

widest audience. We do it not only to counter the charge of bias on our part – we always strive to give our readers as much information from all sides of an issue that we can gather – but also because the risks of poorly-managed development on the most important water source in our county are too great.

Please read Attorney Malia's comments and critiques before continuing with our commentary on them.

Clearly what we are dealing with is, at base, a communication problem. Malia's letters touch on several instances where incomplete and misleading statements were made and entered into the public record without careful review and consideration.

The first instance was the letter from Bob Reynolds on Ossipee Lake Alliance letterhead that, it turns out, did not represent the official views of the Alliance. We have also spoken with David Smith and find it hard to believe that if he were consulted before the Reynolds letter was received that the engineers would have double-checked with him before submitting it as a letter of support. Of course, the Westward Shores developers can not be held responsible for disagreements within the Alliance, but due diligence should have been exercised.

In the second instance we (this newspaper as well as our reporter Carol Holyoake) are taken to task for relying on the written minutes of public meetings, both in regard to New Hampshire Audubon and the Green Mountain Conservation Group. As Malia admits, there were inconsistencies between what was said and recorded at the meetings and the views expressed by both Green Mountain and the Ossipee Lake Alliance when Holyoake contacted them, and that's what we reported.

This project, which more than doubles the number of campsites having access to Ossipee Lake, demands special care in its design and construction. Malia admits that a high level of scrutiny was expected. Our concern and the concern of the groups dedicated to protecting the lake and the critical aquifer that underlies it is that the process of reviewing and approving the expansion proposal be done openly and with care. The red flags Holyoake and others detected suggested that this was not happening.

We applaud Northgate Ossipee LLC, owner of Westward Shores, for demonstrating in these letters that they are taking the matter seriously and are prepared to aid in the open scrutiny it deserves. Organizations like the Green Mountain Conservation Group and Ossipee Lake Alliance as well as all of the rest of us who depend on the Ossipee aquifer for our water and the income that tourism brings deserve nothing less.

The farm is closing but nobody voted for that

Since the county delegation approved the county budget at the end of March, the grim reality that the county farm can only be funded through the summer has set in. Some delegation members, realizing that shutting down the farm based on a back-of-an-envelope analysis of unaudited data and refusing to permit an outside review of farm operations looked bad, attempted to soften the blow by creating a committee to explore alternate

LETTERS TO THE EDITOR

Westward Shores responds

To the Editor:

[EDITOR'S NOTE: In the interest of fairness, we publish the following two letters from Attorney Peter Malia of Hastings Malia of Fryeburg, Maine, responding to articles on Westward Shores published in this paper, including one from the Ossipee Lake Alliance published this week on page A10. Both letters were also sent to Richard D. Sager, Esq., Town Counsel. The letters have been edited only for style.]

Letter 1: May 31, 2016

To Stanley Brothers, Chairman, Ossipee Zoning Board of Adjustment, and Chester "Ski" Kwiatkowski, Chairman, Ossipee Planning Board:

I represent Northgate Ossipee, LLC ("Northgate"), owner of Westward Shores Lakeside Camping Resort. My client was granted a special exception from the ZBA for expansion of a recreational camping park on March 8, 2016. Northgate's application for site plan approval is currently pending before the Ossipee Planning Board, and is currently scheduled for a hearing on June 7, 2016.

I have recently read several articles in the Carroll County Independent regarding alleged misrepresentations made at the March 8 ZBA hearing by Northgate's engineers, Dan Flores and George Fredette of SFC Engineering. I am writing in response to those allegations. The allegations revolve around statements in the meeting minutes pertaining to alleged communication between Flores and/or Fredette and the Ossipee Lake Alliance, New Hampshire Audubon, and Green Mountain Conservation Group. I will address each in turn.

I Ossipee Lake Alliance: Prior to the March 8th meeting, Greta Bossenbroek of Northgate reached out to Ossipee Lake Alliance. Greta spoke with Bob Reynolds and David Smith, Co-Executive Director of OLA, on February 15th. Mr. Smith was quite helpful and in an e-mail exchange with Greta he provided contact information for a number of local organizations, such as the Ossipee and Freedom Conservation Commission and the Ossipee Area Chamber of Commerce.

On March 7th, Mr. Reynolds sent his letter to the ZBA Secretary so that the board would have it for their March 8th meeting. The letter was on Ossipee Lake Alliance letterhead and signed by Bob Reynolds as "Director." After the March 8th meeting, the OLA distanced itself from Mr. Reynolds' letter. However, I think we can all agree that it is reasonable to assume that a letter from the Director of an organization written on the organization's letterhead represents the opinion of the organization, unless the letter clearly states otherwise, which this letter did not. In fact, the minutes of the March 8th ZBA meeting, on page 7, state: "A brief discussion took place indicating that the letter of recommendation was on letter head paper. So the

PB would have to assume this letter is a representation of the alliance and not Mr. Reynolds personally." So, there was no misrepresentation made on March 8th by Northgate or its engineers in relation to the Ossipee Lake Alliance.

II New Hampshire Audubon: The Carroll County Independent, in a May 12 article written by Carol Holyoake, noted that the ZBA's March 8 minutes state that Chris Martin of NH Audubon visited the site and "spoke with Dan Flores." Chris Martin has since indicated that he did not speak with Dan Flores. We believe that this excerpt from the meeting minutes is simply inaccurate. Note that the minutes do not actually say that either George Fredette or Dan Flores said that Dan spoke with Chris Martin. However, the minutes imply that one of them said that. However, both George and Dan are fairly confident that they would not have said that.

Dan's communications regarding the issue which Chris Martin investigated (an eagle's nest have been with Kim Tuttle of NH Fish & Game Dan's only "contact" with Chris Martin was an e-mail that Dan sent on February 18th to Kim Tuttle and Chris Martin confirming that "Mark Garland will be available to meet Chris at the campground entrance. He has access to the campground and knows the area."

It certainly would make no sense for Dan Flores or George Fredette to lie about a conversation with someone from New Hampshire Audubon that could be easily proven to be false. Furthermore, George and Dan are professionals and they appear before boards in New Hampshire frequently on various projects. They would certainly not risk their reputation by making false statements about conversations that never happened and, quite frankly, they are offended by the implication.

III Green Mountain Conservation Group: The minutes of the March 8th ZBA meeting, on page 2, contain the following sentence: "George stated they met the Green Mountain Conservation Group (GMC)." Obviously, this is not a complete sentence and there's a word or two missing. Ms. Holyoake, in her newspaper article, seems to read the sentence to say "George states they met with the Green Mountain Conservation Group (GMC)." However, this is not accurate. If you read the sentence in context, with the View Sheds paragraph, you will understand that the sentence was supposed to say: "George stated they met the Green Mountain Conservation Group (GMC) standards." Dan Flores thought that it was made clear at the meeting that SFC never met with GMC, but rather reviewed their model ordinance to see how this project compared. Nevertheless, due to the incomplete sentence in the minutes, GMC requested an apology from Dan Flores for a statement which Mr. Flores never made.

SEE LETTER PAGE A17

GUEST COMMENTARY

It can wait

By Howard Hedegard, highway safety specialist, Injury Prevention

shoot a quick video. Shockingly, these are exactly the

casual Fridays? We will need help throughout the summer and monthly in the school year. Please contact the library to add your name to the list and thank you very much.

The library is having a teen gathering on Thursday, June 9, from 3:30-4:30. The current sixth graders, who will be eligible for the library's teen program this summer, are invited as well. This is an opportunity for the new teen librarian to meet the group and to get some feedback on movies and activities for the summer. Refreshments will be served.

Save the date, June 17, for Artisan Night at the Freedom Village Store. Maine resident Amy Ross, who has Freedom roots, will be showing her signs made on recycled wood collected from beaches, old barns and homes. The evening will begin at 6 p.m. with light refreshments being served at this family

off Ossipee Lake Road. Bring a photo to place on the "In Memory Of" board, or write the names of people you are walking/running/biking in memory of that morning. This is not a race. It's a fundraiser for the road survey, with the goal of paving a bike path on Pequawket Trail to create a safer road for the hundreds of vehicles and pedestrians who need to share the same space. Freedom will apply for the new TAP Grant for this excavation and paving project in June 2016. We appreciate all donations. Receipts will be given. Most roadways are one-distracted-person away from an accident, whether on foot or in a vehicle - let's make one more road safer and create a 10k bike path for future events. Contact Margie Amico at 539-7509 to make a donation any time.

The next Community Club meeting will be

Dean Robertson before June 11.

The program will be Saw Mills and the Women's Team after the 1938 Hurricane with the speaker being Sarah Smith, UNH forester, and sponsored by

highlights a group of New Hampshire women who, in 1942, operated one of two sawmills on the shores of Turkey Pond, Concord. The program is free and begins at 7 p.m. following the dinner. Come to one

(Wednesday-Saturday) and from any OHW Committee member. Find out everything you have ever wanted to know about Ducky Day by tuning in to WMWV (93.5 FM) on Friday, June 10, at 5. Our very

can benefit the society <http://smile.amazon.com/ch/02-6013998> When you #StartWith aSmile, Amazon donates 0.5 percent of the purchase price to Freedom Historical Society Inc.

LETTER

FROM PAGE A8

My clients expect a high level of scrutiny for this project. However, the inaccurate reporting by Ms. Holyoake is unfortunate. She concluded her May 12th article with this: "(t)he information on hand seems to detract from the level of trust in which the information supplied by the developer can be regarded." Ms. Holyoake's inaccurate portrayals have been further reiterated in a May 12th editorial, which states "(i)t is troubling that issues of trust have arisen in this project." Issues of trust have only arisen due to inaccurate reporting.

The only poorly worded and potentially misleading statement made by Northgate's engineers throughout this entire process that we are aware of was pointed out by Ms. Holyoake in her May 19th article. The statement appears in a letter from Dan Flores to the Ossipee Planning Board dated March 14, 2016. As Ms. Holyoake correctly pointed out, Mr. Flores' letter states "(w)e have worked with state agencies...as well as two private environmental

protection groups, the Ossipee Lake Alliance and the Green Mountain Conservation Group to develop the expansion in such a way as to protect the environmentally sensitive area around the site." Mr. Flores will be withdrawing that Planning Board letter and submitting a new one.

Dan Flores and George Fredette had in fact worked with (and continue to work with) state agencies. They had the aforementioned letter from the Director of the Ossipee Lake Alliance. However, although they had worked with the standards on the GMCG website, they had not (as of that date) met with anyone from the GMCG. Dan Flores has since met with Blair Folts of the GMCG. However, as of March 14th, it was potentially misleading to say that he had "worked with" the GMCG. I asked Dan about that quote and he said in an email: "In hindsight, my wording was poor and I can see their position on it. My intent when writing that was to say the Green Mountain standards were considered and worked with. But again, my wording was poor. I explained my intent to Blair during our initial phone call."

My clients felt that it was important to respond to these allegations because they portray my clients and their engineers in a bad light. My clients are

working hard to establish a good relationship with all concerned parties and organizations. They hope to be able to provide a top notch outdoor camping experience, a boost to the local economy, and protection of Ossipee's precious natural resources for many years to come. I look forward to meeting you both at future meetings.

Peter J. Mallia, Jr.

Letter 2: June 3, 2016

To Messrs. Brothers and Kwiatkowski (as above):

I wrote to you on May 31 in response to allegations that had been made in the local newspaper regarding statements made at an Ossipee Zoning Board of Adjustment meeting by my clients' engineers George Fredette and Dan Flores. Since then, an article appeared on the Ossipee Lake Alliance website under the heading "Alliance Report," entitled "Freedom Conservation Commission Concerned About Westward Shores Expansion" [also published in this newspaper on page A10]. That article (author unknown), raises an additional allegation which I would like to respond to. The article states:

"In regard to the potential impact of increased boat traffic on the lake, SFC's Fredette told the ZBA he spoke with Officer Scott McLain of N.H. Marine Patrol, who saw 'no issues

with the expansion.' McLain told Ossipee Lake Alliance he 'vaguely remembers' someone calling him about boat traffic, but said he would never have said or implied that Marine Patrol has 'no issues' with the expansion."

It was actually SFC's Dan Flores (not George Fredette) that spoke with Mr. McLain. I have Dan Flores' handwritten notes from his March 1 telephone conversation with Mr. McLain. They state:

Scott McLain Marine Patrol

State Police no rules nothing on their end

All lakes are crowded - weekends only

Rivers plus bays all traffic large areas empty, no(t) overcrowded now

"no issue"

Obviously, Mr. Flores' contemporaneous handwritten notes take precedence over Mr. McLain's "vague recollection." I would be happy to share a copy of Mr. Flores' handwritten notes summarizing this conversation if you are interested. I asked Mr. Flores about his conversation with Mr. McLain and Mr. Flores said in an email: "He (Mr. McLain) saw no issue with increased traffic on the lake, saying the rivers and coves are busy, but the large areas are not. He further stated there were no rules on their end regarding this. The conversation was simply to get an idea of the level of use from someone with knowledge."

It is appropriate for Ossipee officials, board members, and other concerned citizens to carefully scrutinize this project. It is inappropriate, however, to harm

Good Morning & Good night,

If you miss those words and you're single we should meet up, I have lots of toys and no one to play with. LOL, Harley's Trucks, old cars, mountain bike. I like Cooking, Hiking, Traveling, Ocean City, Gym.

Thank you So much

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