

Meeting Minutes
Freedom Board of Selectmen
Date: 11/17/2025
Approved 11/24/2025

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

Select Board Meeting

In attendance: Laura Greeley, Rene Ouellet, Lissa Widoff, Beth Owen-Mishou, Elaine Higgins, Richard Bickford, Jim Waterman, Brian Murphy, Bob Kanzler, Cindy Abbot, Kyle Price (via zoom), Dylan Turner, Billie (via zoom), Tyler Hadyniak (via zoom), Stan Taylor, Kerri Taylor, Matt Grotton, Roy Mishou (via zoom), Cassandra (via zoom)

1. Call Meeting to Order / Finalize Agenda: Laura Greeley called the meeting to order at 6:01 pm.
2. Announcements:
3. Review and Approve Minutes: Secretary's Report:
 - **Rene Ouellet moved to approve the minutes as amended and place them on record, Lissa Widoff seconded and all approved.**
4. Fire Chief & EMA Director Reports: Jim Waterman
 - The firehouse door is damaged. An estimate from PDQ doors for the repair is \$1162.
 - Thanksgiving Baskets to be delivered Saturday morning. Jim Waterman does not know how many baskets will be delivered.
 - Jim Waterman asked about the fiber optics for the Fire Station, and who is going to handle it. Lissa Widoff stated that she will contact the individual to find out when it was going to occur. She will send Jim Waterman the individual's name.
 - Warrant from last year:
 - He asked if the money for the appropriations was ever moved to the fire department's capital reserve account. Laura Greeley said that she will look into it.
 - Jim Waterman asked if we ever received any money from our claim for the fire department on the Power Outage. Cindy Abbott reported that we have received money from MMA and the power company. Jim Waterman asked if the money was returned to the fire department. It went into account 55 which is a miscellaneous account and not the capital account for the fire department.

- Jim Waterman will give the select board a copy of the safety report.
- 5. Treasurer's Report:
 - AP: \$ 12,858.40
 - Payroll: \$ 7312.47
 - **Lissa Widoff moved to pay the AP warrant in the amount of \$12,858.40, Rene Ouellet seconded and all approved.**
 - **Lissa Widoff moved to pay the payroll warrant in the amount of \$7312.47, Rene Ouellet seconded the motion and all approved.**
 - Checks received:
 - USPO: \$884.17
 - Camden National Municipal Checking Balance: \$824,397.43
 - Cindy Abbot asked if the board could reach out to the individuals who offered to assist with the memorial. Laura Greeley and Lissa Widoff will reach out to the individuals.
- 6. Public Works: Loren Fitch (not present)
- 7. Town Clerk & Tax Collector Report: Cindy Abbott
 - **Lissa Widoff made a motion to supplement the tax for Lot 19-04 Map 04 in the amount of \$781.39, Rene Ouellet seconded and all approved.**
 - Laura Greeley requested an assessor's workshop so the Select Board can prepare these ahead of time. It was suggested that they meet next Monday, 11-24 at 5pm.
 - Cindy Abbott needs to use her PTO time she is thinking of using this Wednesday, 11/26, Tuesdays the 6/16/24 of December.
 - The election hall will be set up after Thursday. The town office will be closed the 26/27 of November.
 - The lease is up on the Copier and the company has proposed an upgrade; Cindy Abbott sent the proposal to the select board and it is \$7 less per month. The Select Board would like to know specifically when the lease expires. There is a new policy that requires that the lease be provided to the budget committee.
- 8. Correspondence:
- 9. Citizens Issues:
 - Brian Murphy asked if the letter had gone out regarding the property on Belfast Road, Cindy Abbott will be mailing that tonight. He also asked about the fire hydrant. Lissa Widoff stated that the fire department is doing a cost proposal.
 - Stan Taylor is concerned about a used car dealership next to his property. He asked that questions and concerns be had within the planning board

meetings and that conversations should not be occurring outside of the planning board meetings.

- Matt Grotton asked what was said. Laura Greeley clarified that no conversations regarding the planning board and approval or not approval of requests should occur outside of the planning board meetings.
- Rene Ouellet brought information to the meeting regarding ordinances and fines and fees. He referred to portion B which addresses penalties. He stated that there is a range that can be used in terms of the amount of the fine. Cindy Abbot stated that the fine/penalty should be paid prior to the person going to the planning board.
 - Matt Groton stated that he was not planning on doing anything more than enlarging and fixing his driveway. He plans to fix his driveway and he asked if he could continue to do this before the planning board approves his application. Cindy Abbott reported that she has before and after pictures about the driveway and area in question. Matt Groton stated that he only worked on the driveway alone. He did not do any additional work on the other area. The select board stated that he can work on the driveway but nothing else. A legal driveway width is 25 feet. Laura Greeley stated that she is in favor of a lower fine. Rene Ouellet stated that that is why we have the ordinance. The individual should have researched the ordinance prior to starting the work. Lissa Widoff asked Mr. Groton to draw out a map of what he is going to plow as his driveway and submit that to Cindy Abbott and the planning board.
 - **Rene Ouellet moved to set a fine of \$100 for the property at 138 Smithton Road as he prepares to submit an application for commercial development, Laura Greeley seconded, all agreed.**
 - Discussion ensued regarding what can and cannot be done with commercial versus residential property. Laura Greeley had concerns about fairness.
 - Cindy Abbott stated that the fine that she remembered was \$250 for commercial development. She is concerned that the fee is not enough as stated in the motion. She feels in the future it needs to be much clearer as to the amount of the fine.

- Lissa Widoff asked Cindy Abbott what the fine was for. Any violations will need to be corrected as per the CDRO. She stated that he will have to pay the fine and potentially remediate any violations of the CDRO.
- Laura Greeley will speak with Loren Fitch regarding the public road and how far the individual has to be from the edge.
- Laura Greeley stated that the Select Board needs to set the fines.
- Bob Kanzler has an issue on his property and he has been to DEP/Warden Service/Sheriff's department. A neighbor has dammed up water onto his property. When he brought it to court, they referred him to the Code Enforcement officer. Cindy Abbott stated that it was a civil matter. She feels that the drainage pipe was clogged. An individual was going to do the work then the individual backed out of doing the work. The family is not responding to Cindy's attempts to reach them. Laura Greeley asked if both parties could come in and talk about the situation together with the select board. Rene Ouellet said he will reach out to Bob Kanzler and walk out to see the property. Cindy Abbott has the contact information for the other party and Laura Greeley asked her to reach out to this individual and see if they can meet next Monday.

10. Town Officials Reports

- Code Enforcement: Cindy Abbott
- Assessors Agent: Jackie Robbins (not present)
- Health Official: Patricia Ashland (not present)
- School Board Director: Eleanor Hess. (not present)
- General Assistance Officer: Rene Ouellet
- 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 (present via zoom)
 - Recreational Committee: Chair yet to be determined
 - Wonderful Veteran's Day Celebration
 - Will need to update the Veteran's Board: they are looking for someone to take on that project.

- Kids Holiday Program: Saturday December 20th from 10-12
 - They will need a new Santa Suit
 - Lissa Widoff moved to give Cindy Abbot permission to use funds from the recreation budget and the town credit card to purchase a Santa Suit, Rene Ouellet seconded and all approved.
- Appeals Board: pending new appointment
- Cemetery Committee: Steve Holmes (not present)
- Budget Committee: Laura Greeley
- CDAC Committee: Lex Bennett (not present)
 - A site walk will be offered on Friday December 5 from 1-3 pm. For anyone interested in looking at the Mill remnants. Lissa Widoff will make a notice to be posted.
- Broadband Committee: Phil Bloomstein (not present)
- Ad Hoc Policy Committee: Elaine Higgins
- Budget Committee:
- Comp Plan Committee:

11. Old Business:

- Letter in reference to 22 Palermo Road:
 - Rene Ouellet asked that the letter state that the sugar shack is not a dwelling.
 - Lissa Widoff asked that it state that the garage is the only dwelling.
 - There will need to be a separate letter about the tenants and they need to be off the property that is not a dwelling, as decided in the last Select Board Meeting.
 - Lissa Widoff will draft the second letter and edit the one to be attached to the property card.
- Young Property: waiting on the report
- Rt 137 Bridge construction. It will not be occurring until 2027. It will be a 4–6-week project.
- Mobile Home Park Ordinance Revisions: Tyler Hadyniak sent the revisions to the board. Lissa Widoff clarified that tiny homes are not considered modular homes/ manufactured housing. She felt that the revisions reflected what was said during the public hearing. A second hearing needs to occur to address the changes.
 - Hearing date: January 12 at 6pm and the Select Board Meeting will follow.
- Select Board Workshop for Employee Handbook: Monday, December 1 at 4:30 pm with the Select Board Meeting to follow.

- Mediation: They are still working to find a compromise position. Laura Greeley stated that she was mistaken in her statement that Tyler Hadyniak would need to have a lawyer to represent his case.
 - Trio: upgrade with 2 options. Lissa Widoff presented the information to the board members. The upgrades with Trio need to be scheduled and we have not done them since 2021. By 2026 they are phasing out of the server base they are using. Lissa Widoff supports using the server base for now with the update and eventually having the town consider a cloud-based system. A Trio representative would like to provide a brief demonstration of the upgraded system. Lissa Widoff will coordinate the upgrade demonstration for the beginning of the new year. It was suggested that they have this on a Monday/Thursday before 8 am so that Cindy Abbott could attend as well.
12. New Business:
 13. Date of Next Meeting: Monday November 24, 2025 at 6:00 pm.
 15. Adjourn: **Rene Ouellet made a motion to adjourn at 8:45 pm., Lissa Widoff seconded and all approved.**

Recording Information:

https://us06web.zoom.us/rec/share/HvzErgi_JCYuyALNPq7nizmwgJMa7AmhzABmt6TCYicUoHNypmQ91nKMtCczl5S2.UttRbl8eYvifEwk

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