

DrummondWoodsum

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**SENT VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED and
FIRST CLASS MAIL**

January 15, 2026

Mark Salvati
Wabanaki Campground Conversion
57 Arlington Road
Woburn, MA 01801

RE: Wabanaki Campground

Dear Mr. Salvati:

I am sending you this slightly revised letter for your review and signature. The revision addresses the change in the payment plan as agreed to between you and the Board of Selectmen.

Thank you for meeting with me and the Freedom Board of Selectmen to discuss the ongoing issues with the Wabanaki campground, and for agreeing to work with the Town in bringing the property into compliance with local regulations. Before turning to the three main points that were discussed during our meeting, I want to emphasize first that no further improvements may be made to any portion of the campground property, nor will any permits be issued, until the current violations are remedied. This is very important because the Town needs to have a complete picture of what currently exists at the property, which is made very difficult when further changes are made.

Turning to the points we discussed during the meeting; the Selectmen have agreed to forgo pursuing formal court action at this time contingent on you complying with the following three general terms:

1. You will produce an existing condition plan to be done by a licensed New Hampshire land surveyor as well as a stormwater management plan prepared by a licensed New Hampshire professional engineer. Both plans will undergo third-party review selected by the Town, at your expense, and both of which will show the current lot configuration and use uniform numbering for the lots. You indicated at the meeting that a stormwater management plan was already being prepared, and that you would be able to provide the board with an update as to the plan's status by February 15, 2026. The Board asks that you both confirm that update deadline and provide the name of the individual/company preparing both the stormwater plan and the plot plan. Both the Existing Conditions and Stormwater Management Plans to be ready for Planning Board Review by the February meeting. Planning board submittal date is January 29th for February 19th meeting.

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2. You will allow the Town's code enforcement officer, state inspectors and other professionals deemed necessary by the Town (at your expense) to conduct a complete inspection of all hutnicks at the campground to ensure there are no life safety or building code concerns. This inspection will include the full exterior and interior of each structure, and Mr. Fontaine will be permitted to take photographs to document his findings. Copies of all photographs will be made available to you upon request.

3. You agree to pay the Town the sum of \$82,500 for the current zoning violations at the campground, of which you were previously notified in writing on December 14, 2024. Please note that this amount includes both the total amount due as of the date of that letter (\$62,975.00) as well as the amount that has accrued following that letter, which is calculated at \$275 per day under RSA 676:17, I. Please note that while there are multiple zoning violations at the campground, each of which is subject to its own fine accrual at \$275 per day, the Board is treating everything as one violation in the interest of trying to resolve this matter outside of court. Should the Town be forced to litigate this matter it will seek to collect statutory fines for each individual violation, which would obviously result in a much higher total due in the amount of \$716,100.

With respect to the shoreline violations, we discussed that the total amount of fines due as December 14, 2024, was \$55,000, but the Board will accept \$5,000 at this time and hold the remaining \$50,000 in abeyance pending your cooperation with resolving all outstanding shoreline issues. Should you fail to timely remedy all shoreline violations the Town will seek to impose the remaining \$50,000 in fines, along with any additional fines that have accrued.

You will pay \$5,000 for the shoreland violation and \$12,500 for code violations (\$17,500 total) by January 30, 2026, with the remaining amount to be paid in five monthly installments of \$14,000 beginning on February 28, 2026.

This is the first step in a comprehensive process to bring Wabanaki Campground into compliance with local regulations and ensure it remains compliant for years to come. Once you get your existing conditions plan with lot numbers completed, you must remediate all existing zoning violations that the Zoning Officer has documented to date. The Board sincerely hopes we can work collaboratively to achieve this goal.

If you have any questions or need clarification, please contact Bryan Fontaine at (603) 986-0486 FreedomZoning@townoffreedomnh.gov or gary@townoffreedomnh.gov.

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Wabanaki Campground Conversion LLC
manager Mark Salvati

Thank you for your cooperation.

Sincerely,



Matthew R. Serge

cc: Board of Selectmen
Bryan Fontaine, Zoning Officer

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Wabanaki Campground Conversion LLC

52 Arlington Road
Woburn, MA 01801

Citizens



57017/2110

1/27/26

PAY TO THE
ORDER OF

Town of Freedom

\$ 17,500

Seventeen Thousand Five Hundred and

00/100 DOLLARS

MEMO

Payment

AUTHORIZED SIGNATURE

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