

Meeting Minutes
Freedom Board of Selectmen
Date: 9/21/2026

Approved 9-28-2026

Zoom Meeting: Meeting ID: 431 235 8395
Passcode: TownMeet

Select Board Meeting

In attendance: Laura Greeley, Lissa Widoff, Kory Boulrier, Beth Owen-Mishou, Cindy Abbott, Stan Taylor, Jim Waterman, Heather Donahue, Bob Kanzler, Elaine Higgins, Meredith Coffin, Kevin Greeley, Brian Murphy, DJ Hagar, Don Hagar, Kyle (via zoom), Joe Freeman, Beth Powell, Jon Thornhill, Roy Mishou (via zoom)

1. Call Meeting to Order / Finalize Agenda: Laura Greeley called the meeting to order at 6:05 pm.
2. Announcements:
 - **Lissa Widoff moved to accept the minutes for 9-14-26 as amended and place them on record, Kory Boulrier seconded and all approved.**
 - Laura Greeley spoke about the Saturday hearing and why it occurred. If approved in November it would be the first step and just hiring the appraiser. The town has the money to pay for this. If it is voted down in November the suit would continue. She spoke about the petition that was circulated regarding requesting that the select board cease spending money on the court case. She felt it was confusing to be party to a suit but ask that the town not be able to spend money to defend itself. The people in Freedom voted on spending money for legal fees at the town meeting. It was clarified that the response to the suit is not being done to allow 4 wheelers access to the road. Laura Greeley clarified that the plaintiffs have filed motions. Laura Greeley does not like the misinformation being disseminated. The Select Board were guided to seek the residents' input regarding eminent domain. They shared the survey because they wanted to be transparent. It was a historical survey and it is not definitive. The state allows condemnation in cases where the title to the road is in dispute. She was very uncomfortable with the inappropriate comments that have been made. The Select Board will be sending out the information to all of the citizens. Laura Greeley read the statement that will be sent out.

- Lissa Widoff asked if they should add a statement regarding where the funding would come from, general government budget to pay for a qualified and licensed appraiser.
- Meredith Coffin appreciates it being brought to a vote. She asked about the way it was worded and if it could be changed.
 - Lissa Widoff stated that the language that was used was provided by the lawyer and is unlikely to be changed.
- Meredith Coffin asked why the appraiser comes before the surveyor. Lissa Widoff reviewed the reason for this. Again it was stated that the lawyer provided this information. The select board will ask Atty Kelly.
- Meredith Coffin reviewed statutes that she reviewed and she had concerns with the definition of eminent domain. Laura Greeley referred to the title being in dispute, Laura Greeley will check with Atty. Kelly. She provided her copies of her proposed edits.
- DJ Hager: If the voters approve to start the condemnation process will that impact the maintenance costs for the road. The response was no.
- Bob Kanzler: He does not think that people have paid taxes on the roads that were given back to the land owners.
- **Kory Boulier made a motion to approve the use of the credit card for the purposes of the mailing up to \$90, Lissa Widoff seconded and all approved.**
- The neighbor for neighbor applications are available.
- Cindy Abbot provided the Select Board with a petition which requested that the contents of the petition be put on the ballot for the November election. Due to it arriving later than expectations it cannot be on the ballot for November. Cindy Abbott also shared that she had told Kyle Price that the petition would not be submitted within the time frame for the November ballot.
 - Laura Greeley read the petition and reviewed the perceived inaccurate information on the petition. She suggested that the interested parties bring it to the town meeting to be discussed.
- DJ Hagar: would prefer that the discussion end.
- Meredith Coffin asked for clarification on what Kory Boulier stated. Lissa Widoff clarified what the Select Board is asking the citizens if they want to begin the process of eminent domain. This was a legally advised option that could be more cost effective but it is up to the citizens in November.
- Kevin Greeley asked what the options are to get this fixed. He appreciated being brought the options.
- Joe Freeman will post the warrant notice on Wednesday.

- Heather Donahue was concerned about the truthfulness of information given to citizens from the people circulating the petition.
 - Elaine Higgins asked Cindy Abbott when the absentee ballots come out. They will be available October 3, 2026 at the town office.
 - Lissa Widoff reviewed all three warrants.
 - If the office is closed people can leave things in the drop box.
3. Fire Chief Reports: Jim Waterman
- Jim Waterman asked about the lawn mowing. Laura Greeley stated that it was an issue with a key not being available. Jon will reach out to Nathan regarding a key.
 - Common Ground Fair toll both in the morning for all three days is planned, despite the potential rain.
 - Lissa Widoff let Jim Waterman know that they are about to make a proposal regarding an EMA director.
 - **Lissa Widoff made a motion to approve the hiring of Mr. Patrick Haley as the Emergency Management Director at a rate of \$1000 per year with \$250 per year for mileage, Laura Greeley seconded, Kory Boulrier recused himself from the vote.**
 - **Lissa Widoff made a motion to approve the updated Emergency Management Director job description, Kory Boulrier seconded and all approved.**
4. Treasurer's Report: Contessa Mancini (not present)
- Payroll Warrant: \$8116.97
 - AP Warrant: \$165142.05
 - AP Warrant for the county: \$21081.65
 - **Lissa Widoff made a motion to pay the AP warrant for the week of 9/21/26 in the amount of \$165142.05, Kory Boulrier seconded and all approved.**
 - **Lissa Widoff made a motion to pay the AP warrant for the week of 9/21/26 in the amount of \$165142.05, Kory Boulrier seconded and all approved.**
 - **Lissa Widoff made a motion to pay the payroll warrant for the week of 9-21-2026 in the amount of \$8116.97 , Kory Boulrier seconded and all approved.**
 - Camden National Municipal account: \$427,255.67
 - Checks Received:
 - **Revenue Sharing: \$15433.31**
5. Public Works: Jon Thornhill
- Jon Thornhill provided an updated bid from Wellman for the catch basins and sidewalks. They hope to start October 10th. They feel they can get it

done this season. The current bid is \$3000 higher than the original now that they are doing the labor.

- **Kory Boulier made a motion to approve the remaining contracts from Welman in the amount of \$29426, Lissa Widoff seconded and all approved.**
 - If they cannot get the finish coat on, they will do it in the spring.
 - They will contact Jon Thornhill tomorrow to confirm the start date for the paving.
- Lissa Widoff asked for clarification on the culverts on Pleasant Street. Jon Thornhill will double check on the culverts prior to their starting the work. Kory Boulier will let the fire department know that Mill Street will not be done.
- Jon Thornhill reviewed the contract regarding plowing and the mileage and he noted a small discrepancy in the final number of miles. Jon Thornhill suggested going from October 15 to April 30th. He also stated that they could go from first snow to last snow. Laura Greeley will call the proposed bidder and review the contract. Lissa Widoff clarified that the budget committee is reviewing the contract and what to do in the future. She stated that this is a one-year option.

6. Town Clerk & Tax Collector Report: Cindy Abbott

- **Laura Greeley moved to approve an abatement for account #64 in the amount of \$1399.03 due to a mistake regarding a base lot and a well, Lissa Widoff seconded and all approved.**
- **Laura Greeley moved to approve an abatement for account #410 in the amount of \$761.05 due to a mistake regarding a base lot, septic and no homestead exemption being applied, Lissa Widoff seconded and all approved.**
- **Laura Greeley moved to approve an abatement for account #98 in the amount of \$47.50 due to a mistake regarding an extra building not being on the property, Lissa Widoff seconded and all approved.**
- **Laura Greeley moved to approve an abatement in the amount of \$54 due to homestead exemption omission as well as veterans' exemption omission in the amount of \$2347.92 Lissa Widoff seconded and all approved.**
- **Lissa Widoff moved to approve abatements for missing homestead exemptions for form #26-19 in the amount of \$1124 Kory Boulier seconded and all approved.**
- **Laura Greeley moved to approve an abatement for account #6 in the amount of \$252 due to a missing homestead exemption, Lissa Widoff seconded and all approved.**

- **Laura Greeley moved to approve an abatement for account #499 in the amount of \$245.52 due to a missing homestead exemption, Kory Boulrier seconded and all approved.**
- **Laura Greeley moved to approve a supplement for accounts #90,204,420,4002,473,333,172,368,497, 105,257,496 for a total amount of \$3071.88 due their getting a homestead exemption although they did not qualify Lissa Widoff seconded and all approved.**
- **Laura Greeley moved to approve a supplement for Elaine Higgins in the amount of \$265.18 due to a mistake regarding no well or septic assessment, Lissa Widoff seconded and all approved.**
- **Laura Greeley moved to approve a supplement for Helen Counts account #14 in the amount of \$603.50 due to a mistake regarding a base lot, well and septic, Lissa Widoff seconded and all approved.**
- **Laura Greeley moved to approve a supplement for Myrick Cross Living Trust, account #473 in the amount of \$252 due to being given the homestead exemption, Lissa Widoff seconded and all approved.**
- **Lissa Widoff moved to withdraw the abatement for account #473, Kory Boulrier seconded and all approved.**
 - Elaine Higgins asked when the supplements would be due. Cindy Abbott stated that it would be 30 days from when it is entered in the system.
 - The Select Board will meet next Monday September 28 from 4-6pm as assessors instead of the policy meeting.

7. Correspondence:

- The town received an updated FOAA request. Lissa Widoff reviewed all the requested information.
- The Preliminary state assessment for 2027 was received. Laura will scan and share the document with the other selectmen.

8. Citizens Issues:

- Overflow parking from the Lost Kitchen is parking on the recreation areas. Kory Boulrier will speak with Erin regarding the parking on the recreation area.
- Rollins Road, there are mailboxes and two signs stating that it is private property and 24-hour surveillance is in use at the discontinued portion of the Road. He thinks that it is intimidating for those who would want to travel down the road. Laura Greeley stated that it is still a town easement. The town voted to give up the road but later found out that they did not have the right to give up the road. There was a way to discontinue the road for the abutters. Laura Greeley reached out to the individual abutters

and let them know that they did not complete the process. It remains a public easement unless they finish the process.

- Bob Kanzler reported that there are individuals that have a right of way from the Rollins Road and Chisholm Pond Road.
- Lissa Widoff stated that we need to have our process in writing.
- Heather Donahue mentioned Davis Road. She requested that the people on Rollins Road remove the signs and that they cannot block access to a right of way. Jon Thornhill will reach out to the property owners to remove the signs. Kory Boulrier will speak to Jon Thornhill about contacting the land owners.
- Kyle Price stated that all roads are 3 rods.

9. Town Officials Reports

- Code Enforcement: Cindy Abbott
 - There appear to be more people living in campers. They have 190 days to address waste water disposal. A port-o-potty is a temporary solution. If they are having it pumped the owner needs to bring in a receipt to the town office to verify the pumping. Cindy Abbott will knock on the door and let the individuals know the rules. Lissa Widoff asked about how this would be enforced. Cindy Abbott can work with the individuals about the appropriate paperwork for waste water disposal.
- Assessors Agent: (position not yet filled)
- Health Official: Patricia Ashland (not present)
- School Board Director: Eleanor Hess (not present)
- General Assistance Officer: Kory Boulrier
 - No new requests this week.
 - The training course is in September
- Plumbing Inspector: Cindy Abbott
- Solid Waste Director: Phil Bloomstein (not present)
- Animal Control Officer: Johnna Hatt (not present)
- Town Boards & Committee Reports:
 - Planning Board: Tyler Hadyniak
 - Meeting tomorrow evening.
 - Recreational Committee: Chair yet to be determined
 - Looking for volunteers for Trunk or Treat.
 - Veterans Day
 - Appeals Board: Samantha Turner, chair (not present)
 - Meeting on Thursday
 - Cemetery Committee: Steve Holmes
 - Budget Committee: Laura Greeley

- Meeting this Wednesday at 6pm
- CDAC Committee: Sean Murphy (not present)
- Comp Plan Committee:
 - Meeting on Thursday
 - The county budget meetings started up.
- Historical Society:
 - Summer Review: will do the readings for next year on Saturday as opposed to Sundays. Please share relevant authors in and around Freedom.

11. Old Business:

12. New Business:

- KVCOG Contract: Lissa Widoff reviewed the need to expand our access to knowledgeable Code Enforcement. support, coaching and resources with our CEO. At this time, it will primarily be shoreland zoning issues.
 - **Lissa Widoff moved to approve the contract with KVCOG Code Enforcement for assistance with shoreland zoning, Kory Boulter seconded and all approved.**
 - DJ Hagar asked for clarification on the role of this agency. It was stated that it is just for shoreland zoning.
- A road commissioner job description was presented.
- Employee Pay forms were signed.
- **Lissa Widoff moved to approve the following warrants: To authorize Joe Freeman, Sr, a resident of the Town of Freedom, County of Waldo, State of Maine. In the name of the State of Maine, you are hereby required to notify and warn the voters of said Town of Freedom, in said county and state, qualified by law to vote in town affairs, to meet at the Freedom Town Office on Tuesday, November 3rd for a Secret Ballot Referendum Election from 8:00 am to 8:00 pm to act on Articles 2,3, and 4.**
 - **To see if the voters of the Town of Freedom will vote to adopt the proposed updates for the Ordinance for Recall of Selectmen.**
 - **To see if the votes of the Town of Freedom will vote to adopt the Data Center Moratorium Ordinance.**
 - **To see if the voters of the Town of Freedom shall appropriate the sum of up to \$38,000 (\$2500 per appraisal per abutter) taken from General Government to pay for a qualified and licensed Maine Appraiser to provide an opinion of the reasonable value to purchase by negotiation, or Eminent Domain/condemnation damages pursuant to 23 MRS 3031 et**

seq. If any, to be paid to each of the abutters of the disputed portion of the 1.5 miles of the Beaver Ridge Road for the layout of a public easement; and, to authorize the Select Board to retain an Appraiser.

Kory Boulier seconded and all approved.

13. Date of Next Meeting: Monday September 21, 2026 at 6:00 pm.

14. Adjourn: **Lissa Widoff made a motion to adjourn the meeting at 8:43 pm, Kory Boulier seconded the motion and all approved.**

Recording Information:

Shareable link:

<https://us06web.zoom.us/rec/share/TZuHA62LUuddRAIQc6PpXDqabZEWeYa3Dk07j6mxClfY-3VfxO5c5mTdc8Kfx-E.hQQPdKy5NsZx7YW->

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