

**Town of Freedom
Selectmen's Meeting
Monday, September 22, 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 pm.

Absent: Scott Brooks, Alan Libby,

Also present: Rich Ulrich, Kerri & Brandy Buttrick, Sue Hoople, Susan Marks, John & Trish Picard, Kelton Bogasky (Casella)

PUBLIC HEARING FOR EXTENDING THE CASELLA WASTE SYSTEMS INC. CONTRACT

Les opened the meeting at 6:30 pm, explaining that extending the contract made sense due to the good working relationship with Casella. With the landfill in Bethlehem, NH, closing, Casella found a new landfill in Mount Carberry Berlin, NH, to take our household trash. This agreement also allows the town to continue using the containers that we already own. Les turned the public hearing over to Alan Libby, who further explained the details.

Alan Libby explained that Casella has been an asset to the Town of Freedom. All the cans when they go out come back within a day and a half. The crew has a good working relationship with the Casella drivers. Kelton Bogasky from Casella was present to answer questions. Kelton provided a brief history of some of the challenges Casella has faced in working with the Town regarding hauling. The big challenge we are facing now is that with Bethlehem closing in two years, a new landfill has to be found for household trash. Mount Carberry is the solution to this challenge. He also reviewed briefly, effective January 1, the \$3.50 per ton surcharge on all solid waste taken at any the state's six active landfills or its waste-to- energy facility. However, towns and cities in NH will be able to apply for a 100% quarterly rebate.

Les confirmed the 3% annual increase for recyclables. Kelton said yes, and 7% yearly increase for hauling to Mount Carberry. They do tandem hauls, when possible, but there are times when they can't due to weather, road conditions, and weight restrictions. The town does a great job of packing the boxes.

Les asked if there were any questions. Scott Brooks asked if, when referring to Bethlehem, he meant Bethlehem, NH, and questioned the mileage to haul to Mount Carberry. Kelton confirmed that the truck starts in Littleton because Maine has shut down out-of- state waste. Alan Libby said he would like to run the current contract out and then start the new contract once the old contract expires. This contract will go into effect at the end of the year.

Les supports this proposal and appreciates the working relationship with Casella.

Alan Fall made a motion to extend the Casella Contract for three years and enter into a contract with Mount Carberry to collect household trash, motion seconded by Gary; Motion carried unanimously.

Review Mail, Accounts Payable, and Payroll Manifests

Alan Fall made a motion to approve both the public and non-public minutes of September 28, Gary seconded the motion; Motion passed unanimously.

Department Head Update: Two Weeks

Highway- Scott Brooks reported that winter sand has been put up, and the salt contracts with Morton and Eastern Minerals are signed. Salt has gone up in price. He would check with Eastern to see if they went out to bid for the State contract. What materials could be crushed in Watson's pit are crushed, and there may be enough sand for next year. The driveway at the town garage is being seal-coated by hand.

Transfer Station- Alan Libby did not have anything to report.

Office- Stacy went through the red folder and noted an email from Knute Ogren asking to speak with the Selectboard about extensive decorating for Halloween in the village and the use of the town hall. Les said anyone can come in and talk to the board. Alan F. commented that historically, the selectboard has not commented or gotten involved with Halloween plans. It was decided that Stacy would direct Knute to talk with Chief Cunio and Chief Mullen.

The public officials meeting will be held on October 21st as the School Board meeting is scheduled for October 20th.

Les said he has a complaint about the trash accumulating at the end of Square Brook. The board asked Stacy to send a letter to Square Brook to remove the items from the town's right-of-way, as plowing season is approaching.

Fire- Not Available

Police- Not Available

Ossipee Lake Dam Authority -

Please see Roberta MacCarthys minutes attached to these minutes for details. Stacy will reach out to Paul Olzerowicz to see if he can review the records to see where the shortage happened. The challenge is that we may not have all the records to go through to 1991. Gary will contact Effingham to see if they will pay for their portion of the dam expenses. The starting number is \$30,000 every year before bills are paid. A warrant article will be included in the 2026 budget to raise the necessary funds.

Public Comment

Susan Marks questioned whether cardboard has any value and whether it should have a separate bin. She would like to see a solution for the excessive amount of cardboard. She also questioned if the Transfer Station education information could be more accessible on the town's website. Stacy was not sure what the layout of the Transfer Station page would allow. She will need to speak with Lindsay to determine if she can make any changes. Having an option for disposing of hazardous waste was briefly discussed. Alan Libby will work on a solution through grants or by collaborating with Casella and other towns.

Old/New Business-

Town Office/Masonic Lodge update- Please see Jason's summary attached to these minutes.

Alan Fall updated the board that he, Jason Earle, Kerri, and Brandy Buttrick have assessed the comments made at the last Selectmen's meeting and have concluded that it would be advantageous to hold off on the bond warrant article for another year for the Schoolhouse Hill project. The attached draft document served as a guide for the conversation. Discussed: General Points, Recommendations for Study, Timetable factors, and Interim period improvements at Town Offices. The draft document will also be used at tomorrow night's Heritage meeting as a guide for discussion. The Draft is subject to change based on input from the Selectboard. Alan Fall stated that this change does not halt any of the current work. Beth Miller's contract does not include laying out the Masonic Lodge for office space, and time is running out to have a warrant article for the 2026 budget.

Anne Cunningham questioned whether this meant that no money would be spent on the town office for improvements for the office staff. She asked if Beth could identify improvements that would not be wasted if they had to be removed and then reinstalled, such as windows or mini- splits. Les liked the thoughts and said this is more in Jason Earle's wheelhouse. Alan F. stated that we invested in air conditioners for the office. Stacy commented that she did not think the air conditioners were keeping up during Selectmen meetings and her office does not cool down in the back.

Jason said that windows could be done sometime within the following year. Alan questioned whether we could start working on identifying those areas to address Anne and Stacy's concerns about cooling and heating.

Other points discussed:

Scott Brooks asked about the foundation. The era of a building sitting on stone without a foundation is over. The foundation cannot be done until the building is empty. Scott added that this location is not the location for a municipal building. There is no parking or land. Scott and Alan agreed that they disagree on this comment. Les commented on the spray foam that was sprayed under the building and how much the building is moving. Small sections of the floor will have to be opened to see what is happening. Alan F. stated that grading between the two buildings will need to be done because the water is shedding towards the schoolhouse.

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| Payroll Manifest – week ending – | 9/17/2025 | Approved |
| Accounts Payable Manifest – week ending | 9/19/2025 | Approved |
| Meeting Minutes | 9/8/2025 | Approved |

Correspondence

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| Process recommendations and design considerations for the Schoolhouse Hill Project | Reviewed |
| Certified Copy of Town Meeting Vote for the Ossipee Lake Dam Authority from 1991 | Reviewed |
| Freedom Conservation letter to Governor Ayotte | Reviewed |

Public Hearing Packet for the Transfer Station Public Hearing
Roberta MacCarthy email re 2025 Dam Authority Expense Shortfall
Tri County FY26 Request for \$3,800.00
Short Term Rental Application Map 26 Lot 15.11

Reviewed
Reviewed
Reviewed
Approved

Being no further input, Fall made a motion to adjourn. Williams seconded. All in favor, the motion passed.
Adjourned at 8:15 pm.

Respectfully submitted,
Stacy Bolduc, Town Administrator

Approved by the Board of Selectmen on _____:

Leslie R. Babb

Alan G. Fall

Gary R. Williams

Town Admin

From: Roberta MacCarthy <ramaccarthy@gmail.com>
Sent: Tuesday, September 23, 2025 11:31 AM
To: Town Admin
Subject: Action items related to the Ossipee Dam Authority at the Freedom Selectmens meeting on September 22nd

Stacy, take a look at this and let me know if you have any questions. Important at the end of this I am mentioning let's first do an audit of my files to make sure I have not made any errors. That would save some time rather than going through the last 30 years and I have the records. Let me know what you and Les think. Here is my summary of last night regarding the Ossipee Dam Authority.

Roberta reported on the 2025 shortfall in the Ossipee Dam Authority Accounting. Freedom will pay \$1716.25 or 42% of the additional funds needed to cover costs in the Operating year of the Dam Authority from October 1 2024 through September 30, 2025. Total funds reported to be needed to close out the fiscal year are \$4,085. Ossipee to pay \$2369.11.

Follow-up on the discussion to maintain \$30,000 in the Ossipee Dam Authority to cover all expenses each year. Distributed the original copy of the Town Meeting vote on March 16, 1991. " On January 31, 1991 the Selectmen of all three towns met in Freedom and agreed upon a ceiling figure for a routine maintenance fund. This ceiling figure was set at \$30,000.00 temporarily. It is possible this may be reduced in the future. To activate this fund each town will have an Article on their respective warrants asking the people to appropriate these funds. The amounts for each Town were determined by the percentage of equalized valuation of each town. Ossipee will be asking its voters for \$15,930, Freedom's share is \$9,360.00 and Effingham must allot \$4,710.00. "

More research is needed as to what happened to this agreement once Effingham dropped out of the Ossipee Dam Authority, which John Picard estimated to be 1995. Roberta, John, and Stacy to look for historical records.

Stacy to investigate a possible audit of the files for the last 35 years. Stacy to investigate securing a volunteer to do this audit. Roberta recommended going back to when Effingham dropped out to see if that impacted the "reserve".

Les and Stacy follow up with Matt Sawyer from Ossipee to try to set up a meeting to discuss current and future tracking of the Ossipee Dam Authority funds. Meeting to include John Picard and Roberta MacCarthy. Les asked Roberta to do a spreadsheet on payments and expenses since she started to be involved as Treasurer in August 2015. I think this is a good idea as I have the records and let's eliminate any errors I might have made before we go further.

We could get a volunteer audit to be done from my 2016 records forward.

Let me know anything further.



Rooster Productions

**Preservation Construction &
Specialty Restoration Services
Design Process Consulting**

Project Update

Prepared for: Town of Freedom
Alan Fall Board of Selectmen
Stacy Bolduc Town Administrator

Prepared by: Jason Earle

Date: August 31, 2025

Project: Masonic Lodge remediation
Masonic Lodge HBA
Town Office Building Assessment

I am writing to provide updates on projects on Schoolhouse Hill. This is offered as a point-in-time record of progress, developments, and recommendations. This is not intended to represent specific findings of design professionals, but offer context on the status of the process.

Masonic Lodge structural remediation: The hardware is currently being cut and drilled by Presby Steel, for fabrication by Mount Washington Valley Fabrication LLC. Installation of the plates and threaded rod should be able to begin in a few weeks.

I have installed an aluminum pull-down stair in the enlarged ceiling hatch to the attic space. This will allow safe and convenient access to the space during the work period. The carpentry of the remodeled opening is included in the contract cost. Should the Town opt to keep the stair following the construction period the stair unit would be billed separately at cost. (\$350)

Timber and other hardware has been ordered and is expected in the next week. Boards for the attic walkway are on site. Removal of the organs from the anteroom has improved the available area for staging materials for attic work.

Masonic Lodge Historic Building Assessment: Beth Miller has submitted the final draft of the HBA document to the New Hampshire Preservation Alliance. Beverly Thomas, of NHPA, held a review session with staff and preservation specialists. They reviewed the document and suggested a few clarifications or questions to be answered. On Thursday, August 28th Beth Miller, Beverly Thomas, Karrie Buttrick, and I held a phone conference to discuss the review notes.

Minor revisions were made and a completed HBA will be delivered by Beth shortly. The review process is geared more toward an accurate and clear presentation of the existing conditions and known history of the building, and the designation of significant features. The recommendations and cost estimates for the building reflect the expected near term use as described to Beth. (In this case, the floorplans and work estimates pertain primarily to temporary use of the existing layout for town offices.)

I would expect that work on the structural remediation during the early fall would allow me to be available onsite for construction consultation or additional exploration as design and planning continues. Planning in the next several weeks should be targeted both to achieving the best use and function for the temporary office period, and clearly identifying the general building improvements/rehabilitation work that would happen *prior* to that use versus at a later date.

Town Office Building Assessment: Following Beth Miller's and Annette Dey's site visits to tour and assess the Village Schoolhouse we have had some communication on initial findings, have begun researching various aspects of building history, and are developing an understanding of how existing conditions will relate to alterations during rehabilitation.

In the near future, Beth will be in touch with Stacy to set up discussion(s) with town employees and officials. As the final HBA and included design plans will serve both as the basis for implementing a rehabilitation plan and to establish the eligibility threshold for future grant applications, it is important to have the project goals - as to space planning, occupancy, and municipal needs - as clearly set as possible. The utility of the document will be enhanced if it can reliably speak to Town needs and strategic planning over a number of years.

Annette's initial inspection and reported findings indicate that there is no expectation of *urgent* structural stabilization. She has identified areas for more investigation, in conjunction with space planning. These largely relate to the needs of the floor system and foundation. She has expressed a willingness to provide services throughout the design and construction phases, including as-built plans for emerging needs. I find that this approach proves very beneficial to projects of this type and scope, and allows the team to achieve efficiency and effectiveness through all stages of the project.

There may be some areas in the Schoolhouse that would need exploratory work to continue information gathering. This might involve opening a couple of locations to better inspect the crawlspace and foundation via a floor hatch. Similar discreet openings in wall or ceiling locations might aid planning for structural changes and design for a lift. I will be in touch if these needs arise.

A topic that may benefit from some early discussion is how the Town might want to proceed with certain trades and mechanical needs in the rehabilitation. The scope of the contemplated changes to the Schoolhouse would not necessarily require engineered plans for all aspects. If the Town has certain vendors that it would expect to designate for the work, input from those people may be helpful to the design phase. Examples would be working with an established security company, tech/telecom vendor, or HVAC and electrical contractors.

Given that the LCHIP planning grant segregates some engineering costs outside of the funded scope, there can be savings – and often better outcomes – by treating some areas through a design-build process in coordination with the architect.

A related topic that could also be explored – Eversource, through their *Commercial and Industrial Retrofit Program*, offers free assessments and funds energy upgrades that could be incorporated in the rehabilitation. (Effingham received money for lighting and insulation) This is also a juncture to have Town discussion on whether a standby generator is to be part of the plan, and how buried power could be included. Brad Perry would be able to help get information on these items. A 'work order' would need to be opened, which I could do, or might be started by Mark, whose involvement would be important.

Please let me know of any questions you may have. I would hope to be available for any discussions where my involvement would be helpful.