

**Public Meeting**  
**Freedom Conservation Commission and Forest Advisory Committee**  
**Tuesday March 17, 2026 - 6:30 pm at the Freedom Town Hall**  
**Minutes**

1. Quorum Check, Roll Call FAC/FCC – The meeting was called to order at 6:30 pm by Jeff Nicoll. Present are:  
FAC – Ron Newbury, Paul Elie, Gary Williams-Selectboard Rep., Yvonne Hoyt  
FCC – R.A. Oram, Megan Broderick, Jeff Nicoll, Nancy Cristoferi, Sue Hoople (alternate)  
Oram is the FCC Rep to the FAC.

Also present: Rachel Plescha (potential FAC member)

2. Approval of February 2026 FAC/FCC Meeting Minutes - line 63 – The harvester is responsible for the timber tax on municipal land. Line 83 Stacy Mountain? No correction, that is the name of the mountain. Line 93 – Board – should be Commission. Line 94 – reach out to Fish and Game. Line 197 – replace Board with commission. Line 239 – Stacy will be her assistant. Line 169 – not signed and “dated”. Line 177 – take “the” out. Megan made a motion to approve to amended, Oram seconded. FAC – approved unanimously  
FCC – approved unanimously

**FAC**

Rachel is in attendance tonight. She works for the Northern Forest. She is interested in potentially joining the FAC. She is here to see how the meeting proceeds. Rachel introduced herself and gave an overview of her background.

- 3 Town Forest Capital Reserve Fund – Town Meeting Vote - Oram spoke about town meeting. The townspeople saw the benefits of the Town Forest property. Oram would like to thank the Town for the faith they put in us. Take that money and use it wisely.

4 Forester Contract 2026 DRAFT – Paul spoke about the draft. It is basically the same, with the exception of the “to do” list for the Forester. Jeff will combine it into one document, and it will need to be signed next month. Ron asked about the hourly fee – it is in Exhibit B – page 12. Megan asked about the contract stating “RFP if necessary”. When was the last time an RFP was done for a forester, and do you foresee having to do one in the future. Paul stated that hopefully we will not have to. He does not foresee any change coming up. Jeff - Under the purchasing policy, it is considered specialized professional.

5 FAC 2026 Project Discussion – there are two things that have to get answered quickly. Last year we did the wagon ride with Old Home Week. Do we want to do something this year? Wagon ride was well received. A hike is another option that could be considered. Oram recommends asking Josh (with the horses) if he will be available and willing to do it again. Another option may be to get Ben Kilham to do a talk about bears. Paul will pursue these options. Fish and Game has been contacted about stocking Trout Pond this year. The trail is repaired, but there is a problem with the fisheries. They may not stock this year. Barry and Paul have both been in contact with them.

- Timber harvest
- Boundary markings, esp. by Dr. Fords.
- Tree cutting at Trout Pond access 1.
- Signage – will continue working on that.
- Checklist. Yvonne is working on that.
- Other items - Visitor book, survey, Trout Pond Trail from kiosk to bent gate landing – ruts are getting deep. E-bike policy. Stewardship plan update in 2030. Annual cleanup of kiosk areas - Freshen up the rooves. paint telephone poles. Ron needs more paint ordered (red that we have been using). He will bring the numbers to the next meeting.
- Oram mentioned t-shirts for us when we are in the forest doing projects. Ron mentioned fluorescent orange. Think about this for the next meeting.

6 GMCG Trout Pond Snowshoe 20 Feb – very good. Paul recommends it to anybody, if they are doing it again next year. It was very informative.

7 FAC Invoices

BH Keith – 01-4048 dated 3/1/26 - \$525.00 – Ron made a motion to pay, Gary seconded. APPROVED

8 Public Comment / Other Business – Paul spoke about the drought – it continues. A handout was given for informational purposes only. Scrub Oak Scramblers is celebrating their 56<sup>th</sup> anniversary, 26 years in the forest.

The York rake is needed at Gate 1.

9 Adjourn FAC – Paul made a motion to adjourn 7:09 pm, Yvonne seconded. ADJOURNED

**FCC**

10 Aquatics Update – Nancy spoke about Lake Host. Ossipee did give \$2500. Effingham already pays to do Province Lake, escalate to the Selectmen if we choose to. Two applications for lake hosts have been received already. One of the applicants is only 15 years old. The other applicant is from Concord. We are getting less grant money from Lakes this year. Discussion was held about getting a list of fishing events. Nancy will work on figuring out how many hours we can staff this year. A letter from the Friends of Ossipee Lake re: event on May 16, 1 pm, at Camp Calumet. There will be people to speak about various lake programs. They have put together a new homeowner's welcome packet. Consider attending if you can. There is an RSVP email address at the bottom of the letter.

11 2025 Freedom Water Quality Report- Preliminary Review – from Green Mountain Conservation group. Ask Jill to attend our next meeting to explain this report. Nitrate plumes are shown on plans, can Jill review and explain the impacts? Jeff received a request to revive our efforts on salt free zones. These results may be able to support our efforts. Ask Jill about levels of salt at the Ossipee Lake Road bridge and the one at Square Brook.

## 12 Applications for Review

12.1 Merrymeeting Bridge - Danforth Bay Campground – we have gone through this previously. Megan had a question about a reference in the application about mature trees. Sue has a question about what was written in the revision blocks. No list of changes was provided. They needed an exception for timing in regards to brook trout spawning.

Discussion regarding the process for feedback within a 14-day deadline was held. The procedure discussion will be revisited next month. Megan will do some research on this topic.

12.2 249 West Bay Rd – Tinguely - a perched beach is an elevated beach. Discussion regarding the existing boat ramp was held. Megan voiced concern about the elevation of the beach and the spring water levels. Jeff has concerns about the long term prospects for that beach, and that they will continue to have to replace the sand. The driveway is noted as what will be a waterfall during rainstorms. The existing boat launch is concrete, from the top to the bottom appears to be concrete. Oram expressed concern about the pitch, whether it be dirt or concrete. Based on the photos provided, there are no waterbars, plantings, etc. The plan notes that they are removing 26 trees, but no new plantings are mentioned. They have only addressed the State requirements, but the town requirements need to be addressed.

Jeff reviewed the points that he has called out in a draft letter. Boat ramp size is increasing. Ask for details (slope and materials) of the approach to the boat ramp. If the access is crowned, there will need to be something on the sides to move the water away. Plantings are needed. Note that the trees removed are pitch pine, and have a deep root system. Sue noted not to use fertilizer when the grass area is seeded. Megan's concern is that the beach will be under water at spring water levels (407.5)

Jeff had comments about impervious calculations, and that every incremental increase applies pressure to the lake. Add wording about planting succulent type plants. Details on mitigation planned? Stump removal?

Post construction – 6” tall swale. That is where they call for seeding – no fertilizer should be used. Add details about how the swale is being made, to make it last more than a year. Waterbars are suggested. Nancy would like a sketch of how things will look when complete.

Sue gave an overview of the history with ZBA and this commission, back in November 2024.

Increased load from runoff from the house should be noted. Discussion was held about who did the inspections.

Jeff will update the draft letter with all the concerns noted above and send it out.

Megan asked if NH DES only looks at the impact to the water and not necessarily how someone is going to use it? This is in regards to Camp Cody septic and grease traps under the gravel driveway.

#### 13 FCC Invoices

BH Keith – 01-4048 dated 3/1/26 - \$525.00 – Nancy made a motion to approve, Oram seconded. APPROVED

Jeff spoke about a press release from Ossipee Lake Alliance re: Wabanaki. In that release there was a statement that Wabanaki was coming back with revised plans for the March Planning Board meeting. They did not come back with plans. Oram spoke about amounts being spent on our lawyers. Sue spoke about third party reviews and who was involved in that review. She also spoke about preventing accidents, restricting flow. How is the town going to prevent accidents?

#### 14 Other business to come before the Commission

#### 15 Public Comment

16 Adjourn FCC – Nancy made a motion to adjourn at 8:44 pm, Sue seconded. The meeting was adjourned.

Respectfully submitted,  
Melissa Donaldson  
Recording Secretary

Note: Deadline for agenda items for this meeting closed at 12pm on  
03/10/2026