

**Public Meeting of the  
Freedom Conservation Commission and Forest Advisory Committee  
Tuesday April 21, 2026 at 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. Present are:

**FAC:** Paul Elie, Yvonne Hoyt

**FCC:** R.A. Oram, Jeff Nicoll, Susan Marks, Nancy Cristoferi, Megan Broderick, Susan Hoople-Alternate

Ron Newbury is absent.

Oram is the FCC Rep to the FAC.

Dave George, Scrub Oak Scramblers, and Rachel Plescha, potential FAC member, are also present.

A motion to adjust the agenda due to the fact of needing an FAC quorum, so will start with agenda item 14 after approval of minutes was made by Jeff, seconded by Nancy. APPROVED

There is a concern with getting Barry's contract approved in a timely fashion.

Jeff made a motion that the implied recommendation from FAC is taken, and will vote on the forester contract at the FCC level, seconded by Nancy. APPROVED

2 Approval of March 2026 FAC/FCC Meeting Minutes – line 137 change word in to is. Line 158 – Fix Megan's name. Jeff made a motion to approve as amended, Nancy seconded. APPROVED

Dave offered info from the club if anyone has any questions. Paul praised SOS for the amount of work they do in the forest. We are fortunate to have them. SOS will be working on the bridge of the airstrip if they receive the grant they are applying for. Dave also spoke about needing to repair the end of the airstrip, as it is getting too wet. Electric bikes are a concern in the forest.

**FAC – the FAC meeting was cancelled due to lack of quorum.**

3 Election of FAC Officers

4 Application to join FAC

5 Forester Contract 2026-2027

6 Scrub Oak Scramblers update

7 Old Home Week Planning

8 FCC/FAC group photo

9 Trout Pond water testing

10 FAC 2026 Project Update

11 FAC Invoices

12 Public Comment / Other Business

13 Adjourn FAC –The FAC portion of the meeting was adjourned.

**FCC**

14 Election of FCC Officers – Megan nominated Jeff as chairperson, Nancy seconded. APPROVED

Oram nominated Megan as Vice Chair, Nancy seconded. APPROVED

Megan nominated Oram as the FAC Rep from the FCC, Susan seconded. APPROVED

Megan will ask for the town to post on its' website to request additional members (FCC- 2 members and an alternate, and FAC- an alternate)

15 2025 Freedom Water Quality Report Presentation, Green Mountain Conservation Group – reordered to after due to time of arrival for GMCG.

7:05 pm

16 Aquatics update – Nancy gave an update on the NH Lakes budget. It is \$2265. She made a schedule. It will be similar to last year. She added a couple of Mondays. She is having a little trouble finding lake hosts. Nancy will send a flyer to Ossipee when she sends their bill. Jeff will send her a contact at Kennett High School. Susan will announce it at her upcoming meeting.

Oram, Megan, Sue, Susan, Jeff and Nancy will be attending NH Lakes Conference on June 5.

7:18 pm

15 2025 Freedom Water Quality Report Presentation, Green Mountain Conservation Group – Jill Emerson and Cassidy (Americorp member) are here to present. Cass walked the Commission through her report.

No concerns at the Danforth Brook site.

Cold Brook (Lakeview Cemetery) – year round sampling. No significant changes. Conductivity increased over the recommended levels – it peaked and stayed above the limit. This location was relatively hard hit by the drought.

Shawtown Brook – sampled May to October. May and July conductivity are similar to previous years, all fell within ideal range. Dissolved oxygen sampled May to July due to lack of river flow.

Square Brook – year-round measurements. Conductivity was all over the place, and was above the standard for almost the entire year. This could be attributed to drought. Road salting can cause this also. Jill feels we have enough data to make an argument regarding road salting. She suggests that you may be able to use some lake reports for that as well. Discussion including brining as opposed to traditional salting. Sue asked some questions about nitrate plumes. All dissolved oxygen stayed within ideal range. Phosphates, nitrates, chloride exceeded standards.

West Branch River – May to October sampling. Conductivity increased but fell within the ideal ranges. Oxygen dipped but came back up in October.

Huckins Pond outflow – May to October monitoring. Conductivity increased but stayed within ideal range. Dissolved oxygen – dipped below standard from August to October, did not increase in October. It went below the standard. Temperature and oxygen relation – small dip below standard. General overview – Middle Danforth is the only site that has really high phosphorus.

Brining, decrease salt use, maintain culverts, riparians, encourage homeowners to get their septic checked and use best management practices.

Lake data is not yet available.

2026 lake sampling – the normal boat used for Loon Lake – Thompson – does not have a boat until July. Do we know anybody in the area that will let us use theirs for May, June, possibly July.

17 Preliminary Discussion – Kearsarge Energy – we do not have enough information to do a proper review, this is just an introduction. The Selectmen have requested that we look at this, once the plans are available. There could be some budgetary relief to the Town. They may be looking for some type of a tax deal. We can ask that they come and give a presentation to the FCC. There are wetlands involved in this project.

## 18 Applications for Review

18.1 - 199 Haverhill St Wetland App - NHDES – they are looking to add 4 concrete slabs to the existing boat ramp. That will create a direct runoff path into the lake. The design does not make sense from an ecological standpoint. What is under the gravel? The staircase – proximity from the bottom of that to the lake? It is 75' from the water. At the bottom of it is grass and trees. What is the pitch of the concrete? What is to keep it from running into the lake? Is there diversion? We are not in support of putting concrete slabs at the reference line. Jeff will capture these points and send a letter to DES and copy the Zoning Officer. Oram is also concerned about roof runoff.

18.2 - 358 Pequawket Trail - Freedom ZBA – they want to raise the garage roof and build an apartment above. Septic capacity is discussed. Where does the water go? Will they be installing filtration? The garage appears to

be within 250' of the water line. They are removing the outdoor storage on the other property, providing more separation. Discussion ensued regarding the location of septic system. When was it installed? 1980s. Is it up to code? The house is 1 bedroom. The garage will add two more. Infiltration around existing garage – where is the runoff from the existing house going? 15.2% of lot is covered by impervious items. Jeff will send a letter - Verify appropriateness for 3 bedrooms. Stormwater management around original house because of pitch, beach erosion. Exceptions to the setbacks should not be allowed, even though they own the abutting property. We need large copies of plans in order to review these items.

19 FCC Invoices - none

20 Other business to come before the Commission – Oram – re: zoning complaint form on Camp Cody. It came from Ossipee Lake Alliance. Jeff called the Zoning Officer to see if he needed anything further from us. He said no. There is no more required input from us. Oram is concerned about a comment about grandfathering. The question was about how many people, not the building. Oram would like to know what document the Selectboard and/or the Code Officer use to establish whether something is grandfathered. What are the guidelines? Expansion of a nonconforming use was discussed. Sue has concerns about the erosion problem. Jeff has spoken with Brian, and he said there is nothing further for the FCC to do, it is being worked on.

21 Public Comment – Two ladies are present, interested in the Kearsarge Energy solar project.

Beverly Hobbs Perry- Has grave concerns about putting a solar farm on the pine barrens. We only have 0.5% of pine barrens in NH. The water is used by all the surrounding towns. Also, the understory for the solar panels has granite about a foot thick to keep down the vegetation. Carroll County has a high value of radon. You are taking acres out of the pine barrens, cutting down the pitch pine and the scrub oak.

Mona Derosby -The water comes down like a river from where the solar farm would be. The flood zone wraps around either side of the property. It is a terrible idea to remove all those trees. There is plenty of land in Freedom, next to the lake is just not the right place.

We received a notice from the State regarding the town working on Ossipee Lake Road to put up infiltration, water bars, plantings etc. Permit by notification for the Danforth Pond improvement was researched. At this time we do not have more information about the project. This is for awareness.

Forester Contract: Oram made a motion to approve the signed contract, Megan seconded. APPROVED Jeff will sign, then it goes to the Selectboard.

Adjourn FCC – Nancy made a motion to adjourn at 9:26 pm, Oram seconded. The meeting was adjourned.

Note: Deadline for agenda items for this meeting closed at 12pm on 04/14/2026

Respectfully submitted,  
Melissa Donaldson  
Recording Secretary