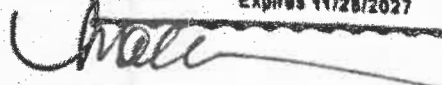
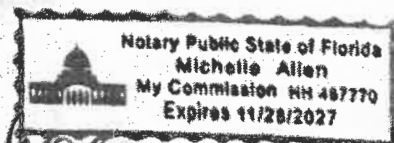
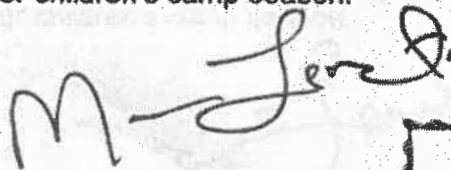
While smaller retreats did occur during the winter, they were initially limited because the property was only minimally winterized in the early years of our family's ownership. To accommodate more and larger year-round events, my mother built a specially winterized building—"The Long House"—in the 1970s. I have vivid teenage memories of guests practicing yoga in leotards and sweaters surrounded by fall foliage. Similarly, I remember groups of boys staying in the Long House during winter skiing trips in the 1970s and beyond. These late autumn, winter, and early spring events continued to run consistently through the subsequent decades.

In summary, from the early years of the Stolz/Ross family ownership to the present day, Camp Cody has a long, established history of hosting multiple, recurring events well outside of the standard summer children's camp season.

Maryann Stolz Ross Levanti

203.984.5157

MaryannLevanti@gmail.com





Anna Gross <anna@campcody.com>

Fwd: Camp Cody's Adult fitness Camp

1 message

Philip Ross <philip@campcody.com>
To: Anna Gross <anna@campcody.com>

Tue, Jul 21, 2026 at 6:41 AM

Hello Anna,

Let's add this to the presentation files.

Philip Ross
Executive Director
Cell: (603) 828-9317
CampCody

----- Forwarded message -----

From: **Peter Ross** <peterross11@gmail.com>
Date: Mon, Jul 20, 2026 at 5:44 PM
Subject: Fwd: Camp Cody's Adult fitness Camp
To: Philip Ross <philip@campcody.com>

----- Forwarded message -----

From: <sandra11@optonline.net>
Date: Wed, Jul 15, 2026 at 11:02 AM
Subject: Camp Cody's Adult fitness Camp
To: Ross, Peter <peterross11@gmail.com>
CC: <sandra11@optonline.net>

To whom it may concern:

I Sandra Stolz was an Owner of Camp Cody from 1960 through 1989.

Besides running the boy's summer camp, I also ran an adult fitness camp post season.

That Center was founded in 1974. The camp site is fully approved by the New
Hamshire board of health and the American Camping Association..

Enclosed are the flyers for the Camp vacation.

I am a certifide yoga instructor from the Sivananda Center and from the Greater New York YMCA.
Also, I am an Ordained Minister graduating from the New Seminary in New York City and was
ordained in the Cathedral of Saint John the Divine

I am a Reiki Master and Teacher for healing.

Many of my yoga students from Connecticut would come to Camp Cody's post-season retreat.
I built a lovely building overlooking the lake for the retreat.

Sincerely,

Sandra Stolz

I

David Ross
3406 Woodstone Pl
Augusta GA 30909

July 23rd, 2026

Ref: Camp Cody Employment as Executive Chef on
Management Program

My records show, that I moved from France to the USA in August 1997. I have Visa documents confirming my sponsorship from Camp Cody to run the culinary side of the Convention center at Cody, that was open as a year-round Convention center hosting Team building and Wedding Events throughout the year. In 1998 I was enrolled in McIntosh College Dover, NH in the Culinary Arts while I was working as a Chef at Cody. I graduated in 2000 and the College became Le Cordon Bleu USA.

During these years I worked multiple events at Camp Cody as Executive Chef, throughout the years.

This letter is a statement of fact, of Cody operating a year round facility, of which I was employed.

Regards
Chef David Ross



DAVID ROSS



(Mountain Ear Photo)

The Rev. Edward Knudson at Camp Cody in West Ossipee.

The Power of Spiritual Healing

"I am the church," said the Reverend Edward Knudson, explaining his role at The Personal Realization Center in Trumbull, Conn. Now in its second year, the director and founder of the spiritual healing sanctuary described it as a spot where people came to receive physical, mental, emotional, and spiritual healing. Although he has been involved with the metaphysical for the last 25 years, it is only since his retirement as director of purchases for a major manufacturing firm that the 66 year-old Knudson has been able to devote himself full time to his work.

"I always knew I was psychic," he said, mentioning how his wife and he first came to a psychic organization, "but now I have reached a level of knowing, of awareness, that is above thought."

People suffering from all types of maladies come to him, and healing, he said, takes many forms. Espousing his own philosophy, he added: "Suffering is a creation of the mind. This does not negate the need for doctors, because they can relieve the symptoms. But the mind must first unlock the cause, the problem, from inside the body; otherwise, the disease will reoccur."

Although he would not detail the exact procedures of his pressure-thought technique, he said his first step was to learn a person's history and then let the person describe what doctors might have already said. One woman who came to see him listed fourteen different things wrong with

her. "It took a lot of sessions," he said, "but gradually, we were able to rid her body of every one."

"I act under divine guidance. At that level, we do what is necessary to release the badness inside the mind that has prompted the person to create the infirmity," he said. A Christian, who named no particular sect, Knudson said his non-sectarian organization spoke the language of the spirit. "Regardless of belief, we are all part of the same God and the universal energy, so therefore, when I help you, I help myself."

The only requirement for a person to be healed, he noted, was that they must want to get better more than they want to stay sick. "I work with the soul which is perfect," he continued. "It is the physical form that has accepted this disharmony. People tell me their resume of illnesses, but I know there is only one thing wrong. They are out of tune with their bodies and with the universe."

One woman who came to see him had been suffering with whiplash for two years. Within two hours, she could walk free of pain. He said that she had drifted off in a REM-like state, like deep sleep, and was able to visualize what caused the pain, bring it forth from the subconscious, and release it forever from her body. An English woman was healed of terminal cancer by one of his students.

"A healer cannot claim a cure," he said, trying to explain the difference. "I don't heal or cure anyone. They cure

themselves." What he does is pass his own energy, his own state of inner peace, from himself to the injured person. "Each case is a test of my faith... We're nothing but vehicles for healing energy, and I accept it as my role in life."

Reaching across the table to demonstrate how his own inner peace is carried through his hands, Knudson said his technique, as far as he knew, was unique with him. He recommended that all people seek harmony within themselves. "Everyone is psychic; it's just that perhaps I'm more sensitive to it than others."

He did not point to a particular time when his powers were revealed to him; rather, he believes he was led psychically to the right books that told him everything he already knew. "But let every man or woman find his or her own path."

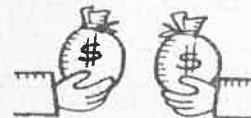
Although his church is chartered as such by the state of Connecticut, he said, "Mine is a healing ministry. I have no followers and want none. I'm no guru. I am a teacher of teachers. I try to help those who feel they can help others." Even though he has discontinued his weekly services, he still holds Saturday classes for his students.

Reverend Knudson was in West Ossipee recently to lecture at the Universal Divine Center's week-long retreat at Camp Cody on Ossipee Lake. Each summer after the boys have returned home for the season, Sandra Stolz, who runs the camp with her husband Allen, operates an eight-day yoga program attended mostly by students from her yoga classes in Darien and Westport, Connecticut. Herself a spiritual healer, medium, and clairvoyant, Sandra, its founder and director, sees the five year old Center as a way for persons to become totally involved in the psychic experience. Lectures and workshops are held daily and nightly on parapsychology, meditation, yoga philosophy and

other psychic phenomenon. In addition, day students as well as week guests are invited to use the facilities - play tennis, volleyballs, go for a swim, or perhaps a long stroll along its mile and a half shoreline.

For more information on The Universal Divine Center, contact Sandra Stolz at Camp Cody. The retreat, she said, is held every third week in August.

Would you like to retire with 2 incomes?



I can arrange it.

Let me arrange a second retirement income on top of your Social Security. Together they can provide you with a comfortable, secure retirement. I'll be happy to tell you all about it — just call me.

William W. Belcher
P.O. Box 522
Conway, N.H. 03818
323-8811



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fine food & hearty drink

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• Little Pirates Menu



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tel. 356-3000

The name may be unassuming but the cuisine is unsurpassed.

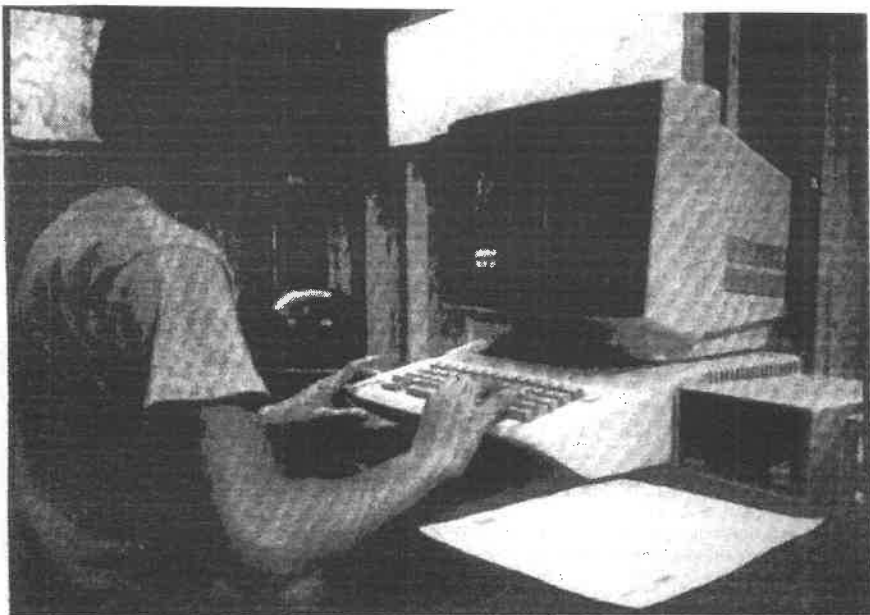
For candlelight dining in a relaxed, old world atmosphere, you could make no finer choice than the Eating House. You'll dine, perhaps, on Tournedos of Filet Bearnaise, Scallopine of Veal Marsala, or Filet of Sole Marguery. And you'll sit near our delightful old fireplace and under two hundred year old hand hewn beams. Then, while you're choosing from our rich and varied menu, most likely you'll savor a cocktail and realize that the only thing unremarkable about our restaurant is its name.

For reservations call: 603-356-2472

The Eating House

At Mr. Cranmore, home of the famous Skimobile.
Off Rt. 16, North Conway, N.H.





Though still stressing basic outdoor skills, modern camps try to keep abreast of the interests of their campers. During a free period, Brian Gilderman of Hollywood, Florida, learns to program one of the new Apple II computers recently added to the available activities at Camp Cody.

(Continued from Page 13)

choose. All camps take advantage of the natural beauty of the state and emphasize the outdoor experience, but many branch out into specialized areas. Camp Cody has added computers to its extensive list of activities. Tamarack Tennis Camp, a co-ed facility in Franconia, and the oldest tennis camp in New England, has twelve clay courts and specializes in improving tennis skills, but also offers hiking, swimming, soccer, and sightseeing in the immediate area to encourage campers

to learn more about New Hampshire. There are religious camps that combine spiritual development with that of regular camping skills. New Hampshire also has camps for the mentally retarded or physically disabled, offering them new experiences and a chance to develop the same self-respect and living skills as non-handicapped children.

A trend with summer camps is to open their facilities in off-season times for groups other than just young campers. Camp Kehonka has 36 students from the

University of Michigan at Ann Arbor attending a credited course in New England literature. "Living in the camp when the ice has just left the lake helps them to experience the same atmosphere as the early writers," said Althea Ballentine, Bally's wife. The course lasts seven weeks and the students cut wood, make bread, canoe, and generally partake in the backwoods experience of early New England.

Camp Cody has taken a more modern tack, building a \$100,000 adult health spa with special sessions for adults only the week prior to and following regular camp session. The spa is also open for membership and use by local residents. The Hoyts at Camp Tohkomeupog have family camping sessions at the end of each summer season as well as winter skiing camps in conjunction with the family owned King Pine Ski Area.

This week the 1983 summer season is coming to a close with campers packing their trunks, clearing out of the woods, and heading home. Though the importance of camps, both agency and private, is established, the mushrooming benefits to the state of New Hampshire generated by the camping industry have not been documented.

Children are impressionable and early memories remain with them. A good camp experience in a person's youth can bring him back to New Hampshire in his adulthood to relive those days camping, hiking, skiing, and enjoying all that the state has to offer. In an article about the history of camping which appeared in the January 20, 1933, issue of the *Granite State News*, Laura Mattoon, Kehonka founder, concluded much the same thing. "When mellowing middle age brings new richness and new zest into the lives of the campers, their thoughts will turn to those everlasting hills of their camping days, and among those hills they will seek a home."

— Karen Cummings

Editor's Note: A special thank you to A. Cooper Ballentine for the use of his "History of Camping" compiled in 1965 as a supplement to the *History of Wolfeboro* originally published in 1901.

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Sandra Stof
Founder/Director

The Universal Divine Center for
spiritual &
psychic development

FOR THE GREATEST SUMMER OF YOUR LIFE!

**THIS IS THE YEAR
FOR YOUR VACATION IN
BEAUTIFUL New Hampshire**

AUGUST 22 29 1977

8 days, 7 nights



THE

YOGA

CAMP

VACATION

KEEP FIT — FEEL GREAT

at Camp Cody's Adult

HEALTH AND FITNESS SPA

Freedom, New Hampshire

GET AWAY — FUN — RELAX

Week of August 24-31
(or any segment)

Fee - \$60 per day

On the lovely white sand beach of
Ossipee Lake in The White
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Programs Featuring:

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 - ★ Modern Gym Equipment
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 - ★ Summer Stock Theatre

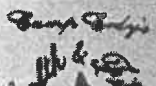
Sandy Stolz
Director

Winter Office: Five Lockwood Circle, Westport, CT 06880 (203) 226-5625
Summer Location: Camp Cody, Lake Road, Freedom, NH 03836 (603) 539-7180

REGISTRATION FORM

Please forward \$60 deposit per person (not refundable after June 1st). Mail to Camp Cody Health Spa, Freedom, NH 03836. Further information and maps will be sent upon registration.

Name _____ Phone _____
Address _____





Founded 1926

In the valley of Chocorua, on the white
sand beach of Lake Ossipee at . . .

WEST OSSIPEE, NEW HAMPSHIRE 03890

Telephone: (603) 539-4997

Westport, Conn
(203)-2

By Appo
348 Madiso
New York C
(212)-06

Radio Calls: KMA-
WAI-J
WNB-V
WCOB

Dear Friend;

Thank you for your reservation to attend Camp Cody's Adult Fitness Camp this summer. I am happy to confirm receipt of your registration fee, and am enclosing driving directions to the Camp, which is at the north end of Ossipee Lake. The Camp is fully licensed by the New Hampshire Board of Health, and is Accredited by the American Camping Association. If you would like more information on our area with detailed state maps, you may obtain a map kit from the N.H. State Vacation Bureau, State House Annex, Concord, New Hampshire. Local tourist materials may be obtained free from the Lakes Region Association, Wolfeboro, N. H. Be sure to include your name and address.

Guests live in camp cabins, all with plumbing and electricity, along the lakeshore on a private, sandy beach. Ossipee Lake is eight miles long, at the southeast corner of White Mountain National Forest. Many camp recreation facilities are free including boating and swimming. You may also take advantage of the new health center which includes sauna, jacuzzi, modern gym equipment, plus the classes in yoga and exercises. Miles of hiking and jogging trails are also available.

You will want to bring informal clothing--leotards, shorts, jeans, and change for evenings or a night on the town. Bring a swim suit, raingear, tennis racquet, camera & film and sneakers. Don't forget bedding (cot size) or sleeping bag. Guests in past seasons have made good use of skindiving gear, binoculars, birding, and even sketch and painting pads, plus musical instruments at our camp.

Nothing is more important than good health and feeling good about yourself. It is more to insure good health and vitality than a regular program of exercise is a necessity of life, not just a luxury. Only a healthy relaxed body can give you the energy for success and the spirit to enjoy life to the fullest. Relax and enjoy the peaceful, serene atmosphere.

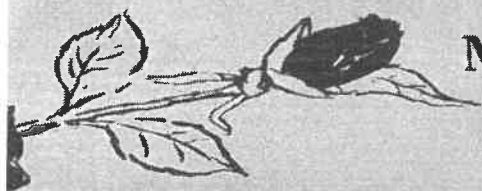
I am looking forward to greeting you when you join us for a delightful experience in this most lovely setting. If any of your friends or family are interested in attending, please be happy to send them information. If you have any questions, feel free to call the camp office (603) 539-4997.

Sincerely yours,

Sandra Stolz, Director

DEPOSIT RECEIVED: \$ _____

CONFIRMED RESERVATION DATES: _____ TO _____
(Arriving) (Departing)



Monday, August 20,
Monday, August 27, 1979

The Universal Divine Center **YOGA CAMP** *Sandra Stofz* *Founder/Director*

Ritual Awakening

morning and each afternoon at camp's lakefront, you will learn yogic postures for greater flexibility, improved breathing, flexibility, and energy. You develop a spiritual awareness utilizing varied expression such as yoga, meditation and mind expansion. Daily meditation will help you deal intelligently with stress and balancing. Meditation not only becomes a means for contacting one's highest self but also enables one to more effectively express qualities of love. Our evening sessions around the campfire offer healing techniques and a variety of subjects in transpsychology. Experience a healthier, more balanced emotions and a more heightened mind.

Healthful, delicious meals are served at lakeside dining room to all registered guests. Local residents will be accepted day students without room or boarding.

Accommodations

The New Hampshire Retreat is located on the sandy shores of Ossipee Lake on the grounds of Camp Cody for Boys. This lovely pine forest setting offers a peaceful location in the White Mountains. Clear blue, warm sparkle in the bright sunsh

Guests at the Universal Divine Center live in cabins (plumbing as in city) along the lakeshore. Many recreation facilities including tennis, sailing, fishing, swimming. There are nature trails for exploring photography, jogging or co

You will want informal clothing, yoga attire, and changes for evenings. Bring swim suit, tennis racquet, fishing gear, flashlight. Don't forget sleeping bags (cot size bed) and towels.

The Universal Divine Center is a profit organization founded in 1968. The camp site is fully approved by the New Hampshire board of health and the American Camping Association.

Represents Maine Nurserymen At Annual Meeting In Georgia

Robert H. Eastman, Western Maine Forest Nursery Company, Fryburg, Me., represented nursery and landscape firms in Maine at the annual meeting of the American Association of Nurserymen (AAN) The business meeting was part of the association's 106th annual convention in conjunction with the Southern Nurserymen's Association trade show in Atlanta, Ga. The five-day meeting, which ran from July 29 to Aug. 3, attracted more than 2,000 nursery businessmen and women from around the country.

The AAN, headquartered in Washington, D.C., serves over 2,900 member firms in the United States and Canada with management and legislative

lobbying, public relations activities, and merchandising assistance. Its members represent a wide range of nursery and landscape firms, including wholesale growers, landscape firms, mail-order nurseries and allied suppliers.

Eastman was elected vice delegate to the national meeting in 1978. He has been active in association affairs for a number of years currently serving on the Government Nursery Production Committee and a member of the Wholesale Nursery and Growers Association and Horticultural Research Institute.

In addition to belonging to the AAN, Eastman is a member of the Malheur Association of Nurserymen where he was elected as 1st Vice President of Eastern Region.

The national trade organization is actively involved in environmental and beautification efforts. Recently, its 25th Landscape Awards presentation ceremony was held at the White House with Mrs. Jimmy Carter as honorary chairman. The White House guests represented the top landscape architects and landscape installation firms responsible for 45 different environmental landscaping projects selected from around the nation for exceptional values they add to the quality of life in their communities.

According to Eastman, this was the ninth time in the program's history a First Lady has presented the awards, and the fifth time the event has taken place at the White House.

The association is also engaged in a nationwide environmental action campaign known as "Green Survival," which is designed to

demonstrate to the public the many small steps any individual can take to improve the quality of his environment.

"Green Survival" points out the functional features of living plants, explains Eastman. Energy conservation, for example. Trees and shrubs properly placed in the landscape conserve air-conditioning energy in the summer, save precious heating fuel in winter. In these energy-conscious days, this fact can be important to all of us."

Eastman also suggests that green plants refresh and cleanse the air, prevent soil erosion, screen unsightly views, abate noise, even contribute to our mental and emotional well-being. "That's what we mean by 'Green Survival,'" he says.

Eastman has been a member of the American Association of Nurserymen for 25 years. With him in Atlanta for the national meeting was his wife, Mary.



KENNETT HIGH SCHOOL GRADUATE Rath Twombly receives annual nursing scholarship from Pearl O'Quinn, past-president of the Ladies Auxiliary Legion North Conway Post 85. 40

Mark Guerin/Photo

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Open mid-June through mid-October 9:30 to 5 daily except Sunday. Normal gallery admission fee. Located in Douglas Hill off Rte. 107 East Sebago, Maine 04024. Tel. (207) 717-2370. Country-Lane Jewels, Founder-Curator. Call or write for brochure lecture schedule and membership details.

Public Hearing

NOTICE IS HEREBY GIVEN OF A SECOND PUBLIC HEARING TO CONSIDER AMENDMENTS OF THE TOWN OF CONWAY'S FLOOD PLAIN ORDINANCE. HEARING WILL BE HELD AT THE PINE TREE ELEMENTARY SCHOOL, CENTER CONWAY, N.H. AT 7:00 P.M., THURSDAY, AUGUST 23, 1979. THE PURPOSE IS TO REVIEW PROPOSED AMENDMENTS TO BE VOTED ON BY SECRET BALLOT AT A SPECIAL TOWN MEETING TO BE HELD ON SEPTEMBER 18, 1979.

PROPOSED FLOOD PLAIN ORDINANCE AMENDMENTS
1. Delete Article III, Section 1. Sub-Paragraph A in its entirety.

Insert in subsection:
Article III, Section 1. Sub-Paragraph A: Flood area for the 10 year flood per maps heretofore maintained, shall be none of the following:
(1) Development
(2) Construction of septic systems

2. Insert a new Sub-Paragraph under Article III, Section 1 to be known as Sub-Paragraph C as follows:
Article III, Section 1. Sub-Paragraph C: In the Flood Plain area between the 10 year flood and the 100 year flood per maps heretofore maintained, there may be variances given as hereunder provided for one or more of the following purposes:
(1) Substantial improvement to
(2) Development in
(3) Building, or
(4) Construction of septic systems provided they shall otherwise meet all existing governmental agency requirements and approvals.

Add a new provision relative to variances under Article III in Section 1 as follows:
Article III, Section 1. Variances of the ordinance, or any provision thereof, within the area defined between the 10 year flood and the 100 year flood per maps heretofore maintained, may be granted by a majority of the Board of Selectmen of the Town of Conway only after favorable recommendation of the Town of Conway Planning Board for the following reasons and by the following procedure:
(A) Applications for variance shall be filed with the Planning Board on forms prepared and approved by the Board of Selectmen. The Planning Board is not required to hold a public hearing, but shall within 60 days commencing with the date of filing of the application, vote to recommend or not recommend the application for variance. Failure of the Planning Board to act within said 60 days shall be considered a favorable recommendation. Written notice of the Planning Board's action or failure to act within the 60 day term shall be forwarded by the Planning Board to the Board of Selectmen.
The Planning Board may attach conditions and/or limitations to its recommendation, and in writing its recommendation shall be guided by the same standards set forth under Sub-Paragraph (C) of this section.
(B) The Board of Selectmen shall act on any application for variance after public hearing within 60 days after date of receipt of written notice of the favorable recommendation (provided as implied by failure to act) of the Planning Board regarding the application. Failure of the Board of Selectmen to act within the 60 day term shall be deemed a denial of the application for variance. Variance may be granted subject to conditions and/or limited scope as to time and manner as the Selectmen may deem prudent, and as long as within the limits of the recommendation of the Planning Board.
(C) The variance shall only be granted by the Board of Selectmen after favorable recommendation of the following conditions:
(1) Public health would not be injured, and
(2) Enforcement of the ordinance would result in unnecessary hardship to the applicant, and
(3) Practical difficulties exist for which relief should be granted, and
(4) Granting of the variance would not violate the general spirit of the ordinance, and
(5) The variance would promote the general welfare of the Town and the applicant and do substantial justice, and
(6) The Selectmen will not be contrary to the minimum standards of the regulations of the National Flood Insurance Program contained in the Federal Register of January, October 30, 1978, Sec. 1910.5 (a) (1) (i), (ii), (iii), (iv), (v), (vi), (vii), (viii), (ix), (x), (xi) and (xii) as amended.

FOR ORDER OF THE TOWN OF CONWAY BOARD OF SELECTMEN
WILLIAM R. BARNES
CHARLES V. STURDIVANT
WILLIAM J. NORMAN

Yoga Camp Reopening

The reopening of New Hampshire's popular retreat Yoga Camp and Retreat for adults has been announced by Sandra Stolz of Freedom, head yoga instructor at the Westport YMCA. Stolz began her programs six years ago for beginning and advanced students and this season's busy activities will run from Aug. 20 to 27. Guests may join for any combination of one to eight days, with students receiving professional instruction in yoga exercises, meditation and spiritual healing. Sandra personally supervises the retreat, which is operated by the Universal Divine Center, a nonprofit, New Hampshire organization. The camp's faculty is from the United States and Europe, and include several renowned personalities in both yoga instruction and related philosophies.

Returning to the yoga camp will be the Raja Mirindra Singh, yoga master of Patiala, India, and graduate of Yale Divinity School, who'll again instruct as well as lead discussion groups for seminars and teach the playing of the sitar for classical Indian music. Also returning for a series of lectures is the Rev. Edward Knudson, an ordained minister from Framble, Conn., and the former director of the Personal Realization Center. Rev. Knudson just returned from a foreign tour, lecturing on spiritual healing to overflow audiences. An internationally known healer, he has taught metaphysics for a quarter century. Another former faculty member is Brother Daniel Bushnell, a Dartmouth graduate, who will lead the meditation programs as a technique for relaxing both mind and body. Properly done, meditation leads to self control of one's emotions and ability to cope with everyday stress, while renewing physical energy for day-to-day living. Brother Daniel returns to New Hampshire from five years work in Baltimore, teaching meditative science with the Holy Order of Man Society. Another former instructor is Nancy Blampied of Bow, rejoining the camp as a certified yoga instructor and masseuse. Mrs. Blampied offers a physical therapy program to retreat guests and instructs afternoon classes.

At the Yoga Camp, full room and board is furnished and day guests accepted for past programs or evenings. The retreat uses the post-summer facilities at Camp Cody for Boys on Onipipe Lake, and the camp is fully licensed by the New Hampshire State Health Department and Accredited by the American Camping Association. Camp Cody's recreation facilities are available to guests at free time, including tennis, water sports, athletics and nature study. Day and evening seminars are conducted on many yoga-related topics and with testing for individual attainment in par-

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Prepared Childbirth Classes

Beginning Thursday, Aug. 16 at 7:30 p.m., seven lectures will be presented on the Lamaze Method of Childbirth including group discussions and practical applications of basic techniques in preparing for the birth of your child. Classes will be held at the home of the instructor, Joan Lamoie, in Conway.

The Lamaze Method incorporates education of the anatomy and physiology of pregnancy, labor and delivery and conditioning to aid in alleviating fear and discomfort and prepare you to take an active role with the doctor and midwife.

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