

TOWN OF FREEDOM

A **PUBLIC MEETING** of the
Freedom Planning Board will be held on
Thursday, March 19, 2026
at 6:30 p.m. at Freedom Town Hall at 16 Elm St.

Public Meeting

The meeting was called to order at 6:30 pm by Linda Mailhot. Present are: Linda Mailhot, Robert Rafferty, Melissa Florio, Brian Taylor (Alternate), Les Babb-Selectboard Rep., Jane Davidson, Darwin Moulton (6:38 pm)

Absent: James Guido

Brian is seated for James Guido.

1. Elect Chair & Vice Chair –

Linda nominated Melissa Florio as Chair, Brian seconded. Nominations for chair are closed.

APPROVED unanimously

Jane nominated Linda as Vice Chair, Melissa seconded. Nominations for vice chair were closed. APPROVED unanimously

Linda turned the meeting over to Melissa.

2. Review & Approve Minutes of the 02/19/2026, Planning Board Meeting. Anne etc. were “absent”. Linda made a motion to approve as amended, Jane seconded. APPROVED unanimously, Brian abstained

3. Lot Line Adjustment Hatfield/Tafuto Map 9 Lot 7 & Map 9 Lot 7-1

Andy Fisher is present on behalf of Ammonoosuc Survey Company. 5.68 acres are being moved from the larger lot to the smaller lot. Mr. Rafferty requested the reason this is being done – it’s an area that the smaller lot has been using, so it will become officially part of their lot. Iron pipe is set back approx. 13’ from the stream. Brian also asked about Old Portland Road – it is a State road. Plot plan shows Jennifer as holder of the deed, but is referencing the wrong tax card. Jane asked about the existing outhouse. Do we have a problem with outhouses in Freedom? Les clarified that it is a State approved outhouse.

Brian moved to approve, Jane seconded. APPROVED unanimously

Andy will make the minor change about the road, and deliver mylar and 4 copies of the corrected plans.

4. Short-Term Rental Applications - none

5. Public Comment -

6. Other Business – Incl. Appointment of Alternates –

Sara Butterfield has agreed to come on as an alternate. She works for the MWV Housing Group. Melissa nominated Sara, Linda seconded. APPROVED unanimously

Susan Hoople – here as a citizen. Spoke about Wabanaki – they came here 2 years ago. The application was for improvements to a campground, hutnicks, new septic systems in the

shorefront. The Planning Board limited the scope of the review to the drip lines on the hutnicks and the septic systems. It looked like the septic systems were under-designed for what they were used for. If Zoning Officer had noticed, would he have denied the system? Melissa stated that the application was considered not active approximately a year ago. She recommends that Sue seek info from the Selectboard. Les – point of order - Wabanaki withdrew their application. If they come back, it will be a new application. Susan asked what the remedies that are being considered to mitigate the violations? Part of the agreement was that they would be here for this March meeting, but they did not meet the deadlines for submission. Susan wants to know who should be concerned with the remedy for the under-designed septic systems. Melissa states that the State and the Zoning Officer have been working closely. Susan spoke about the 3rd party review not looking at the wetlands. Wouldn't it have been part of his purview to be sure the septic designs are proper? Susan asked for Linda to explain the difference between an RV resort with park models opposed to transient RVs. Destination trailers and park models being hooked to a system designed for RVs. Linda explained that the park models have the same plumbing as RVs. Susan asked if the water flow is the same for an RV as for a park model with 3-4 bedrooms. Susan asked about chemicals that are needed for odor, special toilet paper, etc. Linda replies YES. Jane asked if they are allowed to open before everything is resolved. They are meeting next month to discuss that. Mr. Rafferty read an article from the Ossipee Lake Alliance – was all that stuff happening? It was supposed to happen.

Mr. Rafferty asked if Mr. Guido will still be the rep to the FAC. That will not change if he wants to keep it.

Next meeting – vote on positions, review and sign rules of procedure,

Linda made a motion to adjourn at 6:59 pm, Brian seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary