

**Meeting Minutes**  
**Freedom Board of Selectmen**  
**Date: 1/12/2026**

***Approved 1-20-2026***

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

**Mobile Home Park Hearing**

**Cindy Abbott** started the meeting and acted as moderator.

**Maryann Bennett:** summarized the mobile home park ordinance. Copies were available and are available on the town website [freedomme.org](http://freedomme.org)

Meredith Coffin referred to the issues with the Searsport Mobile Home Park. Maryann Bennett responded. There was some discussion regarding giving tenants the choice of owning or renting their lot. Lissa Widoff clarified that the mobile home park owner can give the renters the right of first refusal.

Elaine Higgins spoke about rent within mobile home parks.

Karen Bohannon asked if there was information in the ordinance regarding the age of the homes. Many clarified.

Bob Kanzler asked about the septic systems.

Rene Ouellet clarified the sewage portion of the ordinance.

Cindy Abbott closed the hearing at 6:14 pm

**Select Board Meeting**

**In attendance:** Rene Ouellet, Lissa Widoff, Beth Owen-Mishou, Jim Waterman, Brian Murphy, Bob Kanzler, Joe Freeman, Cindy Abbot, Dylan Turner, Stan Taylor, Jim Hayes, Elaine Higgins, Dick Bickford, Maryanne Bennett, Peter Abello, Jason Thibodeau, Kirk Thomas, Meredith Coffin, Kevin Malheney, Karen Bohannon, Matt Grotton (via zoom), Clara Alvarez (via zoom), Griffin Bartlett

1. Call Meeting to Order / Finalize Agenda: Laura Greeley called the meeting to order at 6:14 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, Laura Greeley seconded and all approved.**
4. Fire Chief & EMA Director Reports: Jim Waterman
  - Jim Waterman provided a job description for the emergency management position. It will be posted on the website and in other places as specified by town policy.
5. Treasurer's Report: Contesa Mancini (not present)
  - A/P warrant: 12/30/2025: \$15,450.11    1/12/2026: \$22,086.78
  - Payroll Warrant: \$16244.08
  - **Rene Ouellet made a motion to approve the payroll warrant for the week of 1-12-2025 in the amount of \$16244.08, Lissa Widoff seconded and all approved.**
  - **Rene Ouellet made a motion to approve the A/P warrant for the week of 12/30/2025 in the amount of \$15,450.11, Lissa Widoff seconded and all approved.**
  - **Rene Ouellet made a motion to approve the A/P warrant for the week of 1-12-2025 in the amount of \$22,086.78, Lissa Widoff seconded and all approved.**
  - Camden National Savings Account: \$791,253.96
  - Checks: none noted
  - Laura Greeley met with Contessa and Loren and moving forward they will meet to discuss what codes should be on items because inaccurate codes were used. Public Works will be provided with a new list of codes.
6. Public Works: Loren Fitch (not present)
  - Public Reserve Account for the purchase of a Trash Truck: . Laura Greeley reviewed some concerns that were brought to her regarding the plan for going to Pennsylvania to purchase a Second-Hand Garbage Truck. Two town employees will drive to PA and return the rental car in PA. Loren will reach out to an independent mechanic in PA. Laura Greeley made the reservations for a hotel and vehicle. They are leaving next Tuesday. Laura Greeley will get them an easy pass and a transit plate. She will also call MMA.
    - **Rene Ouellet made a motion to approve the purchase of an easy pass for \$40 and load it with \$30, Lissa Widoff seconded and all approved.**

- **Lissa Widoff made a motion to approve expenditure up to \$450 for car rental and overnight room for Public Works employees to pick up the Garbage Truck, Rene Oulett seconded and all approved.**
  - **Lissa Widoff moved to approve Loren Fitch's use of the debit card and approved the purchase of food up to \$75 per day per person and gas purchases during the travel period to get the truck, Rene Ouellet seconded and all approved.**
- 7. Town Clerk & Tax Collector Report: Cindy Abbott
  - Cindy Abbott asked about the auditor and who would be reaching out to them.
  - She asked about the cover of the town report.
  - Spirit of America Tribute: she sent the Select Board Members information from Bruce.
  - Nomination papers: 3 people have taken out papers:
  - Rabies Clinic was a success. Over 180 people came.
  - Dog Licenses are due by the end of January. If coming to the town office you have until the 29th but can do it on line until the 31st. The late fee starts February 1 and is \$25/ dog.
  - Laura Greeley asked what the last date is for submitting items for the referendum ballot. Cindy Abbott responded 2-2-2026.
  - Rene Ouellet asked when the warrant for the Town Meeting needed to be signed. Cindy Abbot responded 2/12/2026.
- 8. Correspondence:
  - Unity Recycling report was received.
- 9. Citizens Issues:
  - Bob Kanzler asked who put the rebar in the road. Individuals were asked and no one was aware of who did it.
  - Dick Bickford stated that someone came into a vernal pool and made it larger and routed the water onto his property. He asked Cindy Abbott as CEO what has occurred to address this? He would like something done. Cindy Abbott stated that she would look into the situation. He said he would give Cindy Abbott a copy of the DEP letter.
- 10. Town Officials Reports
  - Code Enforcement: Cindy Abbott
    - **Lissa Widoff made a motion to withdraw the fines that the Selectboard had declared for the shoreline zoning violation and direct the CEO and Town Attorney to develop a plan to address the violations, Rene Ouellet seconded and all approved.**

- This is an issue for the CEO and the Town Attorney. Our Attorney has laid out a 6-point plan. Lissa Widoff explained that a notice of violation will be provided by the CEO to the parties involved. Atty Kelly also suggested that Cindy Abbott consult with the Town of Hope's CEO.
- Cindy Abbott spoke about the proposed used car lot. The application has been withdrawn with the planning board. A prior Permit by Rule was issued by the state outlining guidelines for putting in a culvert. Cindy Abbott has contacted the state regarding the PBR. She has not lifted the stop work order and is holding off until she hears from DEP. Lissa Widoff stated that there needs to be a determination if there was a violation of the parameters of the permit.
- Maryann Bennett asked why the stop order has not been lifted. Cindy Abbott clarified that the stop work order was for the gravel.
- Wednesday at 4 the Select Board will be meeting on the other CEO issue.
- Assessors Agent: Jackie Robbins (not present)
- Health Official: Patricia Ashland (not present)
  - Rene Ouellet will speak with Patty Ashland regarding her maintaining the position as health official.
- School Board Director: Eleanor Hess (not present)
- General Assistance Officer: Rene Ouellet
  - No applications in the last week.
- Plumbing Inspector: Cindy Abbott
- Solid Waste Director: Phil Bloomstein (not present)
  - Meredith Coffin asked about the Hamden Plant coming on line again and what is our town's plan.
- Animal Control Officer: Johnna Hatt (not present)
  - Rene Ouellet asked about a quarterly report from the ACO. He is fine with her coming in person or providing a written report.
- Town Boards & Committee Reports:
  - Planning Board: Tyler Hadyniak
    - Tuesday 1-13-2026
  - Recreational Committee: Chair yet to be determined
    - Winterfest: The Leveque's would like to join. Cindy Abbott has not received any posters or information from the Historical Society.

- January 24 at 6:30 pm in the church basement, Sean Murphy will be doing a presentation on the history of Sandy Stream.
- Appeals Board: pending new appointment
  - Cindy Abbott received an email from Samantha Turner today and stated that they would like to meet with the Select Board, date to be determined.
- Cemetery Committee: Steve Holmes
- Budget Committee: Laura Greeley
  - Meeting Wednesday
- CDAC Committee: Lex Bennett (not present)
  - Meeting this Thursday.
- Broadband Committee: Phil Bloomstein (not present)
- Ad Hoc Policy Committee: Elaine Higgins
- Comp Plan Committee:
  - 2nd and 4th Thursday
  - Officers were selected
  - A series of committee input sessions are being scheduled.

#### 11. Old Business:

- Direct Communications Contract: The town will have our own routers.
  - **Lissa Widoff made a motion that we contract with Direct Communications for the town internet communication in the amount of \$225 per month for all three locations, Rene Ouellet seconded and all approved.**
- Contract for Camden Real estate: Bill Pickford, property on 67 Belfast Road.
  - **Lissa Widoff made a motion to engage with Camden Real estate for the sale of the property at 67 Belfast Road, Rene Ouellet seconded and all approved.**
    - The contract was signed by all three selectboard members.
    - Elaine Higgins asked if an asking price had been chosen. Lissa Widoff responded \$39,500.
    - It is a grandfathered non-conforming lot that is less than 2 acres.
- FOAA: Laura Greeley will send that out tomorrow to the individuals who have requested that information.
- Health Officer: A job description is being developed and will be posted.
- Waldo County Commissioners are still working on the budget, one of the members passed.

#### 12. New Business:

- Select Board Workshop from on the 14th from 8-11am They will have an executive session and also work on land use documents.
  - Request for proposals for reevaluations: Rene Ouellet will call the companies since we have not received any.
  - Lissa Widoff has requested time at the town meeting to discuss the Comprehensive Planning Committee.
13. Date of Next Meeting: Tuesday, January 20, 2026 at 6:00 pm.
15. Adjourn: **Rene Ouellet made a motion to adjourn at 7:43 pm., Lissa Widoff seconded, and all approved.**

**Recording Information:**

<https://us06web.zoom.us/rec/share/rpZNccyHNZCVDGUUk7gr8pel6lPJ-r5qEcbn38AwkfSQtMPVn8ht04GjFy1HAN w.VJ8VbaGGoJ30mALB>

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