

Meeting Minutes
Freedom Board of Selectmen
Date: 12/8/2025

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

Select Board Meeting

In attendance: Laura Greeley, Rene Ouellet, Beth Owen-Mishou, Elaine Higgins, Richard Bickford, Jim Waterman, Brian Murphy, Bob Kanzler, Joe Freeman, Steve Bennett, James Hayes, Cindy Abbot, Ron Price, Meredith Coffin (via zoom), Dylan (via zoom), Tyler Hadyniak, Stan Taylor

1. Call Meeting to Order / Finalize Agenda: Laura Greeley called the meeting to order at 6:02 pm.
2. Announcements:
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3. Review and Approve Minutes: Secretary's Report:
 - **Rene Ouellet moved to approve the minutes as presented and place them on record, Laura Greeley seconded and all approved.**
4. Fire Chief & EMA Director Reports: Jim Waterman
 - December 20th Christmas boxes will be delivered. Jim Waterman will pick them up and deliver them.
 - Jim Waterman asked about the budget meeting. Laura Greeley stated that it will probably be at the beginning of 2026
 - Jim Waterman would like to bring the trucks to public works for oil changes. He will reach out to Loren regarding a good time to do this.
 - Brian Murphy commented on a local emergency this week and he felt everyone. Including the Unity Ambulance service was professional and did a great job.
5. Treasurer's Report: Contessa Mancini (not present)
 - A/P Warrant: \$3198
 - **Rene Ouellet made a motion to pay the A/P warrant in the amount of \$3198, Laura Greeley seconded and all approved.**
 - Non-Attest Agreement: has been received and reviewed. There was a cost attached to it, so Laura Greeley has asked for clarification regarding the \$5000 fee. She has proposed up to \$1000 for 5 hours of support for Contessa.

- **Laura Greeley made a motion to sign the non-attest agreement with RH Smith and agree to pay them up to \$1000 for payroll assistance for payroll journals for 2025, Rene Ouellet seconded. and all approved.**

6. Public Works: Loren Fitch (not present)

- Laura Greeley sent a message to Loren regarding a mail box on North Palermo Road.
- Holiday Pay: Contessa attached the policy to the time cards. Rene Ouellet asked for clarification regarding what has happened in the past.
 - **Rene Ouellet made a motion that the town of Freedom pay Bill Thompson, Jeff Holmes and Joe Freeman holiday pay for Thanksgiving, Christmas, and New Years, this is not intended to be president setting, Laura Greeley seconded, . and all approved.**
- Thursday pick up for Christmas and New Years was discussed. It was decided that they will pick up trash the day after new years and skip the day after Christmas.

7. Town Clerk & Tax Collector Report: Cindy Abbott

- November cash receipts and year to date cash receipts
- Excise Tax 2025/2024
- 2023 Taxes: 18 accounts still need to be paid
 - Pre-45-day notices will be going out regarding liens.
- 2024 Taxes: 26 accounts still need to be paid
- 2025 Taxes: a balance of 143 accounts still need to be paid
- Pre Payments on 2026 taxes were presented
- Personal Property: 2024 account outstanding for \$10.55
- Cindy Abbot presented information regarding \$250 fine for commercial property violations that were determined by the former select board.
 - Rene Ouellet suggested that the current Select Board set up their own policy that addresses fines.
- Elections:
 - Ballot box attendant: this person checks that one ballot goes in at a time.
 - Laura Greeley stated that the concern of residents was that the paper that recorded the vote was see through, and that if they wanted, the person at the ballot box could easily see what was written on the ballot.
 - Deputy Clerk applicant: Cindy Abbott has not had a chance to look at or respond to the applicant yet.

8. Correspondence:

- Cindy Abbott asked what the cut off date is for any public article that a town resident wants to be included in the town meeting. The response was that the individual would need to submit it to the select board for review prior to the date previously discussed as the cut off for the printing of the document.

9. Citizens Issues:

- Tyler Hadyniak: Came tonight to express concerns about how Laura Greeley has talked about he and his family.:
 - He stated that Laura said that he asked her to “give the road to his family and that agreeing to it would save the town money.” They are asking that the town acknowledge that the town abandoned the road and they are not asking that it be given to them but turned over to the abutting land owners.
 - Laura Greeley clarified what had been said to her.
 - Tyler Hadyniak feels that it was interpreted incorrectly. He was referring to other towns and the money they spent on abandoned roads.
 - Tyler Hadyniak not only wanted to address concerns about what he had heard Laura say, but also what I have heard the public say during various citizen concerns over the past several months. He has listened to people state with certainty what Red Mitchell would have said. He brought letters from Red Mitchell regarding the road to his family.
 - Laura Greeley stated that she has not ever met or spoke with Red Mitchell.
 - Tyler Hadyniak read statements from letters from Red Mitchell to his grandparents.
 - He would like the letters entered into the minutes.
 - Laura Greeley responded to his request. In addition, Laura Greeley stated that one select person is not able to make a unilateral decision.
 - He has heard speculation about why the complaint was filed in the first place and why did his family not meet with the Select Board to begin with. Only a court of law can determine whether a road has been abandoned. A prior select board would not acknowledge what had been stated by past select boards.
 - Stan Taylor asked what was happening with his neighbor’s driveway. Tyler Hadyniak, speaking as the planning board chair, stated that the neighbor had submitted an application and that will be reviewed by the planning board tomorrow evening. Stan Taylor asked if the

preconstruction survey had been completed. At tomorrow's meeting they will review the application and if it is not complete, they will ask for further clarification.

- Stan Taylor stated that he had looked at the comprehensive plan and he noted that the town wanted to keep the look of the town rural. Does a car lot fit in a rural place? How will the Planning Board approach that?
- Laura Greeley responded that zoning will be important. Once it is all cleared it will come up for a public hearing and a vote.
- Tyler Hadyniak stated that Matt has asked if it could be considered a home occupation. Matt would need to prove that his project is in line with the character of the neighborhood. Tyler suggested that Stan come to the meeting and speak to why it does not align with the character of the neighborhood.
- Rene Ouellet, read about a home occupation and the definition. Rene Ouellet asked if other abutters are notified before the application; it was clarified that the abutters would be notified once there would be a public hearing.
- Tyler Hadyniak clarified the process of submitting an application.
- Brian Murphy asked when the home occupation will be decided. If it was decided that it was a home occupation, how would the neighbors be informed? Cindy Abbot suggested that Tyler Hadyniak consult with MMA and Rene Ouellet suggested that he look at the ordinance. Laura Greeley suggested that Stan Terry attend the planning board meeting tomorrow evening. Tyler Hadyniak asked that Stan Terry write down his points as well.
- Steve Bennett spoke about the Beaver Hill Road. He reviewed what occurred during a past Select Board meeting. He hopes that they can all come to a mutual agreement. He spoke about Laura Greeley asking for a survey and eminent domain and how that would require an appraisal. He feels that there are many more roads in town that are abandoned.
 - Laura Greeley responded that it sounded like he was saying that it was the town that was prolonging this. She stated that the town of Freedom is just responding to what had been filed.
 - Rene Ouellet stated that he hoped that we could move forward in a constructive way.

- Elaine Higgins: Happy Stitchers is postponed until January. They will resume on the first Wednesday in January.

10. Town Officials Reports

- Code Enforcement: Cindy Abbott
 - Report of someone squatting in a trailer on the Albion Road. Cindy went to the property and left a note. It looks like a camper being stored there. Plumbing and electric has not been set up. Rene Ouellet asked about the owner of the property.
- Assessors Agent: Jackie Robbins (not present)
- Health Official: Patricia Ashland (not present)
 - Contessa was asked to send out a check to Patricia Ashland.
- School Board Director: Eleanor Hess
- General Assistance Officer: Rene Ouellet
 - Reported no new applications for GA
- Plumbing Inspector: Cindy Abbott
- Solid Waste Director: Phil Bloomstein (not present)
 - A correspondence was received regarding a state law that requires the manufacturers of products that come in recyclables containers. Rene Ouellet asked if Phil Bloomstein has access to this letter and info.
- Animal Control Officer: Johnna Hatt (not present)
- Town Boards & Committee Reports:
 - Planning Board: Tyler Hadyniak
 - Recreational Committee: Chair yet to be determined
 - Tyler Hadyniak has a young man who needs 4 hours of community service
 - December 20th 10am
 - Laura Greeley will write up something regarding donations for the holiday party.
 - Cindy will create 2 flyers one for donations and one for the party.
 - **Rene Ouellet moved to give the authority to Laura Greeley to spend up to \$500 for the purchase of toys and supplies for the town Christmas party for the community, Laura Greeley seconded, and all approved.**
 - Appeals Board: pending new appointment
 - Cemetery Committee: Steve Holmes
 - The fee for the headstone was taken out of the wrong account. They are working on fixing this.

- Budget Committee: Laura Greeley
 - Wednesday evening
- CDAC Committee: Lex Bennett (not present)
 - There was a nice program last Friday the 12th where a walk was led through the lot by [Sean Murphy](#).
- Broadband Committee: Phil Bloomstein (not present)
- Ad Hoc Policy Committee: Elaine Higgins
- Comp Plan Committee:

11. Old Business:

- Ambulance Update: Knox and Burnam have not entered into the agreement. The town of Knox is not going to enter into the contract. It was only for ½ the town of Knox. The original contract was not inclusive of Knox so the costs will not change. Burnam did not enter the contract. The 3% increase annually will cover the cost difference. We have not received information on next year's contract.
 - Brian Murphy asked who has actually paid.
- FOAA: an additional one has been made. Cindy Abbott asked who the FOAA officer was. The town does not have one at this point. Cindy Abbott will send the FOAA spreadsheet to Beth and Beth will get information from Laura Greeley and make it into one document and create a spreadsheet.
 - Tyler Hadyniak stated that the first 2 hours are free but people can be charged after that.
- Fisher Lot: Lissa Widoff is making progress.
- Revaluation: RFP draft has been updated and just needs timelines. He has reached out to a local company but has not heard back.
- Renew copier contract: The company would like it reviewed before the first of the year. The budget committee should review this, this week.

12. New Business:

- Abatements and Supplements
 - Laura Greeley was on the phone with Maine Forestry and other agencies and we will need to review all of this. She will continue to review the land use programs that offer subsidies (current use programs).
 - Laura Greeley has invited residents to come to a meeting with Jackie and her on Thursday morning at 9:30 am.
- Rene Ouellet mentioned the agenda for next week.
 - He asked who would be getting the information on which towns paid. Rene Ouellet will look into it.

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

15. Adjourn: **Rene Ouellet made a motion to adjourn at 8:08 pm., Laura Greeley Seconded, and all approved.**

Recording Information:

<https://us06web.zoom.us/rec/share/VYA4zeqSMpkehILOCPMJjMmTeVdl2gLokYIH A8GJHQS-EBFSdhvICxW81BgjbATG.Cv7IK -- HBckUHf>

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