

**Town of Freedom
Selectmen's Meeting
Monday, June 14, 2021**

Present were Selectmen Leslie Babb, Ernest Day, Jr. and Melissa Florio, and Ellen White, Town Administrator, who recorded the minutes. This meeting was held at the Town Office.

Chairman Babb called the meeting to order at 6:30 PM.

Also, present was Jamie Mullen, Rob Cunio, Ann Babb, Bill Elliott, Alan and Rachel Fall, and Daymond Steer.

Tax Collector Ann Babb presented the Board with a list of properties eligible for deeding due to non-payment of 2017-2018 property taxes.

Babb made a motion to proceed with the taking of Map 41, Lot 33 (Laurentian Drive). Day seconded. All in favor, the motion passed.

Babb made a motion to proceed with small claims filing for Map 60, Lot 1, Sub Lot E21. Day seconded. All in favor, the motion passed.

Babb made a motion to proceed with the taking of Map 53, Lot 41 (51 Liberty Lane). Day seconded. All in favor, the motion passed.

Babb made a motion to proceed with the taking of Map 1B, Lot 430 (6 Our Way). Day seconded. All in favor, the motion passed.

Babb made a motion to proceed with the taking of Map 1A, Lot 363 (5 West Cheyenne Lane). Day seconded. All in favor, the motion passed.

Babb made a motion to proceed with the taking of Map 1B, Lot 115 (14 Lakeview Lane). Day seconded. All in favor, the motion passed.

Babb made a motion to proceed with the taking of Map 1A, Lot 374 (7 East Cheyenne Lane). Day seconded. All in favor, the motion passed.

Babb made a motion to proceed with the taking of Map 1B, Lot 120 (24 Lakeview Lane). Day seconded. All in favor, the motion passed.

Babb made a motion to proceed with the taking of Map 20, Lot 2, Sub Lot CG16 (Wabanaki Campground). Day seconded. All in favor, the motion passed.

Discussion on posting notices on campers and misdemeanor offense applicable if removed.

Babb made a motion to proceed with the taking of Map 28, Lot 52 (Spindle Point). Day seconded. All in favor, the motion passed.

Day made a motion to proceed with the taking of Map 3, Lot 4, Sub Lot 01 (70 Eaton Road). Florio seconded. All in favor, the motion passed.

Florio made a motion to proceed with the taking of Map 19, Lot 32 (18 Ruth Road). Day seconded. All in favor, the motion passed.

Babb made a motion to proceed with the taking of Map 3, Lot 13 (3 Ossipee Lake Road). Day seconded. All in favor, the motion passed.

Babb made a motion to proceed with the taking of Map 1B, Lot 64 (24 Eagle Loop Lane). Day seconded. All in favor, the motion passed.

Babb made a motion to proceed with the taking of Map 3, Lot 3 (64 Eaton Road). Day seconded. All in favor, the motion passed.

Babb made a motion to proceed with the taking of Map 57, Lot 17 (76 Independence Drive). Day seconded. All in favor, the motion passed.

Ann Babb stated that she will be sending out notices tomorrow and deeds will be prepared with a July 15th date if no arrangement for payment is made by the property owner.

Review of Mail, Sign Manifests, Approval of Minutes

The accounts payable and payroll manifests were reviewed as well as the red folder containing correspondence.

Day made a motion to approve the minutes of the Selectmen's Meeting and Non-Public Sessions held on 6/7/2021, and the Public Hearing held on 6/7/2021, as written. Florio seconded. All in favor, the motion carried.

Department Head Updates:

Fire Department – Chief Rob Cunio reported call volume including 4 medical aid, car accident, motor home that took out a gas pump at Freedom Market; no leak, mutual aid for a fire in Ossipee, roadside fire on 153, outside fire/illegal campfire resulting in a permit that was pulled. There are currently 7 Covid-19 cases while the State is reporting 1-4. Pump testing was completed last week and all passed. Two gauges on Engine 2 are not working. Forestry I hose reels have been replaced and is back in service. Four members attending a 14-hour animal rescue class over the weekend and the annual extrication training is scheduled for tomorrow at the Transfer Station. Cunio assisted with a medical transport to Huggins. He questioned if a house number requirement was implemented at the time when the town purchased the numbers? Day responded that it was recommended but not mandatory. Cunio discussed an incident in a housing development off Ossipee Lake Road where several residences are not numbered making it difficult to respond to calls. Cunio will be reaching out the Association President to request numbering. It was noted that many are still unnumbered but it is an improvement from years past. Red house numbers are available to purchase from the Fire Department for \$15. Bike Week has been reportedly quiet. AED training is scheduled for the Town Hall on 6/23/2021 at 6 PM.

Police Department – Chief Jamie Mullen several calls including assistance with a Maine hit and run, several directed patrols on Ossipee Lake Road, Swett Hill and Moulton Road, assisted other agencies, sex offender registration, child protection service, suspicious activity, court appearance, attendance at Chiefs meeting, theft of motor vehicle found in Freedom, and a conditional offer of employment given to a part-time officer upon completion of a satisfactory background check.

Town Office – Town Administrator Ellen White reported an issue with the online assessing database update has been resolved with Avitar. The file was being encrypted when transferring to Avitar by the antivirus software and a solution has been found to get the file transferred without error. The database is now updated to June 11, 2021 and will be updated at least monthly.

Old / New Business / Discussion:

Acquisition of Masonic Lodge Land and Building - Babb announced a draft lease agreement has been presented by the Town Attorney. Babb reported discussion with Alan Fall regarding opinion of value for the property which is agreed upon at \$150,000. Day and Florio agree with this figure. Babb made a motion to accept the generous offer of the Masons and acquire the Masonic Lodge for \$1.00. Day seconded. All in favor, the motion passed. All were in agreement to share the lease agreement and correspondence received from Attorney Ratigan with Alan Fall. Fall was asked to provide feedback on the documents through Ellen White to be relayed back to Ratigan. Florio questioned the terms to be negotiated with Grand Lodge. Fall responded that he will complete the negotiation then report through the District Deputy Grand Master. Gratitude was expressed to Fall.

Florio announced she attended the social gathering at the Freedom Village Store on Friday night and several in attendance commented on the increased police presence in town as a positive change.

Policies and Procedures Update – Personnel Policy – White stated that the policy states that all proposed changes are to be distributed to Department Heads for comment prior to adoption and requested it be tabled until the next meeting so she can outline the changes.

Policies and Procedures Update – Transfer Station Ordinance – An updated copy was distributed for review. White noted the fee schedule is included in the appendix and was not updated when the mattress disposal rate was increased last July. The Board agreed with the changes and agreed to remove the fee schedule from the Ordinance. The permit expiration will now be at the end of the second year due to the delayed expiration this year.

Public Input:

Daymond Steer questioned what documents are being prepared for the lodge acquisition. Babb responded that there is a purchase and sales and lease agreement and the deed. Steer questioned how long it will be to finalize the transaction? Babb responded that it will be 1-2 weeks in order to make sure all terms of the transfer are incorporated and agreed by both parties. The deed transfer and lease agreement will be acted on at the same time. Babb reviewed the terms to be included such as the exclusive use of the second floor by the Masons, and compensation in the event of catastrophic loss or circumstance rendering the building unusable.

Steer recapped on the extrication training scheduled and confirmed the importance of the street numbers.

Steer questioned the status of short-term rental discussion. Babb responded that it will be an agenda topic. The Planning Board will be discussing them at their July meeting and will be looking for guidance from the Selectmen at that time. Florio added that short-term rentals are not permitted or allowed in the Zoning Ordinance so they are conducting research and exploring options on how to proceed. Life safety and septic capacity concerns have been expressed so the Board wants to make sure they do their research to proceed forward the best way.

Appointments:

Kent Hemingway – Request for Use of Tennis Court – White reported that an email received earlier stated that Mr. Hemingway is unable to attend. The request to use the tennis courts was discussed. Babb had many questions that he was hoping to have answered tonight including question of liability. Discussion ensued. The Board was in agreement that the courts are available for public use on a first come, first serve basis. If they are available, they are welcome to use them and any complaints will be addressed as they come in.

Non-Public Session(s):

Babb made a motion to enter into a non-public session at 7:43 PM pursuant to RSA 91-a:3, II (c) for tax matters. Day seconded. Roll call vote was taken: Day-yes, Babb-yes, Florio-yes. All in favor, the motion passed. Babb made a motion to reconvene public session at 8:15 PM. Day seconded. All in favor, the motion passed.

Discussion continued:

With no new or pending agenda items, the Board agreed to not hold a meeting on 6/21/2021. Short-term rental discussion will be scheduled for the 6/28/2021 meeting in order to give the Planning Board direction for the July meeting. Discussion on items to address including regulate or restrict, licensing requirements, address no off-street parking, septic capacity, fireworks and noise complaints, life safety, inspection requirement, egress, etc.

White informed the Board of guidance received regarding ARPA funds to be distributed to towns and cities statewide. More information will be available this week along with the opening of the application process.

White reviewed a zoning application with the Board currently under review by Zoning Officer Gary Williams. Babb referred Williams to check past approvals granted for the property.

Florio questioned what appears to be a tent site on a vacant lot on Eaton Road.

White stated that a meeting was held at the Danforth Bay Bridge last Friday to come up with a final list of items to be completed. She will follow up with Road Agent Scott Brooks for an update.

Consent Agenda:

Minutes – Selectmen’s Meeting & Non-Public Sessions – 6/7/2021	Approved
Minutes – Public Hearing: Land & Building Acquisition – 6/7/2021	Approved
Payroll Manifest – week ending 6/9/2021	Approved
Accounts Payable Manifest – week ending 6/9/2021	Approved
Transfer Station Ordinance	Approved

Correspondence:

Draft Lease Agreement and Purchase & Sales Agreement – Masonic Lodge	Reviewed
Letter – NH DES re: Map 33, Lot 25, complaint of wetlands violations	Reviewed
Minutes – Zoning Board of Adjustment meeting – 5/20/2021	Reviewed
Facilities Update – 6/14/2021	Reviewed

Being no further input, Day made a motion to adjourn. Babb seconded. All in favor, the motion passed.

The meeting adjourned at 8:35 PM.

Respectfully submitted,
Ellen White, Town Administrator

Approved by the Board of Selectmen on _____:

Leslie R. Babb

Ernest F. Day, Jr.

Melissa M. Florio