Public Meeting of the
Freedom Conservation Commission and Forest Advisory Committee
Tuesday, September 15, 2026 at 6:30 pm
At the Freedom Town Hall

The meeting was called to order at 6:34 pm by Jeff Nicoll.

1 Quorum Check, Roll Call – FAC/FCC

FAC – Ron Newbury, Gary Williams – Selectboard Rep., Paul Elie, Zach Rogers, Nancy Cristoferi, Yvonne Hoyt,
FCC – Megan Broderick, Jeff Nicoll, R.A. Oram, Rachel Plescha, Nancy Cristoferi, Sue Hoople-Alternate
Dave George, Scrub Oak Scramblers, is present.
Oram is the FCC Rep to the FAC.
Susan Marks is absent.
Public - Dr. Reines and Maureen Reines, Brian Taylor are present

2 Approval of Minutes

– FAC – Minutes of August 18, 2026 – Line 55 – be sent to easement holder, line 78 – replace gentleman with Ben Lewis. Yvonne made a motion to approve as amended, Gary seconded. APPROVED

– FCC – Minutes of July 21, 2026 and August 18, 2026 (not acted upon in August; no FCC quorum) – July - July – correction – Aquatics – talking to Green Mountain – Megan recommended - should be Nancy Ritger was going to invite each of the commissioners. Jeff made a motion to approve July as amended, Megan seconded. APPROVED
August – Megan made a motion to approve, Oram seconded. APPROVED

FOREST ADVISORY COMMITTEE (FAC)

3 FAC – Forest Projects and Information

– Trout Pond water testing – results and status (GMCG / UNH) has been done (August 13). Results will be back in 2-3 months.

– Boundary line flagging and blazing (Dube / Ford) September 9 – 1 mile of blazing was repainted by Paul and Ron. They are now getting ready to move into the Northeast Corner (by Purity Springs).

– Trail name signs – installation – 35-40 have been installed. Working on the smaller ones now.

– Trout Pond Trail – remove rocks; rake water bars, Trout Pond Trail and Mary's Mountain Footpath – Access to the pond is still difficult, but it is now a lot easier.

– Access Trail #1 – fill ruts with gravel; stump removal/grinding; additional tree cutting for equipment access – in horrible condition. Ruts are deep, additional trees will need to be cut down. This is for fire access and safety issues.

– Forest cameras – FPD / FFD / FAC coordination, signage, and enforcement – the project is turned over to the police department. They will have access to those files and pictures. There are two cameras.

– Girl Scout project – bench at Trout Pond – in 2024 – February – that was voted on and unanimously approved.

– NH Fish and Game Town Forest visit – report – the issue of permitting to bait deer and bear was a topic at the last meeting. Paul has reviewed the stewardship plan, as well as the easement, both of which say that hunting and trapping are permitted. F&G says that as long as all permits are applied for and approved, it can be done. He referred us to Ben Lewis (Conservation Officer for Freedom and surrounding towns). He met with Paul and Dave George, talking about the fire pit issue and the baiting issue. After the review of the stewardship plan and easement, and a positive opinion from the game warden, Paul does not see that the FAC can say no to baiting. Dave asked Mr. Lewis to come to a meeting of the FAC to do a presentation of the pros and cons. Gary noted that there is a difference between hunting and baiting, and as this is a place that public are invited into, he does not feel that baiting should be done in the Town Forest. Oram spoke about the potential baiter(s) needing to know that there is a timeframe for the paperwork to come through the committees. The definition of hunting needs to be clarified as to whether baiting is hunting. Paul asked if we need a legal clarification about what hunting is. Ron recommends asking DNCR if baited hunting is allowed. Paul spoke to Alexa and did not receive any information. Ron made a motion to vote again on the permit issue, pending a different opinion from the State that this is within our power to recommend, Gary seconded. APPROVED
In favor of approving the permit -
Opposed to approving the permit –
Yvonne made a motion to not allow baiting in the Town Forest, Gary seconded. 3-2-1 abstain (Oram)

4 Freedom Town Forest – 2026 NH Fish & Game Permit to Bait Wildlife – FAC REFERRAL TO FCC

– Applicant: Zachary R. Smith – permit to bait wildlife on Town Forest land (NH Fish & Game, Rev. 11/2025) see above discussion

– FAC action of August 18, 2026: motion to deny carried 3-1-1; FAC then voted 5-0-0 to research the question further and to forward its findings to the Commission – see above discussion

– Consultation with the conservation easement holder – status of inquiry – no response as yet

– FCC action: consider the FAC referral and issue the Commission's position

5 FAC Invoices

– B.H. Keith Associates, Invoice #01-4076, 9/3/26 – $262.50 (August 1–31, 2026: forest road erosion control, boundary line location/flagging, forest fire protection) - Paul made a motion to approve, Oram seconded. APPROVED

– B.H. Keith Associates, Invoice #01-4071, 8/3/26 – $712.50 (July 1–31, 2026) – approved by FAC 8/18/26; carried to FCC below

6 Public Comment / Other Business – a letter was sent to Josh Battles thanking him for participating in the Old Home Week Wagon Ride. An anonymous donor contributed funds to this service.

A slide show of the Town Forest was shown – showing firepits, water testing, the Girl Scout bench and educational signs, blazing (boundary marking), locks on the gates, and a map of the boundary lines that have been blazed.

Megan spoke about stump grinding – removing the stumps will require permitting. They are not going to be removed, they are going to be ground.

Jeff asked about the cameras that are being installed and if the FAC has voted on this. Yvonne made a motion to allow the police and fire department to place cameras and signage in the Forest, Oram seconded. APPROVED

7 Adjourn FAC – Yvonne made a motion to adjourn at pm, Ron seconded. The FAC portion of the meeting was adjourned.

FREEDOM CONSERVATION COMMISSION (FCC)

8 Applications for Review

8.1 407 Huckins Road – NHDES Standard Dredge and Fill Wetlands Permit and Shoreland Permit (Tax Map 29, Lot 31)

– Applicant: Richard C. & Dawn T. Stott; NHDES File No. 2026-02042 (received 8/4/26; administratively complete 8/5/26)

– Shoreland Permit application under RSA 483-B – 7,988 sq. ft. of impact within the protected shoreland of Ossipee Lake; driveway reconfiguration, shed removal, new garage, two additions, stone swale and rain garden, pervious patio, pathways and plantings

Jeff gave an overview of the work that is proposed. This application came in August 5. We needed to notify within 14 days to intervene. They still value our comments on the project, but it will not be treated as an intervention on the project. They are required to have infiltration. Waterfront planting is triggered. A stormwater system is required by the amount of amount of impervious (34%). Megan asked if the pervious pavers are considered better than sand. Is the rain garden sized to the driveway area? Oram would have liked photos from the beach up to the edge of the house. Jeff questions the plantings that are going in, as they are below the point score minimums of the State and Freedom. He is also concerned about the rain garden ability to infiltrate enough. A stormwater management plan is needed. Oram would like supplemental photographs of the beach area to the front of the building. Sue suggested that there may have been a stormwater plan under the prior owner's name – you would have to look at the OneStop site.

Recommendations: stormwater management plan. Recommend to the State and Zoning Officer, noting that the requirements are stricter in Freedom than in the State. Send observations to the State. Talk about what triggers a stormwater management plan. Jeff will send a letter to NHDES

and the Zoning Officer. Mention that we noticed all of the things they are doing to move in the right direction with the runoff.

9 FCC Project Discussion – Wabanaki Campground Conversion, 38 Dennis Drive (Tax Map 20, Lot 2)

Jeff provided all of the recent plans and communications that are available to us right now. The matter is in process, in the hands of the Board of Selectmen. Their process with the property owner is not finished. The Selectboard met with the owner on August 31.
We are in the middle of a process right now. There is a lot to digest. It is of value for us to be looking at this right now.
The property has a long history with the Town right now. There are issues that belong to the Town and legal counsel right now. We do not know the status of where they are at with the State.
There are multiple steps that are still in progress right now.

Oram – we are all familiar with this property. All of this documentation – there is a change taking place at the facility (park models) and based on the design, many have gable roofs. The current trailers have flat roof, the design of the park model is different than the current trailers that are there. There will be a substantial increase of impervious surface, particularly the roof lines.

Sue spoke about the existing conditions plan. She has an underlying concern about the culverts and contributing watersheds. The drainage culvert that came down Clover Lane (called Dennis Drive) is not shown on the existing conditions plan. The culvert that went into the lake looks like it hooks into a septic tank.

Oram spoke about the underlying issue – the pitch of the property, length of the shoreline. Everything is flowing toward the lake. Impervious runoff, possibility of septic failure are concerns.

Sue also spoke about a concern for the Selectmen regarding septic system 4 – and others.

– CMA Engineers stormwater review #2, August 20, 2026 (CMA #1222.5) – five outstanding comments

– Bobrek Engineering peer review response letter, August 16, 2026; Stormwater Report revised August 14, 2026

– Board of Selectmen action of August 31, 2026 – soil scientist test pits at both proposed sites to establish seasonal high-water table before final design; engineer to respond to CMA items 2–5

10 Aquatics Update – carried from August

– NHDES August 6, 2026 survey of the Danforth Ponds - nothing found that needed to be remediated. No diving was recommended. We will be submitting for the State reimbursement after the invoices are paid.

– Milfoil located on the western side of Leavitt Bay

– Cyanobacteria – Middle Danforth Pond, reports of 7/24/26 and 8/6/26

– Season-end status and planning for 2027 treatment - grant application has been received. Same document as last year. Megan is seeking approval to submit the application to the State on our behalf. Last year we asked for $26,000. If we had done diving this year, we could have been easily at $20-$21,000. Megan made a motion to have the commission approve her to apply for $26,000 from the 2027 Milfoil Eradication grant, Nancy seconded. APPROVED

Nancy reported about one of the lake hosts, that was new this year. The host found 5 milfoil leaving the lake this year. She would like to come back next year. The other lake host did not work out, only worked through 4th of July. We have $4300 left in the budget that will carry over to next year. It is in our account at NH Lakes. A writeup should be written to the Freedom and Ossipee Selectmen highlighting the good work that was done.

11 FCC Invoices – carried from August; not voted upon for lack of a quorum

– B.H. Keith Associates, Invoice #01-4071, 8/3/26 – $712.50

– SOLitude Lake Management, Invoice PSI277181 – $9,860.00 (Statement F1068, 8/11/26; now 32–61 days aged)
-SOLitude Lake Management, Invoice 8/27 $1,560.
Megan made a motion to approve both SOLitude Lake Management invoices, Oram seconded. APPROVED

– B.H. Keith Associates, Invoice #01-4076, 9/3/26 – $262.50

Megan made a motion to approve both invoices from B.H. Keith listed above,($712.50 and $262,50) Oram seconded. APPROVED

12 Other Business to Come Before the Commission

- FAC vote on forest cameras – recommendation. Jeff made a motion to approve the FAC recommendation to allow Police and Fire Department to install two game cameras in areas of known activity in the forest. Oram seconded. APPROVED
- Oram spoke about the issue that some people in this town do not support hunting in the forest. If the stewardship plan were written today, it would not be the same. We are asking the powers that be to qualify what hunting is.
- – Board Integrity and Conduct – statement by the Chairman and discussion - Correspondence – 2 letters, from Zoning Officer re: conversation held after the Zoning meeting on August 25. Brian objected and asked that it stop, and sent a letter to the Conservation Commission voicing his concerns. Jeff responded, included in the folder. The Chairman of the Zoning Board indicated that the concerns brought up were from a citizen, not from a member of the Commission.
- Jeff asks that if you are attending meetings, say what capacity you are speaking in, out loud, before you ask a question.
- Oram – Notes are not for information, they are to protect the speaker. He also commended Jeff's letter.

- Sue Hoople – for the record – the meeting in question – she asked if there was going to be public comment. She framed her question as generic as possible to find out what is the proper procedure.
- Oram spoke – as a Board member, they used to send folks away to RSA 91:A classes. It is important that you understand what is in that document.

13 Public Comment – Brian Taylor – thank you

14 Adjourn FCC – Nancy made a motion to adjourn at 9:01 pm, Megan seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary