

**Town of Freedom
Selectmen's Meeting
Monday, August 25, 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: Jamie Mullen, Alan Libby, Chief Cunio, Scott Brooks
Also present: Rich Ulrich, Kerri & Brandy Buttrick

Review of Mail, Sign Manifests, and Approval of Minutes

Alan F. made a motion to approve the August 11, 2025, minutes, motion seconded by Gary; Motion passed unanimously.

Department Head Update

Transfer Station- Allan Libby updated the board. He has had to enforce rules regarding the removal of material from chairs. The public perception may be that they are being singled out when, in fact, the staff is trying to enforce the rules put in place by the board.

Two weeks of Reporting

Fire-Chief Cunio reported the following: ten medical aids, two MVA, two woods fires, one structure fire, two illegal burns, two police standby/assist, and an investigation report for Chinese lanterns being lit from a boat on Broad Bay.

The Zodiac is in service, and the first training went well.

A no-fire ban was posted last weekend, and Chief Cunio will continue to monitor the situation to determine if another ban is necessary for no campfires or any other form of burning.

Upon investigating a campfire in the Town Forest, three additional locations were found. Chief has ordered 15 signs stating that no campfires or overnight camping is allowed. The signs will be posted at the kiosks and at all gates. Les said overnight camping is allowed in the Town Forest. Chief Mullen added that if you limit usage to the Town Forest, it is better to set hours of usage vs. no overnight camping or parking allowed because it is easier to enforce. Les said the Stewardship Plan allows overnight camping, although it's not posted. However, he would support no overnight camping during a fire ban, as people often use fires for cooking. It was suggested to check with Jeff Nicole about the overnight camping.

Police- Chief Mullen reported: six vin verifications, two assist motorist, one road hazard, five motor vehicle accidents, fourteen directed patrol, six assist citizens, two welfare checks, seventeen motor vehicle stops, two motor vehicle complaints, three alarm activation (not fire), six suspicious activity, fifteen follow-ups, one noise complaint, four domestic animal related calls, two assist other agency, three building checks, one found property, one criminal trespass, one illegal dumping, one disturbance, one

theft, one exposing a minor to harmful materials, one computer use prohibited, one endangering child solicitation of sex.

Highway – Scott reported they have started hauling winter sand and should be in Watts pit next week to crush. The new truck will arrive either next week or the week after. The roadside mowing is done.

Town Office- Stacy reported that the new accounting system is in place and working well. The trainers will return September 9th and 10th to assist the bookkeeper and treasurer in their roles.

The window in the bathroom needs to be replaced. Bill Barrows will be doing some repairs to the front of the building and will look at it then. Alan said that whatever repairs are done, they need to maintain the historical integrity for LChip money. Jason Earle has a resource to rebuild the window.

Stacy would like the board to consider a budget line for document shredding and digitizing records. The reason behind this is to maintain the retention schedule for shredding documents and making space. Space continues to be a problem, and digitizing maps and records, as well as shredding unnecessary documents, would free up some space. Alan suggested we review the maps to check for duplicates. This is a work in progress, and she would like the board to consider it for making space.

Old/New Business-

Masonic Lodge/ Office Renovation Update- Alan updated the board that he has no new information from two weeks ago. Beth Miller is still working on the architectural plan and will be reaching out to Stacy to schedule time for staff interviews.

Brandy and Kerri updated the board that the Preservation Alliance is still working on the Masonic historical assessment. Once we get their approval, we will get a grant for \$4,500. Beth is still working on the initial report for the office renovation. Alan said the approach now is to use the selectmen's space for offices and put a lift in. The lift is estimated at \$25,000. Because the Masonic Lodge would be updated to house office staff during the renovation, the Selectmen meetings could be held there once the staff is moved back to the office. The reason for this approach is that it has been brought to the board's attention that the Ossipee Lake Road will need to be repaved in the near future, and the town does not historically have more than two bonds at a time. The Masonic Lodge could be used for additional space in the future.

Les responded that in the past, the town had a building bond and a road bond at the same time. The fire truck is its own thing. Les is concerned that the Office building is moving and settling. The ramps are tipped towards the building, indicating movement. He thinks that in the last six months, there has been movement and settling. Alan Fall said Beth Miller and Annette Dey are looking at the structural issues, and they noticed problems with the sills. Addressing the structural issues is part of the renovation. Alan F. reiterated that, with the new configuration of the office space, the town should be able to occupy the building for the next ten to twenty years, and be an efficient and modern building. Because the Masonic Lodge will be upgraded, the Selectmen can then use the space as a meeting space. The second form of egress would be on the north wall. Then, we would only need to float one bond for Ossipee Lake Road and a bond for the School House renovation (office), and we would not need to look at a bond for the Masonic

Lodge. Les explained he sees it as one bond for the road and another for both buildings, as the staff needs a temporary location while the office is being renovated. Alan F. said we would not be remodeling the right-hand bay in the masonic lodge (currently the kitchen and ladies 'dressing room) into office space with this current plan.

The lady's room would be a space for confidential conversations. Les asked Gary for his thoughts on the project. Gary asked what the costs are. Scott Brooks questioned Alan if the office would be completely emptied for the renovation. Alan F. said yes, we would have to. Les said he did not want to move the staff to a subpar facility, so we need to do whatever is necessary at the Masonic Lodge to update it. Alan said the construction order will make physical improvements to the building to ensure the staff is safe, warm, and comfortable. However, this does not mean that we will create all new office space at the Masonic Building. We need to update the electrical and wiring infrastructure. A second form of egress also needs to be installed. There is no need to renovate the kitchen and ladies' dressing room just yet. Scott Brooks questioned if Alan was thinking of using cubicles. Alan F. responded, "Yes, "Why petition off a big room only to tear the petitions out". Les suggested getting the assessment of this building due to the movement of the building. Because we may not have two years to get to the Masonic Hall. Alan didn't think it was that bad. Les said he noticed the floor was softer and the ramps were sloping in.

Gary questioned the use of cubicles for private conversations. Alan F. said that is what the ladies' dressing room would be used for.

Stacy questioned the need to communicate project status to the public. Alan is relying on Heritage Commission for informational meetings in the future. Stacy is concerned that the public is not aware of the renovation project for either building. Brandy said there was good conversation during the Freedom Old Home Week historical walk. Les would like to see the number that includes rehabbing the kitchen and ladies' room to make them offices. Gary supports Les's proposal as well. Alan F. is unsure whether the warrant article has sufficient funds to do that or if Beth's timeline is feasible to support the request. Stacy asked what changed. Alan said ripping out the kitchen was not a part of the original plan. By the end of October, we should have received some assessments from the structural engineer.

Brandy praised the work of Jason Earl, Beth Miller, and Annett Dey for securing grant funding.

Payroll Manifest – week ending –	8/20/2025	Approved
Accounts Payable Manifest – week ending	8/22/2025	Approved
Meeting Minutes	8/11/2025	Approved

Correspondence

Notice of Intent to Cut Map 12 Lot 30	Approved
Notice of Intent to Cut Map 13 Lot 14-4	Approved
Notice of Intent to Cut Map 7 Lot 27	Approved
Northeast Record Retention, LLC	Reviewed
Facilities Update	Reviewed
August Planning Board Minutes	Reviewed
Lakeside Landscaping Update	Reviewed

Abi Clark email
Sue Hoople Email Zoning Complaint
STR Application Map 39 Lot 1
STR Application Map 27 Lot 5

Reviewed
Reviewed
Reviewed
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 _____:

Leslie R. Babb

Alan G. Fall

Gary R. Williams