

**Town of Freedom  
Selectmen's Meeting  
Monday, October 06, 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: Scott Brooks, Alan Libby, Rich Lafariere

Also present: Jen & Rich Ulrich, Brandy Buttrick, Sue Hoople, Roberta MacCarthy, Frank Lalumier.

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

**Department Head Update**

Two weeks of Reporting

**Transfer Station-** Alan L. reported that the brush has been ground up and the old compactor will be picked up tomorrow.

**Highway-** Scott reported they graded Burnham Rd. and Watson Hill, although the conditions have been very dry. The plan is to do more grading on Wednesday and Thursday. The crew cleaned out the roller shed, and the roller is now stored there.

**Police-** Rich was present for Jamie, who reported that it was slow.

**Fire-** No present

**Town Office-** No Report

**Frank Lalumier-** came before the board to report on the Danforth Bay project. He noted that the design is in the works and so far, Road Agent Brooks approves of what he has seen. The final design should be done in thirty days, and they have talked to the three principal abutters who have agreed to co-sign the permit. Once the final design is approved, they will need a cost estimate from the Town for the grant. The Green Mountain Conservation Group will cover 60% of the Town's cost, and the Friends of Danforth Bay will pick up the remaining 40%. He also commented that the volunteers will do the planting to help keep the costs down. The grant period ends September 2026, so the work has to be done by then. Alan F. commented that the town cannot work on anything outside of its right-of-way because it cannot expend funds on private property, he also commented that Tibbetts and Dougherty own the property by adverse claim.

Alan F. further stated Frank may have to get his quote for the project from a private contractor. Gary asked if Frank had spoken with the Scrub Oak Scramblers to see if they could help with the snowmobile ramp. Scott Brooks clarified for Frank that when he met with him and Melissa Florio at the site, he explained that he could not do any work outside of the Towns right-of-way unless directed by the selectboard. Frank thought the principal issue was who owns the land and believed we had resolved it with everyone signing

off on the permit. Alan F. stated the selectboard has fiduciary responsibility to the taxpayers of Freedom, which is why the town took the five cemeteries over so public funds were not expended on private property. Les mentioned he would like to see the final plan and agreed with Alan F. that we have fiduciary responsibility. He further added that the State will claim the Town does not own the water, but the quality of the water affects everyone, not just in Danforth. The board has the authority to direct the road agent to work on the project if it benefits the town. He also agreed with Gary that Frank should reach out to the Snowmobile Club regarding building the ramp. The next step in this project is to get the finalized plan to see what is involved.

**Driveway Permits: Road Agent Brooks-** Scott addressed the board regarding the driveway permit process. There are existing instances where driveway permits were issued over a year ago but no driveway has been put in yet. The problem lies mainly with subdivisions. An example of this is the subdivision done last year on Swett's Hill. He is not sure what happens when the developer gets the driveway permit, if they get lost or are not passed on to the contractor, because the contractor doesn't seem to know what to do. He thinks there should be a time limit from when permits are issued to when the driveway is installed. Scott believes, as time goes on and the lot is sold, the driveway permit doesn't get passed on to the new owner. He is also concerned the permit would not be in the new owner's name, though it may be recorded on the map and lot at the office. Scott does not think that the developer should acquire driveway permits for the lots they subdivided but instead the homeowner or whoever will be buying the lot. Alan F. stated that you need an approved location of the driveway for the subdivision, or you could end up with a lot you can't get on. Scott responded that the process would still happen, you just would not be issued the written driveway permit. The driveway would be drawn on the plan. It was discussed that the driveway permit is scanned into Avitar so the building inspector sees that there is one on file when issuing the building permit. Scott said he has received calls from contractors questioning where to place the driveway after the house has been built, only to find out it's a different contractor than the one who started the job. Sometimes the building permit is issued to the homeowner, the property changes ownership, and the new contractor does not have the driveway permit.

Stacy questioned if the driveway permit has to be picked up at the office or if it could be mailed. Scott prefers the driveway permit to be picked up, but it can be mailed. Les said the driveway permit and building permit should go together. Scott's concern is that when the property is given to the developer, and then changes ownership, the driveway permit is not passed on, and the driveway is not installed. Les does not have an issue if the driveway permit is not issued but it is stated on the plan. Scott suggested a sign-off that he approves of regarding the placement of the driveways on the plan. Scott also would like to update the driveway permit to add a statement about the stakes need to be marked "driveway C/L for center line or two stakes in that 14 ft apart that are marked driveway. Scott will mark up the driveway permit application to reflect the requested change. Gary will oversee the process.

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

#### **Heritage Appointment**

**Alan F. made a motion to appoint Anne Cunningham to the Heritage Commission for a three-year term, motion seconded by Gary; Motion carried.**

## **Masonic Lodge/ Office Renovation Update-**

Alan F. updated the board on Beth Miller's email (see attached). He will meet with the team to review her notes and is looking forward to Beth meeting with the employees to get their input. Brandy agreed that we are in a good place and have direction. Jason Earls bill was reviewed for \$2,939.56.

**Alan made a motion to pay Rooster Production bill in the amount of \$2,939.56; Gary seconded the motion; Motion passed unanimously.**

Les said the fire department has applied for a grant and made the following motion to accept the grant.

**Les made a motion to accept the Fiscal Year 2024 Assistance to Firefighters Grant Award EMW-2024-FG-04006 in the amount of \$36,700, with Federal share of \$34,952.38 and a local match of \$1,747.38, Alan F. seconded the motion; Motion carried.**

## **MS-535**

The board signed MS-535. Stacy will upload it to NH DRA tomorrow.

**Alan made a motion to request \$50,000 from the Municipal Land and Buildings Trust Fund per Article 11, Motion seconded by Gary; motion carried.**

Gary reported that he has contacted Effingham regarding the Dam Authority, but they have not yet responded with an answer on whether they will contribute their portion of the dam operation money.

The flags came down in the village today.

Gary updated the board on the FCC bids for mowing the Town Forest. There was a question about whether the contractor had to be insured. Les said it is stated in the purchasing policy that they need to be.

Stacy questioned whether Milford Ave had an easement to use the private roads to access it. Les said the town did a release of a class 6 road when the building permit was issued for the original house.

## **Public Comment**

Sue Hoople was present to follow up on the zoning complaints that were filed a month ago regarding violations at Wabanaki. She is questioning the process of investigating the complaint to determine its merit. Les was under the impression that Wabanaki had reached out to the town to try and get a resolution. As it sits, the Town needs to talk to the Town Council to see how to proceed.

One of the complaints filed was regarding septic system #4, which the town approved in October 2023 and constructed in June 2024. When reviewing the plan Sue initially thought it was replacing an EVA. However, upon reconsideration she questioned whether the expansion should have been a red flag for the town preventing its approval and instead sending it to the ZBA for a variance. The question is, does an expansion of a prior non-conforming use need a variance? Les said probably not and further explained that we are

still in the gathering stage of everything for the town council. Sue also questioned what additional violations have been noted from December 2024 through now. Les said we aren't going to discuss what the remedies will be. His personal opinion is that if Mr. Salvati sits down with the Town, he will have to meet a list of conditions, resolve any outstanding issues, and then attend a meeting to discuss the fines. Sue questioned if any of the violations would include environmental violations and asked if it is a violation to overload a septic system. Les reiterated that the attorney will review everything submitted. Sue stated now that the assessor has completed his assessment, the town should have accurate square footages for each site within 300 ft. of the shorefront. She is concerned that Salvati is adhering to the States requirement of 250 ft. When the Freedom Conservation Commission calculated 26% lot coverage, and anything over 25% requires a stormwater management plan. Sue asked if anyone is computing the lot coverage now that we have Rods numbers. Les responded that everything Sue is submitting, we are using, and we are going to the attorney. Sue then questioned the attorney's bills what the cost is to the town. Stacy said the bookkeeper is tracking the money spent on Wabanaki for attorney fees.

### **Alan Libby Transfer Station -**

Alan Libby with the aid of a handout updated the board on income generated on construction debris (C/D), brush, mattresses, electronics, freon Units, permits, Rickers's recycle, and aluminum cans.

Alan proposed getting a roll off truck. This truck would be used to change out the C/D container. The cost of the truck is \$9,500.00. The truck would be used at the transfer station only and would save us using the backhoe. The transfer station shares the backhoe with the highway department and there have been times when they both need it. Alan said the backhoe is still important for compacting the containers so they are not going out half full. Gary supports the idea for safety reasons Les is concerned about repairs. Alan F. said it would have to be a warrant article. No decision was made tonight.

Les made a motion to enter non-public at 7:45 pm. under RSA 91-A:3, II (L) Legal, seconded by Alan; Roll call vote:

Babb-Yes

Fall- Yes

Willaims- Yes

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

The Board reconvened the public session at 8:00 pm.

Shall the minutes be publicly disclosed: **NO**

If no of 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 call the town attorney to inform them of the board's decision on the pending issues that they are handling on behalf of the town.

Payroll Manifest – week ending –	10/1/2025	Approved
Accounts Payable Manifest – week ending	10/2/2025	Approved
Meeting Minutes	9/22/2025	

**Correspondence**

Contractors Certification Regarding Agent Agreement for Solid Waste Agreement	Signed
Application for Current Use Assessment A-10 Map 9 Lot 31	Signed
Warrant for Land Use Change Tax A-5W Map 35-1-1 PA-29 Map 58 Lot 18	Signed
MS-535	Signed
Tax Abatement for Map 60-1-YMA02	Signed
Tax Abatement for Map 26-15-01B	Signed
Tax Collectors Property Tax Supplement Map 60-1-YMA02	Signed
Brandon Burrick Re: Anne Cunningham Appointment to Heritage Facilities Update Email from Mark Mckinley	Reviewed
Carroll County Communications District	Reviewed
North Country Architect Update	Reviewed
Rooster Productions Invoice	Approved
Bob Tafuto Email	Reviewed
Governors Proclamation	Reviewed
Madison Planning Board Notice	Reviewed
Madison Zoning Board Notice	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