

**Town of Freedom
Selectmen's Meeting
Monday, January 13, 2025**

Present: Selectmen Les Babb, Alan Fall, Gary Williams and Stacy Bolduc, Admin. Assistant, who recorded the minutes. This meeting was held at the Town Hall. Babb called the meeting to order at 6:30 p.m.

Absent:

Also present: Scott Brooks, Rob Cunio, Sue Hoople, Bill Elliott, Jen & Rich Ulrich, Mark Salvati, two family members, Jeff Nicole and Rich Laferriere.

Review of Mail, Sign Manifests, Approval of Minutes

The accounts payable and payroll manifests and the red folder containing correspondence were reviewed. **Alan made a motion to approve the minutes of 1/6/2025 with corrections, Gary seconded the motion; Motion passed unanimously.**

Department Head Updates

Fire- Rob reported the following numbers for the past two weeks: Six medical aids, three MVA, two fire alarms, one CO alarm, and one police standby/assist. The rescue had a recall that had been fixed for the break pressure switch. One person has started EMT training, and the department has joint ice rescue training with Effingham tomorrow night.

Alan Fall is responding to the request to enter the Masonic Lodge to assess it for the remediation repair.

Appointments: Sue Hoople

Sue Hoople came before the board to discuss Wabanaki. She has sent letters to the board to get clarification on Wabanaki and has further questions for the board. Mark Salvati and two family members listen to the discussion.

Sue first stated that she objected to the December 9th meeting minutes. She hand-delivered a letter to the board on December 4th to the board asking to be on the agenda for December 9th to ask questions about Wabanaki. She was not on the agenda due to oversight by the office and, therefore, did not stand up to say she was there to discuss Wabanaki. Les called on her during the meeting, but she was not prepared to speak about Wabanaki that night.

Sue asked the board if they reviewed the December 4th letter. Les said they would go through the questions one by one. Mark Salvati was given a copy of the letter. Les asked her to read her questions one by one. Sue responded there was no mention of the letter in the December 9th minutes and asked how that works. Stacy explained that the letter was in the red folder with the other correspondence. Stacy explained it's not divulged in the public meeting what is in the red folder. Not all of it is public knowledge. Sue responded at the end of the minutes, there was no mention of her letter in the red folder. Sue asked how to get her questions on the record. Les responded that you should read them off now so we can discuss them. Sue

was unable to find her letters and started to ask questions. She understands there are limitations on what she can ask because Mark has an application before the Planning Board for the Hut nicks. She started with 2001 state subdivision approval, part of that approval the town had Elmer Franson merge the sixteen lot into one parcel. The project was paused due to shorefront law coming into effect as result they had a septic plan, subdivision plans, and water system plans done to the best standard at the time. They got their approval that included three septic systems, although they only did two at the time, and recently, they did the third one. Sue started to direct her question to Mark regarding the formation of the LLP in 2001. She asked if that was the date the campground became legal or a legal entity because before that Mark was keeping the sixteen-lot subdivision alive as a pre-existing non-conforming subdivision because they were substandard lots and each lot was in an alternate trust so he could keep the subdivision alive if Mark chose to go back to a family residence. Sue questioned at the time Mark got the state approvals if they would have had to come before the town for anything. Les said he was the zoning officer at the time and recalled that Mark was dealing with the state for the septic system in 2001. He also recalled Mark requesting to build a building that would sit on four lots. Les informed him he had no setbacks, and the lots would have to be merged which they were. Mr. Salvati sat with the board at the time and the board agreed they would be good with request if the lots were merged.

Sue said her understanding is the town exchanged a sixteen-lot single family subdivision for a 67-site campground on eleven acres of land. Les said his understanding is the 67 sites were a pre-existing non-conforming use. There was no swap, it already existed. Sue said the only preexisting legal entity was the subdivision because they used it as a family campground.

Next question.

Extensive drainage- Sue questioned if the culverts that were installed were to help drain Farmers Lane across the street because they are wet. Mark asked if the question was directed towards him. Les informed Sue that Mark is not present so she can ask him questions. Her questions are for the board. Mark asked to be informed if Wabanaki was going to be discussed. Sue continued her question about the three culverts. She gave a brief history about the culverts back in 1978 and asked who manages the culverts along the road in that area. Les said the road agent. Sue continued to inquire about the drainage across the street (Farmers Lane Association) that drains into the lake from lots currently owned by Wabanaki, which is a concern because the culverts may not be adequate. She questioned when the lots were merged what happened to the drainage system that Elmer Franson put in. Les responded that he did not know, and you just stated it was pre-existing, and these are concerns for the planning board. Discussion ensued around culverts and ownership if it is an issue the town should be looking at. Les said again that this is an issue that should be brought to the attention of the planning board.

Sue continued to state that she requested that the selectboard would consider having a joint meeting with the planning board and FCC to understand the complex plans that MacConkey and Horizons were presenting, which the layperson volunteer may not understand. Les said the Planning Board is an elected board, and it is not the job of the select board to direct them what to do. Les said you requested access to the information, and Stacy created a portal (SharePoint) for anyone to access the information. Alan added that there is a process to appeal the planning board's decision if someone disagrees.

Sue inquired about a letter that the FCC sent to Gary Williams regarding tree cutting and drainage. She has

not seen the letter surface anywhere and questioned if it was given to the planning board. Gary answered that he believed he had sent it to Anne Cunningham because that is who he was working with at the time.

Question

If the planning board signs the plan that is before them now that appears to be a very specific site plan application just dealing with the expansion of the hutnicks, but it shows a plan of the whole eleven acres including campers, utilities and decks. She questioned the planning board signs the plan as it is, is that consent for the whole. Les responded that it is a question for the planning board.

Question Violations and assessing records.

Sue said she had been asking for sketches, notes, pictures and whatever was used to access the violations. She said the town owns a site there. Les said not the site but the camper.

She also questioned what plan is used for fire safety, police, and the assessor. Chief Cunio stated they have a map, and updated maps are provided if there are changes. To date there have been no problems trying to find anyone when they have been called to the campground. Rich said everything goes through dispatch. Stacy does not know what Rod the assessor is using. Sue asked how many sites are there currently. Mark Salvati responded he gets seventy-seven bills. A brief discussion ensued around billing and the number of bills and bathhouses.

Sue said if the cooperative conversion goes through, the occupation will only be six months, and has the town see the declaration of conveniences and restrictions that govern the use of the campground? There has been in the past. Sue wants this confirmed by the board of Mr. Salvati. Les said the Cooperatives is not a condominium and they all go through state subdivision approval. Les did not think they could go outside of the approval of the site plan by the Planning board because they are restricted to the 15% coverage of the lot. In one of the letters Sue recited in her December letter the minutes of the 2023 meeting where the initial discussion around what Wabanaki was proposing to do. In one of the statements, they said if they plan to do a condominium or cooperative a site plan would be submitted. What they provided was a limited site application, and they were relying on the State subdivision of 2001 to be sufficient. The plan could not be found, and nobody asked for it.

The question is, should a subdivision be presented to the planning board for the whole including the expansion of the hutnicks. The conversion falls under RSA 356A, and Mark has made a comprehensive plan with the State. Les responded that this is a question for the planning board. We have forwarded everything to the attorney and once the planning board decides we will get an opinion from the attorney. It is not the role of the Selectboard to tell the planning board what to do, it is to observe.

Points discussed.

When the zoning officer position was created, the voters made it clear they did not want someone driving around looking for violations. The position was to deal strictly with application and complaints, and they could look at requests from the Planning Board and Zoning Board to aid them in their applications before the board. The proposed Zoning Officer position before the voters this year will be able to review common

sense stuff. Alan added the town cannot act on any violations older than two years. Sue asked if the Raynes letters regarding tree cutting from June were ever acted on. Les said Bryan is still investigating the violations. Les explained the process to Sue from the time a letter or complaint is filed.

Sue asked how the building permits are passed on to the assessor and why the only building permits on record is for the rehab of the lodge. Sue has been asking for building permits for months and Stacy has informed her she has given her what she has in the file. The board reiterated that the lack of building permits is part of the Zoning Officers' investigation. There are no building permits because they did not file for one. In the future Mark Salvati explained that the association will be filing on behalf of the site owner for any permits that may be needed for improvements with the town.

Sue wanted to go into ownership, but Mark shut her down stating he owns the campground and voiced his frustration with the line of questioning from Sue. It is upsetting to him how controversial this has all become. It never stopped being a campground and was always rented out. Mark stated what he is trying to do is properly permit what he has.

Scott did a brief review of his budget and wanted to ensure that the FEMA funds would be used to offset his budget. Les said his preference is to allocate the FEMA funds to 2025 highway projects.

It can be explained at the town meeting that the April storm is the reason for the highway budget being over and where the budget is a bottom-line budget, there are funds left over to make up the shortfall in the highway budget.

Les made a motion to enter nonpublic at 7:40 pm, under RSA 91-A:3, II (A) Employee motion seconded by;
Roll call vote:
Babb-Yes
Fall- Yes
Willaims- Yes

Les made the motion to reconvene the public session, motion seconded by Gary; Motion carried.
The Board reconvened the public session at 7:45 pm
Shall the minutes be publicly disclosed: NO
If no the following motion is required:

Motion made by Seconded by
_____ *Pending litigation*
_____ *x Affect adversely the reputation of any person other than a member of the board or*
_____ *Render the proposed action ineffective*
_____ *Pertain to terrorism.*

Les made a motion to enter nonpublic at 7:45 pm, under RSA 91-A:3, II (C) Reputation motion seconded by; Roll call vote:

Babb- Les Recused himself.

Fall- Yes

Willaims- Yes

Alan made the motion to reconvene the public session, motion seconded by Gary; Motion carried.

The Board reconvened the public session at 7:50 pm

Shall the minutes be publicly disclosed: YES

If no the following motion is required:

Motion made by Seconded by

_____ *Pending litigation*

_____ *Affect adversely the reputation of any person other than a member of the board or*

_____ *Render the proposed action ineffective*

_____ *Pertain to terrorism.*

Les stated that the NH Department of Revenue report for Cyclical monitoring reported that mini splits were not picked up on two properties. It was decided that there would be no fee for after the fact mini splits that were not picked up on the inspection monitoring.

Les made a motion to enter nonpublic at 8:05 pm, under RSA 91-A:3, II (B) Hiring motion seconded by;

Roll call vote:

Babb- Les -Yes

Fall- Yes

Willaims- Yes

Alan made the motion to reconvene the public session, seconded by Gary; Motion carried.

The Board reconvened the public session at 8:10 pm

Shall the minutes be publicly disclosed: YES

If no the following motion is required:

Motion made by Seconded by

_____ *Pending litigation*

_____ *Affect adversely the reputation of any person other than a member of the board or*

_____ *Render the proposed action ineffective*

_____ *Pertain to terrorism.*

Stacy will reach out to Holly Cherry to schedule her for an interview for the Administrative Assistant position.

The board will hold a budget workshop on January 22, 2025 at 8:30 pm.

Consent Agenda:

Payroll Manifest – week ending – 1/1/2025	Approved
Accounts Payable Manifest – week ending 01/6/2025	Approved
Meeting Minutes 1/6/2025	Approved

Correspondence:

Tax Collectors Collections Summary	Reviewed
Carroll County Board of Commissioners	Reviewed
Susan Hoople Letters to the Board of Selectmen	Reviewed
Nancy Ritger Green Mtn. Stormwater Management for Wabanaki Recommendation	Reviewed
Susan Hoople Email re BOS meeting	Reviewed
Highway Department Warrant Articles	Reviewed
Rowe Westbrook Quote for Truck	Reviewed
Allied Equipment Quote for Plow	Reviewed
Porter office Quote for Copier	Reviewed
Louis Brunelle Resignation letter	Reviewed

Being no further input, Babb made a motion to adjourn. Williams seconded. All in favor, the motion passed.
Adjourned at 8:20 pm.

Respectfully submitted,
Stacy Bolduc, Town Administrator

Approved by the Board of Selectmen on _____:

Leslie R. Babb

Alan G. Fall

Gary R. Williams