

**Town of Freedom  
Selectmen's Meeting  
Monday, August 11, 2025**

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

Absent: Rich Laferriere, Alan Libby, Chief Cunio, Scott Brooks

Also present: Paul Elie, Roberta Macarthy, Sue Hoople, Rich and Jen Ulrich, Barry Kieth, Jeff Nicole

**Review of Mail, Sign Manifests, and Approval of Minutes**

**Alan F. made a motion to approve July 28, 2025, minutes and non-public minutes motion seconded by Gary; Motion passed unanimously.**

**Alan made a motion for Les to sign the engagement letter for Vachon Clukay, motion seconded by Gary; Motion carried.**

**Fuel Bids-**

**White Mountain Oil-**

(A) Locked Rate for propane \$1.44

(B) A locked in margin of 39 cents over wholesale for that same time period. (for reference, the delivered price to the Town under option "b" would be \$1.59/gallon this week but could go up or down with wholesale costs during the year).

**Irving:**

Heating Oil (fixed) \$2.658

Variable Heating Oil-\$2.444

Variable Diesel Rate- \$2.734

**CN Brown:**

#2 5,000 gallons- Fixed price \$2.899

Ultra Low Sulfur Diesel Fixed price \$ 3.299

Mid-Grade Gasoline 6,000 cost plus .10 cents

Mix # 2 & K-1 800 gallons: N/A

After a brief discussion on fuels, it was decided to go with CN Brown due to the fixed pricing.

**Alan made a motion to award the fuels (Diesel, gas, and Heating fuel) bid to CN Brown; Gary seconded the motion; Motion carried.**

**Alan made a motion to award the propane bid to White Mountain Oil option (a); motion seconded the motion by Gary; Motion carried.**

Barry Keith came before the board to give an update on the Town Forest. Jeff Nicole made a point of order and stated that all matters regarding the Town Forest, including project updates, bid work, and proposed work, are to be submitted to the Forest Advisory Committee and then to the Forest Conservation Commission for review and recommendation before the proposal goes to the Selectboard. He further stated that neither board has reviewed the information he is updating the board tonight. Jeff asked that this conversation be deferred until both the FAC and FCC have the opportunity to review so they can make a recommendation to the Selectboard.

Barry explained that he had discussed with Stacy moving ahead on certain projects and how to proceed contractually with specific parties. At that time, Stacy suggested consulting the Selectboard to address his questions. Stacy apologized to Jeff for what appeared to be overstepping him in the process. She did not see harm in his talking to the Selectboard. Barry gave a brief overview of what he was going to ask the board regarding hiring a local to do some mowing. Alan Fall asked if a couple of weeks would make a difference. Barry said no; the basis for his conversation is more around the purchasing policy and contracts. It was decided that Stacy will get Barry the Purchasing Policy. The conversation ended, and Barry and Jeff left the meeting.

### **Public Comments**

Sue Hoople stated that Dr. and Mrs. Raynes at 16 Clover Lane asked Sue to read their letter into the record. Les responded that the Selectboard had read the letter and stated the Wabanaki zoning issues have been turned over to the Town Attorney, and if they go to court, it could be as late as September. Sue questioned why it would be going to court when everything could be mitigated by using the Town's resources, such as the Zoning Board, FCC, and Planning Board. Les responded that multiple zoning issues have been sent to the attorney. Sue continued with the complexities of the lot and asked that the Town Assessor look at Wabanaki like Effingham did Ossipee Lake Campground. She wants the assessor to measure everything for the tax record. Sue continued the discussion on the plan used by the assessor; it should be the same plan that fire, police, zoning, and FCC use for consistency. Sue said the Selectboard has the authority to ask the assessor to inventory and measure everything. She also wants the Selectboard to enforce the town's stricter 300 ft. setback and the 75 ft. setback. Les asked what Sue thinks the town is trying to do. The Town has been trying to enforce it for a long time. Sue submitted five zoning complaints today and requested that the Zoning Officer be able to discuss the complaints with the Zoning Board of Adjustment because of their understanding of computations for impervious surfaces. The Zoning Board of Adjustment has no application before them; therefore, they cannot consider any matter. Questions continued. Les said we have done all we can do as a town, which is why we have given everything over to the attorney. Les ended the conversation because everything concerning Wabanaki zoning violations has been submitted to the Town Attorney.

### **Department Head Update**

**Highway** – Scott updated the board that roadside mowing has started around signs, poles, and steep slopes. Future projects include culvert replacement on Burnham Rd and a box culvert. The new truck will be here by the end of August.

**Transfer Station-** Alan Libby reported that everything is going well, and people are adjusting to the new

traffic pattern. There has been a problem with people leaving trash at the gate. Site Improvement money from the warrant article was discussed. There is \$1,200.00 left. Alan L. said we got the \$5,000 grant money for the recyclable compactor. The \$7,000 for Ed White's electrical work will be moved to the operating budget and requested from the Trust Funds.

Alan Libby requested that the Transfer Station be closed on Monday, October 13<sup>th</sup> and open on Tuesday, the 14<sup>th</sup> instead. The Board agreed, and Stacy will post on the website and get signage to Alan to post.

**Fire- Rob** gave a two-week total: Eighteen medical aids, one MVA, one fire alarm, one trees down/wires down, three service calls, one police standby/assist. Two members attended the water rescue class, and the touch a truck and K9 demos went well. Water sources are very low. The zodiac will be in service tomorrow.

**Police- Rich** reported that Officer Cyr and Boca are now certified. Rich said the big thing that happened this past weekend was that a couple was arrested in Ossipee for a home invasion in another State. He advised that if you don't know who's knocking on your door, don't open it to them.

**Town Office-** Stacy mentioned that the trainer for the new accounting system will be in the office for the next few days. She invites each department head to meet with her to log in, review their budget, and learn how to submit their budget for next year. Department heads will be able to view their invoices.

Stacy said she got a quote from Civic Plus for hosting Freedom's website. The town currently pays \$300.00 for a third party to protect the website. Civic Plus quote estimated \$8,000-10,000 to build the website and another \$8,000-\$10,000 annually to manage the website. Stacy will continue to get quotes.

### **Old/New Business-**

Alan Fall updated the board that the approach for the Schoolhouse renovation has changed, following the information Scott provided at the last meeting about Ossipee Lake Road, which will need to be considered for repaving in the near future. Ideally Alan F. stated it would be nice to rehabilitate this building and move the staff back in and then start rehabbing the Masonic Hall over the next five or six years. Alan said the Town typically only floats two bonds at a time, but doing the Masonic Hall would require three. The new approach is to utilize the existing space at the town office and eventually move the selectmen's meetings to the Masonic Hall. Upgrades will need to be made to the Masonic Hall to temporarily house the office staff until the renovation is completed. If we need the space in ten to fifteen years, the Masonic Hall could be utilized then.

Gary said he signed the paperwork for Bank of NH to be a signer on the accounts.

The Horizons Bill for 2024, amounting to \$12,000, was discussed. The audit for 2024 is still open, and the adjustment could be made. Les wants Stacy to check with the Department of Revenue to ensure this can be paid as a 2024 expense.

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|---|------------|----------|
| Payroll Manifest – week ending –        | 8/06/2025  | Approved |
| Accounts Payable Manifest – week ending | 8/08/2025  | Approved |
| Meeting Minutes                         | 07/28/2025 | Approved |

**Correspondence**

|   |          |
|---|----------|
| Dr. Anthony and Mrs. Raynes Letter Re: Wabanaki                     | Reviewed |
| Horizons Engineering Shoreland Permit for Map 7 Lot 5-2             | Reviewed |
| Wabanaki Shoreland Impact Permit Notice                             | Reviewed |
| Emergency Services Contract   | Reviewed |
| Vachon Clukay Engagement Contract                                   | Reviewed |
| Sue Hoople email Re: Roof Structure                                 | Reviewed |
| Email Traffic Counts  | Reviewed |
| Letter of Commendation for Cyr                                      | Reviewed |
| The Country Picker Scheduled Move                                   | Reviewed |
| Michael Gaudette Proposal for Roof Over Heat Pumps at the Town Hall | Reviewed |
| Facilities Update   | Reviewed |
| Rooster Designs Update for Schoolhouse Assessment                   | Reviewed |
| County of Carroll Board of Commissioners Meeting Minutes            | Reviewed |
| Steph Krebs Warrant Article Language for Pickle Ball Court          | Reviewed |
| Highway Block Grant Aid   | Reviewed |

Being no further input, Fall made a motion to adjourn. Williams seconded. All in favor, the motion passed.  
Adjourned at 8:10 pm.

Respectfully submitted,  
Stacy Bolduc, Town Administrator

Approved by the Board of Selectmen on \_\_\_\_\_:

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Leslie R. Babb

Alan G. Fall

Gary R. Williams