TOWN OF FREEDOM

PUBLIC MEETING
Freedom Planning Board
Thursday, August 20, 2026
at 6:30 p.m. at Freedom Town Hall,16 Elm St.

Public Meeting

The meeting was called to order at 6:30 pm by Melissa Florio. Present are: Melissa Florio, Linda Mailhot, Robert Rafferty, Sara Butterfield-Alt, Jane Davidson, Les Babb Selectboard Rep., (6:31 pm) Darwin Moulton (6:32 pm)
Brian Taylor, James Guido are absent.
Sara is seated for James.
Sue Hoople, member of the public, is also present.

1. Review & Approve Minutes of the July 16, 2026 Planning Board Meeting. –Sara is an alternate. Jane made a motion to approve as amended, Linda seconded. APPROVED

2. Planning Board Housekeeping

   Latest Zoning Ordinance was distributed. Melissa participated in a training for upcoming zoning changes. New RSA books are available to order. Everyone present would like a hard copy.
   Nicole and Melissa met with LRPC, and had some training, as well as finding out what they can do for us. It was recommended to hold off for a year or two on the Master Plan as there may be grant money coming. LRPC can update zoning at a fraction of the cost of sending it to legal. They can also assist with complicated applications. Each Town is allowed to have two members and an alternate. We currently have one, Mark McConkey. Linda expressed interest in the opening, Sara is open to the alternate position. A motion to put forth Linda (to 2nd position) and Sara (as alternate) to the Selectboard was made by Robert, seconded by Jane. 6-0-0
   Melissa spoke to legal discussing setbacks – changing the setbacks could open them up to ADUs. Wabenaki will be coming to us at some point in the future. The third party review we were using is now being used by the Selectboard. Melissa spoke about working on an RFP for a new reviewer. Les has concerns about all of the communications that have taken place. Les would like to have someone who does cell towers, waterfront, all of it. Jane asked if CMA could be used. Linda is not sure that CMA cell towers.
   NHMA Planning Board Basics was shared with the Board.

3. Public Comment – opened at 6:50 pm. Sara reinvited everyone to a Peer-to-Peer Network and Sharing Event – Invitations were emailed. Sept 10 at Ossipee Town Hall from 5-6:30. Free to attend, light refreshments will be served.

4. Other Business

Linda made a motion to adjourn at 6:52 pm, Bob seconded. The meeting was adjourned.

Respectfully submitted,
Melissa Donaldson
Recording Secretary