Town of Freedom
Selectmen's Meeting
Monday, September 28, 2026

Present: Selectmen Les Babb, Alan Fall, and Gary Williams; Stacy Bolduc, recording secretary. The meeting was called to order at 6:30 p.m. at Town Hall, 33 Old Portland Road.

Absent:
Department Heads Present: Chief Cunio, Chief Laferriere, Scott Brooks, Alan Libby
Public Present: Jeff Nicoll, Roberta MaCarthy, Bill Carney,

Motion: Alan moved to enter nonpublic session at 6:30 p.m., pursuant to RSA 91-A:3, II(C) (Reputation). Gary seconded. Roll-call vote:
Babb: Yes
Fall: Yes
Williams: Yes
Motion: Alan moved to return to public session. Gary seconded. Motion carried.
The Board reconvened in public session at 6:40 p.m.
Nonpublic minutes to be publicly disclosed: No
Roll-Call Vote to seal minutes:
Les: Y
Alan: Y
Gary: Y
Action as a result of non-public- Seal minutes for 2 years after violations are resolved.

Alan made a motion to accept the minutes and non- public minutes of September 16th & September 21st, Gary seconded the motion; Motion carried.

Municipal Building Repairs: The board reviewed the September 16th minutes and identified urgent repairs at the Town Hall, the chimney, bathroom window, and attic window as items requiring prompt attention. The attic window has a missing pane, and the minimum action is to seal or board it to prevent further exposure.
Masonic Hall: Officials prioritized removing or replacing exposed roof nails and screws at the Masonic Hall and shoring up the air conditioner on the back of the building and inspect all the wiring.
Additional Building Work: The discussion also covered replacing the doors at the Highway garage, Town Office trim and windows at 33 Old Portland Rd, and the furnace-room roof at the Town Hall located at 16 Elm St. Bill Barrows has an existing trim contract but no longer routinely works at height; The Board gave permission to Alan F. to discuss with Bill Barrows whether he can perform the low level work from a lift and if not, will seek another contractor for higher-risk work if necessary. A contractor will also have to be found for the roof work.
50 Eaton Rd- the house will be burnt down sometime in December.

Transfer station- the board directed Alan L. to move forward with getting heat installed under the office for the compactors and update the base boards and thermostats in the office.

Department Head Updates:

Fire— Chief Cunio reported: 3 medical aids, 1 motor vehicle accident and 1 illegal burn. Chief also reported he has not gotten pictures yet of the inside at 50 Eaton Rd.

Transfer Station- Alan L. reported he had an uncooperative resident this week not wanting to comply with the rules he also stated that Mount Carberry changed its requirements for construction debris and bulky waste, prohibiting metal in those loads. The transfer station already has a separate metal container, and staff plan to publicize the rule so residents place metal in the appropriate container rather than mixing it with construction debris. There has been no feedback on Hazardous Waste Day.

Police — Chief Laferriere reported a soft, military-surplus protective vest was located for use at the Transfer Station. Chief Laferriere discussed providing it to Alan.

The large radar/message-board unit was quoted at approximately $19,500. Three solar-powered, pole-mounted speed displays would cost approximately $5,300 each, or $15,900 total, and could collect vehicle speed and time data at three locations, providing broader coverage than moving one unit between locations. The Board asked Chief Laferriere to verify whether the state now permits message-capable signs on local roads, since prior restrictions reportedly applied to signs that flashed messages rather than merely displaying speed. Potential initial locations included Eaton Road, Ossipee Lake Road, and Village Road, with locations rotated periodically.

The FCC approved cameras for the Town Forest, intended to help prevent unauthorized campfires. The Town is also repairing an older six-wheeler for use as a forest patrol vehicle next year.
To date the police have had 30 arrests with one third of the arrests being felony level.

Municipal Land Gift: Jeff Nicoll asked the board for guidance regarding a parcel of land that has been offered as a gift to the town that contains wetlands, and hydric soils. It was discussed it could be useful as a work or staging area if the associated culvert or wing wall must be replaced in the future. Road Agent Brooks recommended accepting the 4,975-square-foot parcel associated with a proposed subdivision for the purpose of culvert access and future staging.

Acceptance Process: The Board indicated it would be willing to accept the 4,975-square-foot parcel associated with a proposed subdivision but must request and receive comments from both the Planning Board and Conservation Commission before

proceeding. The Planning Board chair is to be informed of the Town's potential willingness to accept the parcel and asked for formal input.

Town Office- Stacy reported that a resident inquired about having a streetlight installed at the corner of Davis Point Road off Loon Lake Rd. for students who wait for the bus in the dark. Brad Perry of Eversource advised that the installation would not be straightforward because there is no nearby transformer and the existing pole dates from 1968. The nearest transformer is on Route 25, and the work may require roughly 220 feet of wire if the next pole were to be used. The preliminary estimate was approximately $5,000 or more, although Eversource had not completed a formal estimate. The board discussed moving forward if the affected resident were willing to pay for having the light installed and the Town would pay the monthly electric bill.

Truck Rate Adjustment: The Town reviewed temporary trucking-rate increases caused by fuel costs and limited contractor availability, with the changes applying to larger trucks through January 1, 2027. The Town implemented a temporary $10-per-hour increase for larger trucks, including six-wheelers, ten-wheelers, and tri-axles. The light-truck rate was not changed. The temporary rates expire or are scheduled for review on January 1, 2027. Officials said the increase was needed because fuel costs had risen and contractors were unwilling to move trucks at the former rates. The group noted that diesel costs remain uncertain, so the adjustment was treated as a temporary measure. Stacy will put a copy of the fuel rates in Scott's box.

Kearsarge Energy Solar Project Tax Agreement: Andrew Bernstein, a representative of Kearsarge Energy, presented a proposed 20-year tax agreement for a 4.99-megawatt AC solar array. Before deciding whether to advance the proposal, the Select Board requested validation from Town Assessor Rod Wood. The proposal included tax-agreement payments totaling $375,844 over 20 years, an estimated current-use penalty of $19,579, and approximately $33,000 in additional land-tax value, for a stated total of $428,727. Bernstein said the proposed structure is based on agreements used in other New Hampshire municipalities.

The proposed assessed value is approximately $4 million. Bernstein explained that the value would depreciate by 10% annually before leveling off at 30%, with additional taxes due if the facility is expanded or upgraded.

Eversource interconnection constraints limit the array to 4.99 megawatts AC. The final panel count may change as equipment becomes more efficient, while the estimated project footprint is approximately 20 to 24 acres. The project must undergo Planning Board and Conservation Commission review, as well as applicable state review processes. Town officials said the proposal would be reviewed by Town Assessor Rod Wood and the New Hampshire Department of Revenue Administration. Bernstein agreed to provide a

sample agreement template and supporting materials. The Town chose not to involve legal counsel at this stage.

Bernstein requested an indication of the project's viability by approximately November 15 because Eversource may require a costly interconnection study and system upgrades. He also offered an alternative front-loaded payment schedule. Town officials planned to ask Wood whether front-loading payments would benefit the Town during budget planning.

The Town identified the project's proximity to two airports as an issue for Planning Board review. Bernstein said similar projects have been subject to required glare analyses and that airport proximity could be addressed through the applicable review process.

Spike-Strip Policy: After reviewing the policy, the board made and approved a motion to accept the spike-strip policy.
Alan made a motion to accept the Spike Strip Policy as proposed, Gary seconded the motion; Mation Carried.

Stacy asked Scott to attend the Hazard Mitigation meeting at 3:30 meeting because he is the person most familiar with the subject under discussion. Stacy also planned to provide FEMA storm numbers and related repair information.

Motion: Les moved to enter nonpublic session at 7:40 p.m., pursuant to RSA 91-A:3, II(a) (Employee). Alan seconded. Roll-call vote:
Babb: Yes
Fall: Yes
Williams: Yes
Motion: Les moved to return to public session. Alan seconded. Motion carried.
The Board reconvened in public session at 7:45 p.m.
Nonpublic minutes to be publicly disclosed: No
Roll-Call Vote to seal minutes:
Les: Y
Alan: Y
Gary: Y
Action as a result of non-public: The employee reviewed to receive an increase in pay. Stacy will do the 90-day review.

Follow-up tasks

Thanksgiving Turkey Trot: Complete and submit the application for the church's Thanksgiving Day turkey trot, using the prior event files as needed. (Chief Laferriere)

Municipal Building Repairs: Contact Bill Barrows to confirm which low-level roof, trim, window, chimney, and furnace-room work he can safely complete using a lift, and report back on any remaining work that needs another contractor. (Alan Fall)
58 Road Property: Coordinate the planned inspection and burning/removal work at the unsafe house at 58 Road, including confirming insurance and protecting the garage and nearby property. (Chief Cunio)
Transfer Station Rules: Publish the updated Mount Carberry construction-debris and bulky-waste requirements, including the prohibition on metal in those loads and the use of the town's metal container. (Alan Libby)
Transfer Station Safety: Provide the available soft body armor vest to Alan for use at the Transfer Station. (chief Laferriere)
Police Equipment: Obtain replacement decals for the police cruiser whose decals are peeling. (Chief Laferriere)
Radar Signage: Verify with the relevant state authority whether solar radar signs with flashing messages may be installed on the Eaton Road, Ossipee Lake Road, and Village Road, and confirm any required permits or poles. (Chief Laferriere)
Gifted Property: Notify the Planning Board chair that the town is willing to accept the proposed 4,975-square-foot property gift and request comments from the Planning Board and Conservation Commission before proceeding. (Stacy)
Solar Project Tax Agreement: Send the proposed solar tax-agreement template and supporting figures to Stacy, and have Stacy obtain Rod's and the assessor's review of the assessed value, depreciation schedule, and possible front-loaded payment structure. (Stacy)
Payroll Manifest (week ending 9/23/26): Approved

Accounts Payable Manifest (week ending 9/25/2026): Approved

Meeting Minutes (9/16/26): Approved

Meeting Minutes (9/21/26): Approved

Correspondence Reviewed or Signed

	Status
	Reviewed
Truck Rates	Signed
PB Letter Re; Sullivan Gift	Reviewed
MS-535	Signed
Certificate of Yield	Signed
Spike Strip Policy	Reviewed
90 Day Review	Reviewed

With no further business before the Board, Babb moved to adjourn. Fall seconded. Motion carried.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Stacy Bolduc, Town Administrator

Approved by the Board of Selectmen on _____:

_____ _____ _____

Leslie R. Babb Alan G. Fall Gary R. Williams