

**Meeting Minutes
Freedom Board of Selectmen
Date: 9-2-2025**

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

**Special Town Meeting
9-2-2025
*Approved 9-15-2025***

To See if the voters of the Town of Freedom will vote to adopt E911 Addressing Ordinance for the Town of Freedom

Cindy Abbott called the Special Town Meeting to order at 6pm by reading the Warrant.

- Article 1: To choose a moderator.
 - Rene Ouellet nominated Ron Price to serve as moderator, Lissa Widoff seconded and all approved.
 - Ron Price was then sworn in as the moderator by Cindy Abbott.
- Article 2: To see if the voters of the Town of Freedom will vote to adopt E911 Addressing Ordinance for the Town of Freedom.
 - Ron Price read the article.
 - Jim Waterman made a motion to accept the article as written and Elaine Higgins seconded.
 - Jim Waterman made a statement stating that there are no changes to anyone's addresses. This gives the code enforcement officer the authority to assign numbers that are posted on mailboxes or on houses by the property owners.
 - The article passed unanimously.
- Article 3: Motion to adjourn.
 - Jim Waterman made a motion to adjourn the meeting, Elaine Higgins seconded and all approved.

Select Board Meeting
9-2-2025
Approved 9-15-2025

In attendance: Laura Greeley, Lissa Widoff, Rene Ouellet, Beth Owen-Mishou, Cindy Abbott, Kim Holmes, Steve Holmes, Bob Kanzler, Brian Murphy, Elaine Higgins, Richard Bickford, Heather Donahue, Joe Freeman, Maryanne Bennett, Dave Bennett, Lorriane Overlock, Ron Price, Meredith Coffin, Jim Waterman, Doug Van Horn, Heather Omand, Kyle Price (via zoom), Kyla Windbloom

1. Call Meeting to Order / Finalize Agenda: Laura Greeley called the meeting to order at 6:05 pm.
2. Announcements:
3. Review and Approve Minutes: Secretary's Report:
 - **Renee Ouellet made a motion to approve the minutes from 8-18-2025 as amended and place them on record, Lissa Widoff seconded the motion, and all approved.**
4. Fire Chief & EMA Director Reports: Jim Waterman
 - Jim Waterman stated that there needs to be an ordinance that states that private roads are not maintained by the town and are the responsibility of those residing on the road. He recommended that an ordinance needs to be developed and he provided several examples for the select board to review. Laura Greeley asked if Jim Waterman would be able to put something together and submit it to the Select Board.
 - The Lost Kitchen Hydrant: it is the opinion of the fire department that it should be placed at the boat ramp. As it is town property. The Select Board asked about the research involved in terms of DEP and permits. Lissa Widoff asked that they cost out the project and they write up what the arrangement would be with other towns.
 - Heather Donahue asked if the negotiation with the Lost Kitchen had ended and the answer was no.
 - Bob Kanzler stated that the state of Maine owns the water. Is the state boat launch a state access to the pond? Lissa Widoff clarified.
 - Jim Waterman submitted a letter of resignation for the Emergency Manager Position and will provide the Selectboard with recommendations for a replacement.
 - Jim Waterman stated that it would lessen liability to the town.
 - The response was that an Engineering plan and cost of materials regarding a hydrant at the landing would need to be developed.
 - Dave Bennett mentioned that there is a third option of putting a hydrant farther down the mill pond.
 -

- Four people will be attending the “table top” activity on the 23 of September at 6pm. Lissa Widoff asked for a list of people who will be attending.
 - Stop the Bleed. Brian Murphy asked about the class. Jim asked that Cindy make a list of people who are interested in attending the class.
5. Treasurer’s Report:
- Payroll 8-21-2025: \$8945.41
 - A/P warrant: \$70,799.42
 - **Lissa Widoff made a motion to pay the payroll warrant for the week of 8-21-2025 in the amount of \$8945.41, Renee Ouellet seconded and all approved.**
 - **Lissa Widoff made a motion to pay the A/P warrant for the week of 9-2-2025, in the amount of \$70,799.42, Rene Ouellet seconded and all agreed.**
 - Camden Municipal Checking: \$320735.35
 - Received Checks from:
 - Central Maine Cost Recovery: \$483.25
 - State of Maine Revenue Sharing \$16,077.79
 - State of Maine Homestead \$50,036.48
 - USPS rent: \$884.17
6. Public Works: Loren Fitch
- Guard Rails on the Mitchell Road bridge. Loren presented an estimate of what it will cost to purchase and install the guard rails, \$16,300. That is with our Public Works doing some of the work. The estimate is only accurate for 30 days.
 - Joe Freeman reported that a number of estimates were taken and the one presented was the most cost effective.
 - There was a discussion about Class A and B and experience with construction vehicles as a requirement for the public works position.
 - **Rene Ouellet made a motion to change the job description to Class B from Class A on the open Public Worker job description, Lissa Widoff seconded and all approved.**
7. Town Clerk & Tax Collector Report: Cindy Abbott
8. Citizens Issues:
- Brian Murphy asked about what towns have joined with the Unity Ambulance. Laura Greeley is guessing that all towns have agreed as the price is staying the same.
 - Bob Kanzler asked when the contract with Unity Ambulance goes into effect.
 - The Selectboard will reach out to the Unity Ambulance and ask them to attend a select board meeting to clarify when services will be available and what is covered.
 - Joe Freeman asked about the store and what is happening. There is no formal information to date.
9. Review Correspondence:
10. Town Officials Reports

- Code Enforcement: Cindy Abbott
- Assessors Agent: Jackie Robbins
- Health Official: Patricia Ashland
- School Board Director: Eleanor Hess
 - The superintendent and the new chair have asked if the town would like to have them come and speak to the citizens and answer any questions.
- General Assistance Officer: Rene Ouellet
- Plumbing Inspector: Cindy Abbott
- Solid Waste Director: Phil Bloomstein
- Animal Control Officer: Johnna Hatt
 - Rene Ouellet asked if Johnna could come to a meeting, Lissa Widoff will reach out to her.
- Town Boards & Committee Reports:
 - Planning Board: Tyler Hadyniak
 - Meeting tomorrow night: 9-9-2025
 - Recreational Committee: Chair yet to be determined
 - A mailer was sent out and people have responded offering to help with Trunk or Treat.
 - Appeals Board: Michael Smith
 - Mike Smith submitted a letter of resignation effective immediately.
 - Cemetery Committee: Steve Holmes
 - Steve Holmes asked for approval to purchase the plaque for the stone for Levi Temple, Sr.
 - **Lissa Widoff made a motion to approve the purchase of a plaque for Levi Temple up to \$175 to be taken from the Cemetery Budget, Rene Ouellet seconded and all approved.**
 - Steve Holmes asked for a Select Board member to come look at the stones and roads to the cemetery. Additionally, he asked if people could make donations to cover the cost of the plaque. People could make donations to the town and indicate Levi Temple's name in the memo section of a check.
 - They will need to determine where the stone is going. The stone maker will have the stone within 2 weeks and then it will have to be engraved.
 - The select board will meet with Steve Holmes and decide where to place the stone.
 - Budget Committee: Laura Greeley
 - The budget committee will meet once the taxes are committed.
 - CDAC Committee: Lex Bennett

- Skidgel/Cannery Lot, the master plan/land plan is being completed. The committee is meeting tomorrow 9-3-2025 and a public presentation will be on October 1, 2025.
- **Lissa Widoff made a motion of up to \$95 to do a mailing to provide public notice for a meeting on the Skidgel property, Rene Ouellet seconded and all approved.**
 - Broadband Committee: Phil Bloomstein
 - Ad Hoc Policy Committee: Elaine Higgins
 - Budget Committee:

11. Old Business:

- Tax Commitment: Laura Greeley explained that here is a problem with our appraisals. 6 Weeks ago, they went to commit taxes and the evaluations were off. The selectboard previously voted to increase assessments for the whole town. and they were going to have a whole town increase. Laura Greeley talked with a gentleman from Trio and he said things had been fixed. The selectboard are responsible for the tax commitment. It was discovered that the taxes were wrong and needed to be fixed. Laura Greeley has spoken to Trio numerous times. She has a meeting tomorrow morning with Trio and hopefully Jackie will be able to attend as well.
 - Heather Omand reviewed what was said and it appears that they will go back to last year's level and increase by 4%. It is anticipated that you should expect last year's tax bill. (Clarification, the 4% increase is related to bringing the towns valuation up to 79% of the state's evaluation.)
 - Heather Donahue asked about the mill rate: 13.5%
 - There will be no interest until a bill is presented to the home/property owners.
 - Heather Donahue asked if the selectboard was contacting Assessment companies as there is a waiting list. She offered to contact some and send the information on to the select board.
- Policy for vacancies and appointments will be reviewed at the upcoming workshop.
- Solid Waste Policy: corrections were made and the notice form was updated.
 - **Rene Ouellet made a motion to approve the Freedom Solid Waste Policy, Lissa Widoff seconded and all approved.**
 - Cindy Abbot will need to replace the current policy and copies of the form should be provided to public works by Rene Ouellet.
- Mobile Home Park Ordinance, fees need to be set. This will be discussed at the next workshop. Cindy Abbott needs to correct the wording on the announcement.
- Fisher Property Sale: Lissa Widoff stated that we need to have a public vote to sell the property. We need approval to select a realtor to represent the property and where the funding would go.

- Money from the sale would need to replenish the dangerous buildings fund that was used, then the surplus funding would go into a fund to be determined.
- Rene Ouellet suggested that we combine both the Mobile Home Park vote and the Fisher Property on the same date.
- Lissa Widoff will check with Cindy Abbott regarding a date.

12. New Business:

- Appointing Comp Plan Members:
 - LD 1829: Comp Plan: disadvantages? Amanda Colimore is on the Economic and Development Committee. The law was submitted without corrections and they will not be addressing them until January when they go into emergency session. It is 4 homes which would be ¼ acre lots for our town. What is designated growth area? If there is no comp plan, then there is no designated growth area, then you are limited to LD 2003 which is just 2 dwellings per 2-acre lot. If you do not have a Comp Plan then you are not eligible for state grants. Amanda Colimore is willing to come in and discuss this bill in executive session with our Select Board. Rene Ouellet stated that the rules on how this is going to play out have not been written yet.
 - Heather Donahue mentioned that the bill as passed creates 5000 square foot lots. It is important to call and speak to representatives and let them know that that is not what you want.
 - **Rene Ouellet moved to go executive session for 1 MRSA 405 (6) to discuss appointments, Lissa Widoff seconded and all approved.**
 - They went into executive session at 8:12. They came out of executive session at 8:38pm and no decisions were made.
 - **Lissa Widoff made a motion to appoint Mary Ann Bennet to the CPC (Comprehensive Planning Committee), Rene Ouellet seconded, and all approved.**
 - **Lissa Widoff made a motion to appoint Gwen Littlefield to the CPC (Comprehensive Planning Committee), Rene Ouellet seconded, and all approved.**
 - **Lissa Widoff made a motion to appoint Bob Kanzler to the CPC (Comprehensive Planning Committee), Rene Ouellet seconded, and all approved.**
 - **Lissa Widoff made a motion to appoint Heather Omand to the CPC (Comprehensive Planning Committee), Rene Ouellet seconded, and all approved.**
 - **Lissa Widoff made a motion to appoint Mareisa Weil to the CPC (Comprehensive Planning Committee), Rene Ouellet seconded, and all approved.**

- **Lissa Widoff made a motion to appoint Raivo Vihman to the CPC (Comprehensive Planning Committee), Rene Ouellet seconded., and all approved.**
- **Lissa Widoff made a motion to appoint Kyla Windbloom to the CPC (Comprehensive Planning Committee), Rene Ouellet seconded and all approved.**
- **Lissa Widoff made a motion to appoint Colleen Hanlon Smith to the CPC (Comprehensive Planning Committee), Rene Ouellet seconded, and all approved.**
- **Lissa Widoff made a motion to appoint Heather Donahue to the CPC (Comprehensive Planning Committee), Laura Greeley seconded and Rene Ouellet opposed, motion passed.**
- Lissa Widoff asked all to respond to the dates they are available.
- A first meeting needs to be selected. It is a diverse group of individuals and it is her hope that all share an interest in the town. They are going to have to work collaboratively. Lissa Widoff will facilitate the first couple of meetings.
- Lissa Widoff strongly encouraged the new committee members to attend the Cannery Lot presentation on October 1, 2025 at 6pm at the Annex.
- There was a question about others attending the meetings. It is a public meeting but the committee will need time to form and organize. Then there will certainly be topics that the townspeople can come and provide input for.
- There will be minutes kept on the comprehensive planning committee.
- Lissa Widoff wants to discuss how the meetings are recorded and it is listed as an item on the next workshop.
- Computer upgrades:
 - Web Trio as opposed to being on individual computers.
 - The operating systems are old and are not up to the demands of the new programs.
 - Laura Greeley will look at acquiring funding for the purchase of one computer, using the bid presented by Ryan Vines.
- Signage for Boat Launch: Rene Ouellet has gone down at different times of day to get a feeling for the parking issues.
 - Loading zone, no parking
 - Parking area: with arrows
 - The signs cost about \$25 each.
 - **Rene Ouellet made a motion to purchase signs up to \$125 including tax and shipping for the boat launch, Lissa Widoff seconded and all approved.**
 - Loren Fitch asked how long does a warning last. He asked for a log.
- Laura Greeley asked for clarification on what remedy exists for the resident who had the appeals board vote against him. The last level of

appeal is to come to the Select Board and ask for mercy, as per the town attorney.

- Laura Greeley has not yet called MMA regarding the clerk appointing the deputy clerk. Laura Greeley asked if anyone had discovered anything else.
- How can we get around having to post every time more than one select board member attends a committee meeting. Rene Ouellet suggested checking with MMA.
- Laura Greeley will reach out tomorrow regarding the last law suit, with regard to the Tort Claim. We were granted access to a lawyer from MMA. She received a certified letter from MMA regarding a \$2500 deductible for the service. She will call and clarify.

13. Date of Next Meeting: Monday September 15, 2025 at 6:00 pm.

14. Next Select Board Workshop, September 8, 2025

15. Adjourn: **Rene Ouellet made a motion to adjourn at 9:21 pm., Lissa Widoff seconded and all approved.**

Meeting recording information:

<https://us06web.zoom.us/rec/share/fXGIt-3Whi8x8mtzndF9Wj2H1I9LEUfbo79rouZNoiEc83P3HB2KviQFi0byMzc.rIBoVP87idm2CJsH>

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