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**Town of Freedom
33 old Portland rd.
Freedom, NH 03836**

To: Mark J Salvati

57 Arlington Road

Woburn MA 01801

Subject: Notice of Violations / condition – Property Located at 39 Dennis Drive, Map 20 Lot 2

Dear Mark Salvati

On January 5, 2026, a joint inspection was conducted at your property located at 39 Dennis Drive, Map 20 Lot 2. The inspection team included Local Zoning/Building Officer Bryan Fontaine, State Mechanical Inspector Aurelian Ricardo, and State Electrical Inspector Kenneth Vallery. The inspection covered Wabanaki Hutnik Units #1-#6.

Enclosed is the Owner Violations & condition Report, which details both general and unit-specific violations observed during the inspection. These violations include, but are not limited to, unpermitted construction, septic system deficiencies, electrical hazards, and structural concerns. Several of these issues present serious life safety risks, and as such, all Hutnik units are deemed unsafe for occupancy until corrective measures are completed pursuant to RSA 155-A and applicable state building and health codes.

Required Actions

- Engage a licensed structural engineer to evaluate each Hutnik unit for salvageability or removal.
- Ensure all structures comply with septic approval eCA2023103026, designating each Hutnik as a one-bedroom unit.
- Install backflow preventers in compliance with Env-Dw505 prior to re-occupancy.
- Submit a remediation plan within 30 days of this notice, outlining corrective actions and timelines.

Failure to comply may result in fines, condemnation, or removal orders.

We urge you to treat this matter with urgency. Please direct all correspondence and remediation plans to the town of freedom zoning dept at the address listed above. Should you have questions regarding this notice, you may contact our office at 603-986-0486 or freedomzoning@townoffreedomnh.gov

Thank you for your immediate attention to these violations.

Respectfully,

Bryan Fontaine

Building inspector health and zoning officer

Town of Freedom, NH

Owner Violations Report

Property Address: 39 Dennis Drive, Map 20 Lot 2

Date of Inspection: January 5, 2026 – 9:58 AM

Inspection Conducted By:

- Local Zoning/Building Officer: Bryan Fontaine
- State Mechanical Inspector: Aurelian Ricardo
- State Electrical Inspector: Kenneth Vallery

Inspected Structures: Wabanaki Hutnik Units #1-#6

General Violations (Applicable to All Units)

- Construction and alterations performed without required permits.
- Improper septic venting across all structures.
- Exposed PVC septic piping vulnerable to damage and not code compliant.
- Absence of required backflow preventers at campground (mandatory state code requirement Env-Dw505).
- Structural deficiencies noted in all inspected units.
- Absence of proper smoke detectors, fire extinguishers and egress windows.
- **Life Safety Risk:** All Hutnik units are deemed unsafe for occupancy until violations are corrected (RSA 155-A).

Required Action

- Owner must engage a licensed structural engineer to determine whether each building is salvageable or requires removal.
 - All structures must comply with septic approval **eCA2023103026**, which designates Hutniks #1-#6 as one-bedroom units. Several units were found to exceed this limit; Unit #5 was inaccessible, but its size suggests more than one bedroom. If allowed to remain Septic system must be resized to meet extra approved demand.
 - Backflow systems must be installed and brought into compliance with state code before use.
-

Unit-Specific Violations

Hutnik #1

- Exposed Romex wiring (interior and exterior).
- Exposed PVC plumbing.
- Improper framing.
- Evidence of rot at rear lower corner.
- **Condition:** Neglect and disrepair.

Hutnik #2

- All violations noted in Hutnik #1.
- Improperly installed water heater (safety hazard).
- **Condition:** Neglect and disrepair.

Hutnik #3

- Structural deficiencies.
- Improper septic venting.
- Electrical panel properly installed with MC cable, but other electrical issues present.
- Use of extension cords in place of permanent wiring.
- **Condition:** Neglect and disrepair.

Hutnik #4

- Structural issues throughout.
- Water heater shut-off switch obstructed.
- Water heater was improperly installed.
- Multiple code violations.
- **Condition:** Neglect and disrepair.

Hutnik #5

- No interior access was available at time of inspection.
- Exposed exterior PVC piping vulnerable to damage.
- Improper septic venting.
- Improper venting for gas appliance.

Hutnik #6

- Structural issues.
- Electrical access concerns.
- Exposed Romex wiring.
- **Condition:** Neglect and disrepair.

Enforcement & Compliance

- **Immediate Action:** Occupancy of all Hutnik units is prohibited until violations are corrected.
- **Mandatory Corrective Action:** Owner must submit a remediation plan within 45 days of notification, including:
 - Structural engineer evaluation.
 - Septic system redesign.
 - Installation of backflow preventers.
- **Failure to Comply:** May result in fines, condemnation, or removal orders under applicable state building and health codes.

X 
Wabanaki Campground Conversion LLC
Mark J Salvati, Manager

Freedom Zoning

From: Vallery, Kenneth <Kenneth.S.Vallery@DOS.NH.GOV>
Sent: Thursday, January 8, 2026 2:02 PM
To: freedomzoning@gmail.com
Cc: Johnston, Scott
Subject: 39 Dennis Drive Freedom NH Wabnanki campground

You don't often get email from kenneth.s.vallery@dos.nh.gov. [Learn why this is important](#)

Hi Bryan

On Monday January 5, 2026, I assisted you on a visual only inspection at 39 Dennis Drive in Freedom New Hampshire. At this inspection we reviewed the electrical work at six existing structures (huts). In all the huts, documentation needs to be submitted of the NH licensed Master Electrician who did all the work in each of the buildings. RSA 319- C requires a NH electrical license, the owner can do the work if the building is their primary residence. Prior to the buildings being occupied this summer, a full review of the existing wiring should be done by a NH Master electrician. Separate reports for each hut should be submitted to the Town establishing that the electrical wiring and equipment meets or exceeds the code for when the permit was issued.

This email will reference the 2020 National Electrical Code (NEC) NFPA 70. Some of the violations seen were unprotected NM cable and unsupported in all the units. NM cable run exposed in damp or wet locations, including receptacle and luminaires. Confirm that all 120-volt CO/and Smoke detectors are operational in all rooms, as required by NFPA 72. Electrical panels must have the required clearances per Article 110 of the NEC. Temporary extension cords, string lights and zip wired lights used as permanent wiring and lighting must be replaced. Proper identification of service panels and subpanels in huts. Support of conduit outside each structure. Luminaires not properly supported. Confirm ground fault protection and arc fault protection was installed per Article 210. After a full review of the wiring there may be further issues uncovered.

We were unable to gain access to unit 5, but if concealed it would be difficult to establish if the wiring is safe.

Let me know if you need any more assistance on this matter.

Ken



Kenneth S. Vallery
Electrical Inspector (North)

Department of Safety | Division of Fire Safety
New Hampshire State Fire Marshal's Office (FMO)

"Saving lives and property through education, engineering & enforcement"

33 Hazen Drive (mailing)
110 Smokey Bear Blvd. (physical)
Concord, NH 03305
Cell# 603-419-9739
Arson Hotline: 1-800-400-3526
Email: kenneth.s.vallery@dos.nh.gov

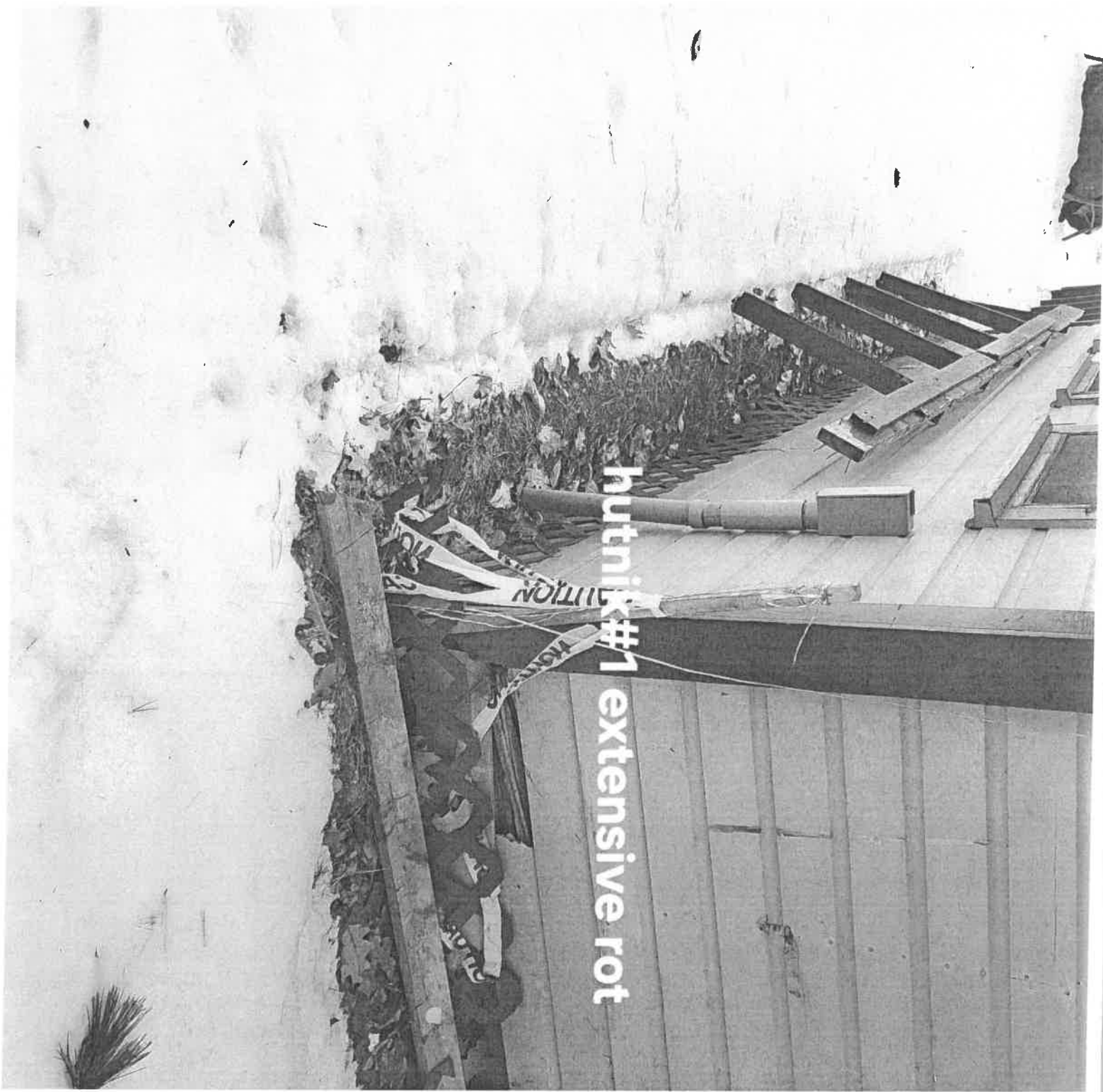
Web Site Address: <http://www.nh.gov/safety/divisions/firesafety>

Subscribe to our [list serve](#) to receive public safety notices and press releases

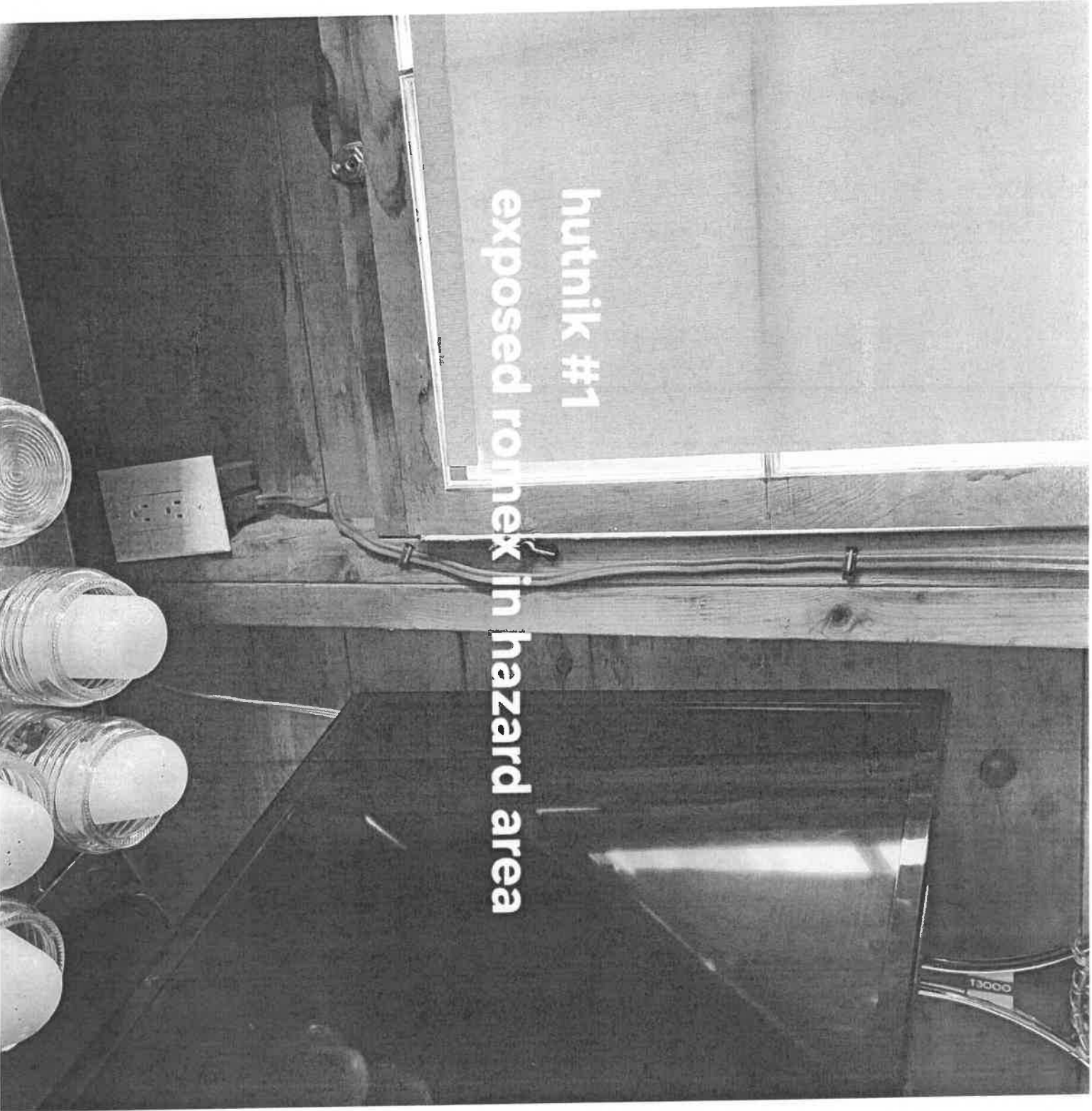
- STATEMENT OF CONFIDENTIALITY:

exposed romex no junction box
exposed pvc

hutnik#1 date 1/5/26



hutnik#1 extensive rot



hutnik #1

exposed roimek in hazard area



nutnik #1 non accessible electrical panel

butrik #2 porch no raftet
ties and structure issues



hutnik #2 improperly installed waterheater



hutnik #2 loose light

hutnik #2 electrical panel
non-accessible

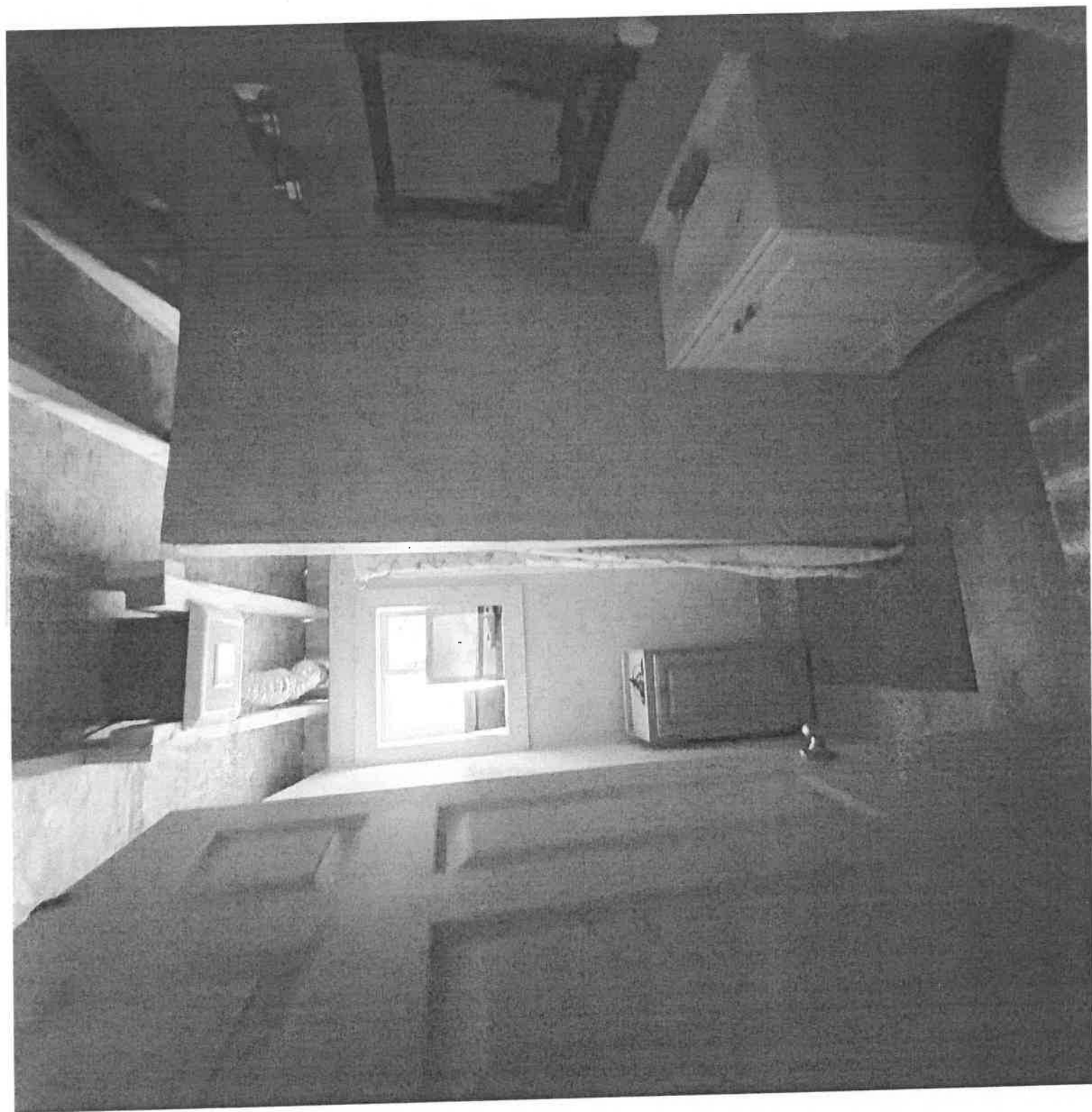


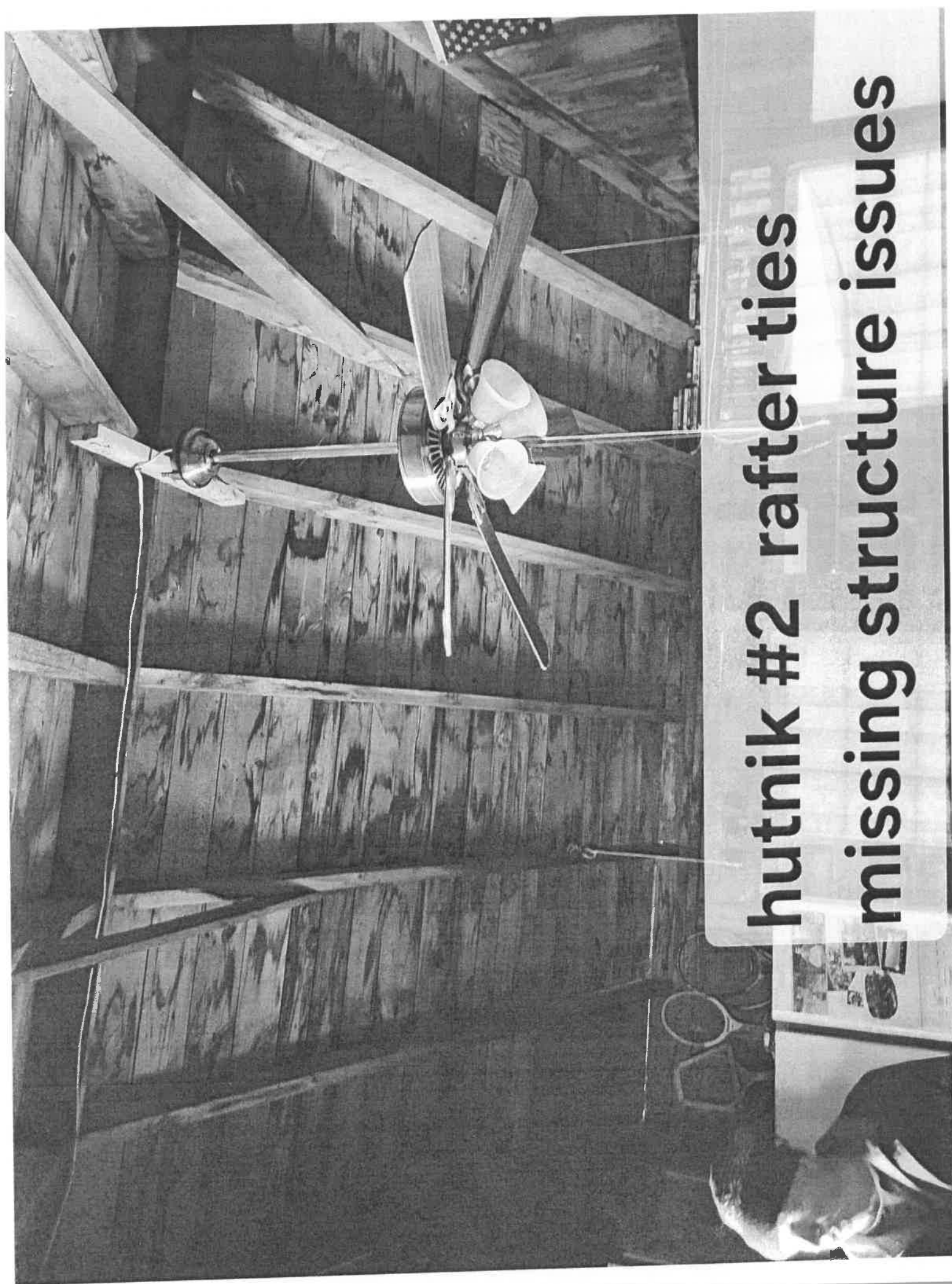
bed 1

hutnik #2

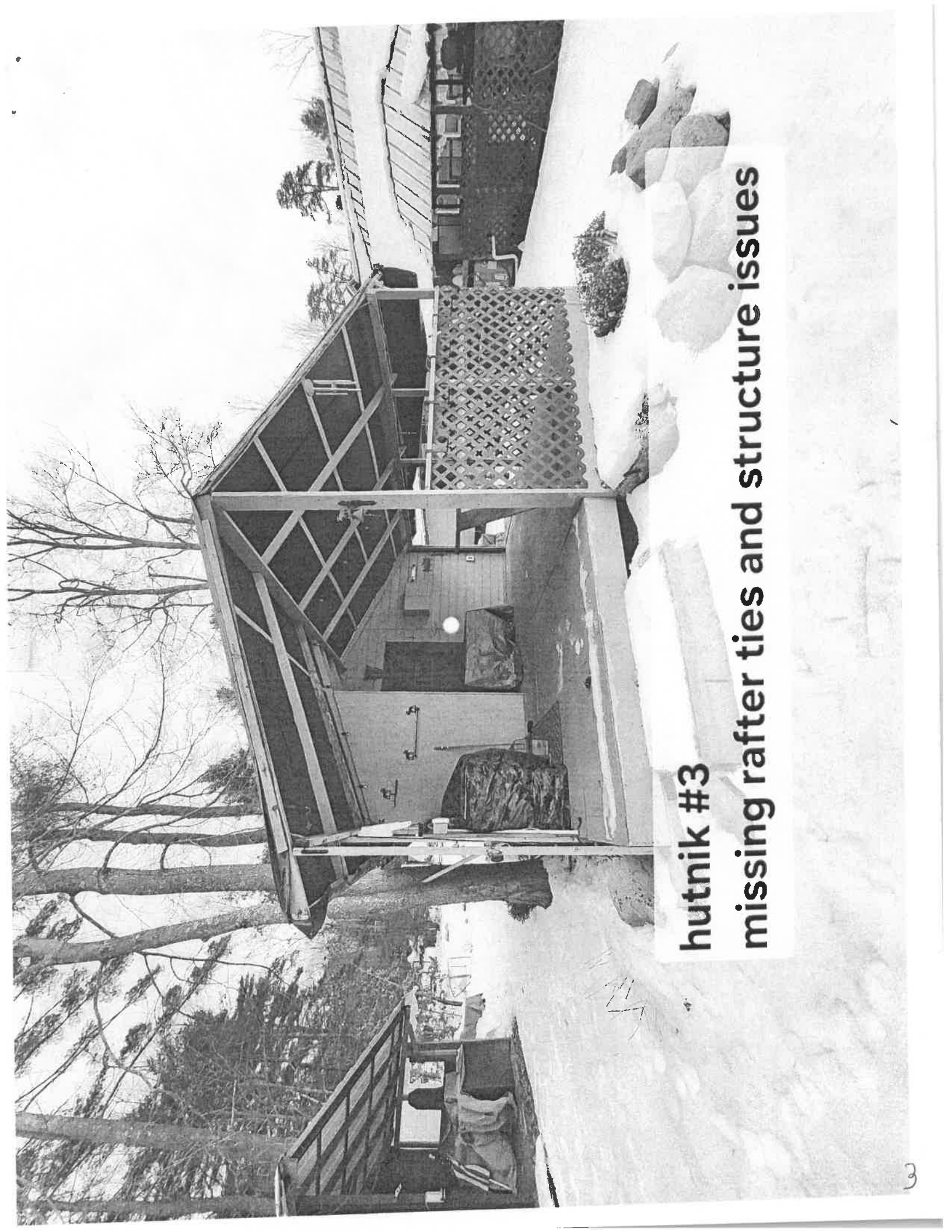
L.L.Bean







hutnik #2 rafter ties
missing structure issues



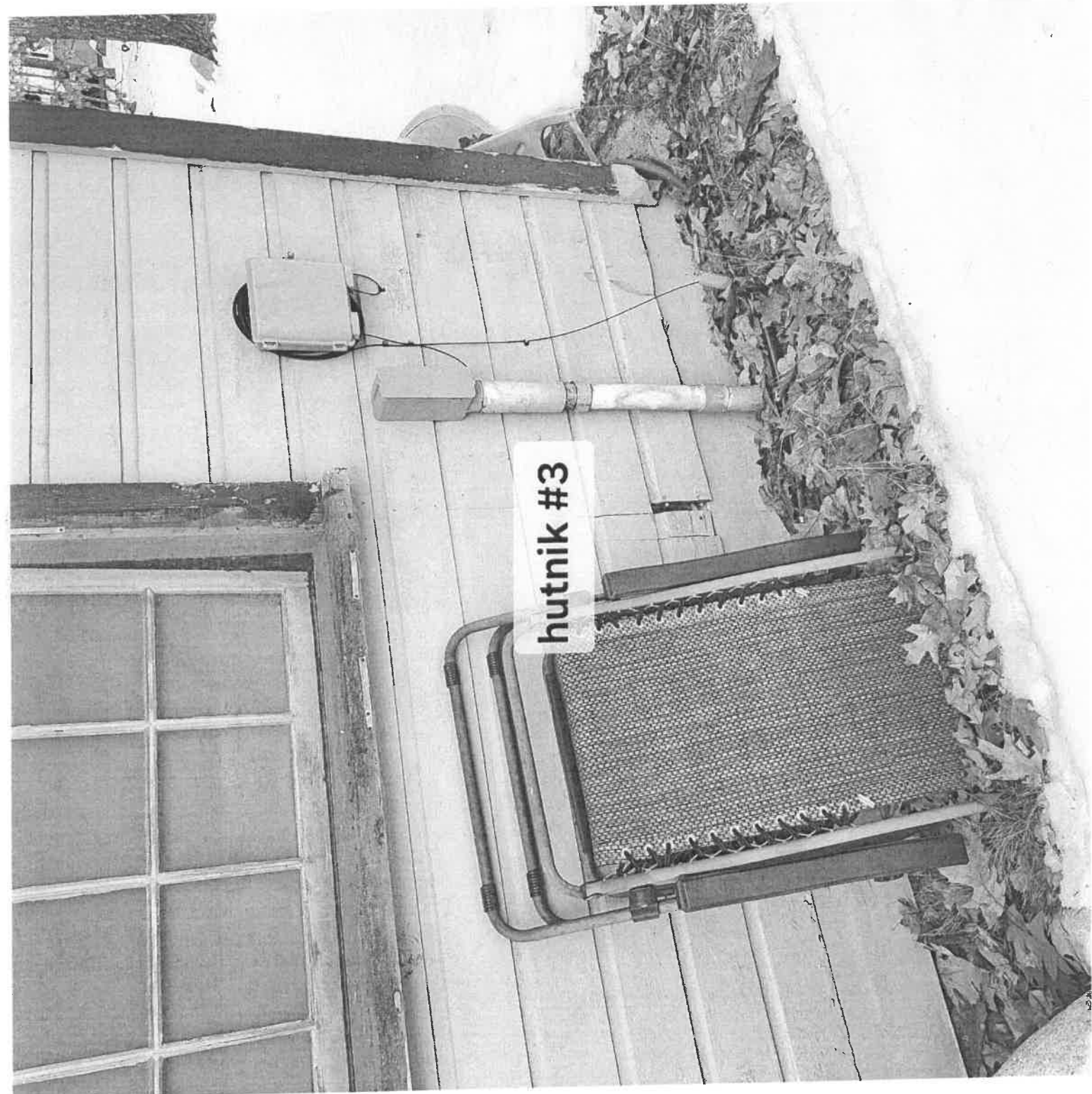
hutnik #3
missing rafter ties and structure issues

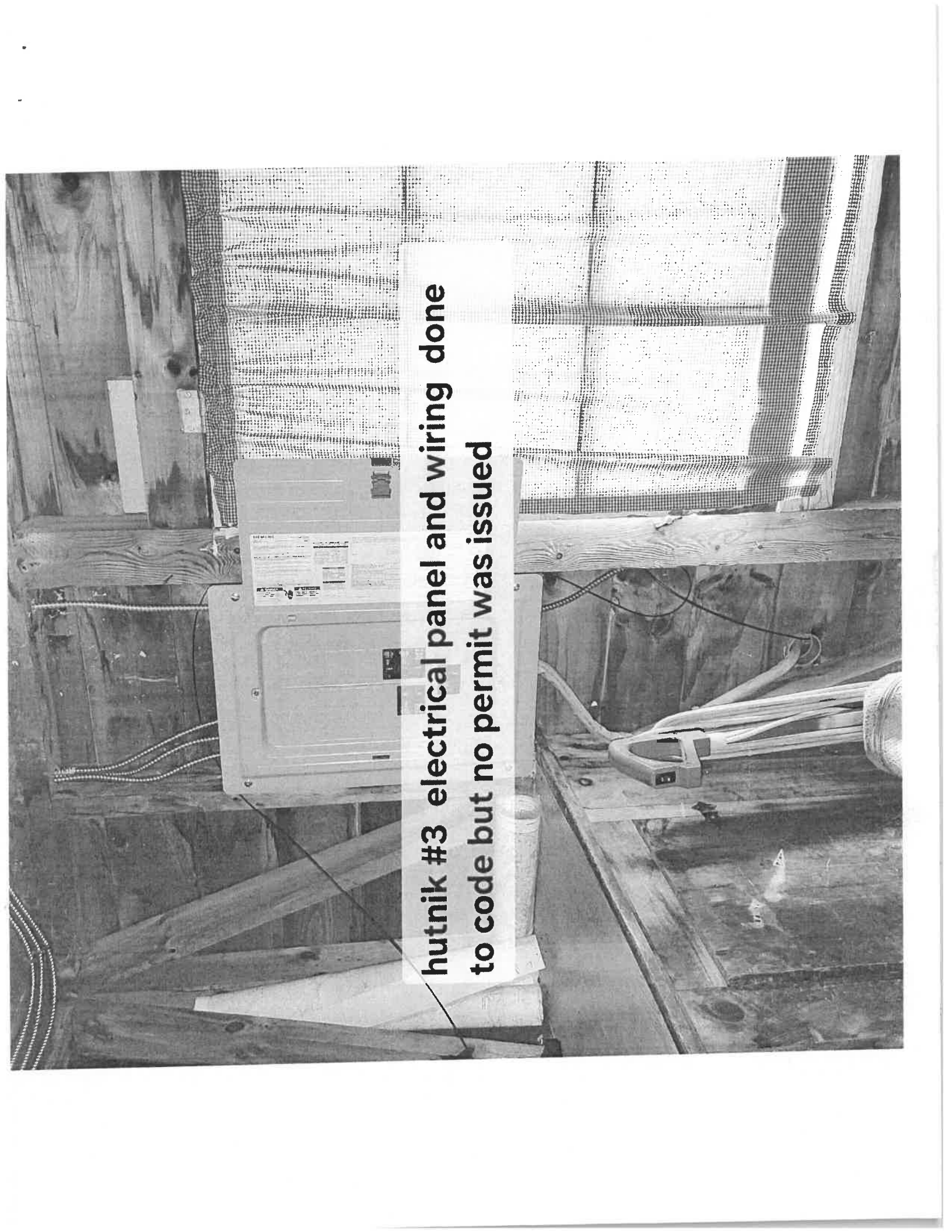


hutnik #3

septic vent under soffit eave, two different materials used pvc and electrical conduit, life safety issue

hutnik #3





**hutnik #3 electrical panel and wiring done
to code but no permit was issued**

hutnik #3 pass electrical

3





hutnik #4

**porch no rafter ties, two bedrooms identified
inside & bed and ac in loft**

health hazard . washer machine hoses
utilized ,inexcusable shut off

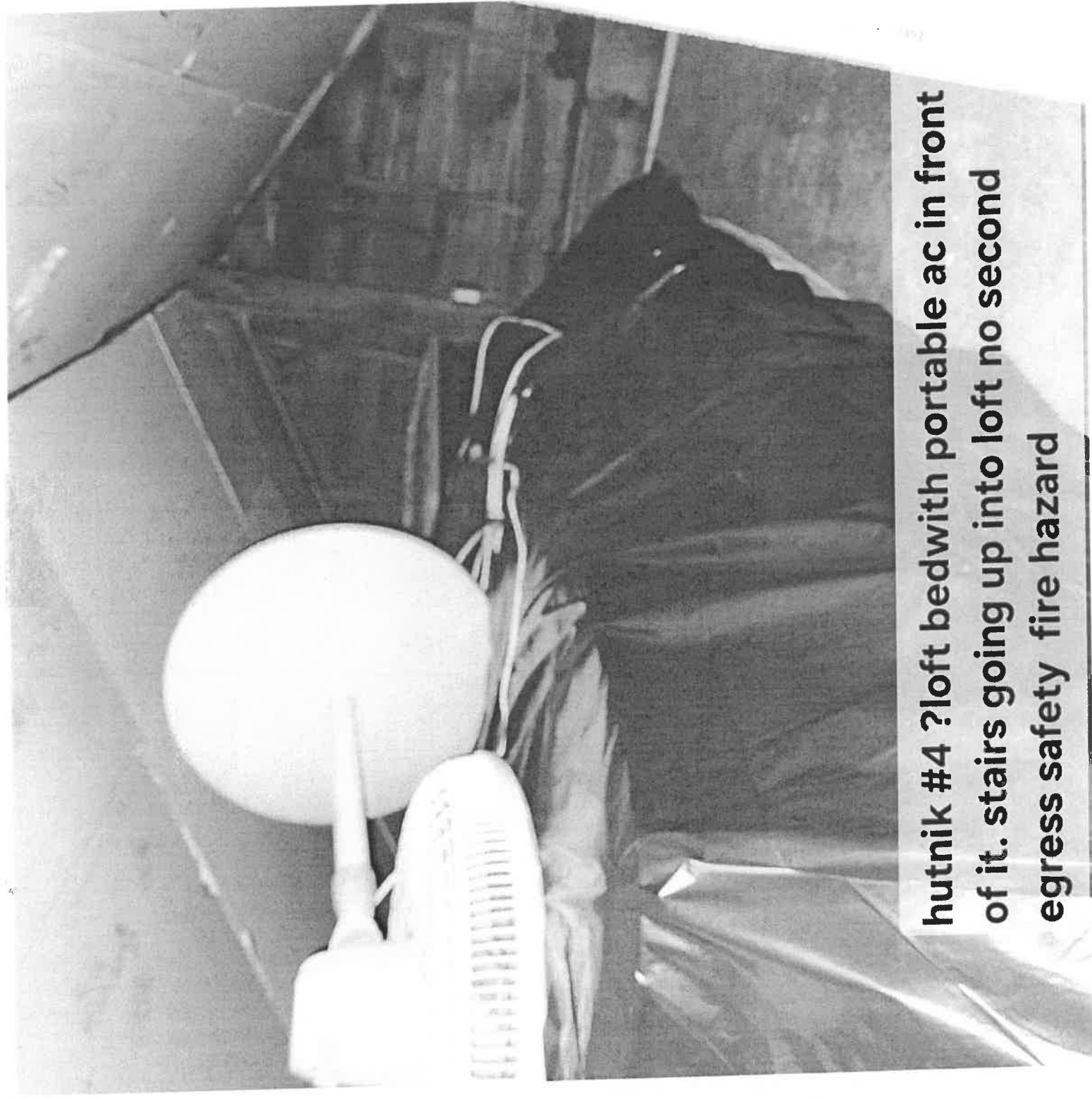


A black and white photograph of a cluttered room. The wall is made of vertical wooden planks. In the center, a chair is draped with a white cloth. To the left, there are several large, full black plastic bags. On the floor, there are various items, including what appears to be a power strip with several cables plugged into it. The overall scene suggests a storage area or a room in the process of being cleaned or organized.

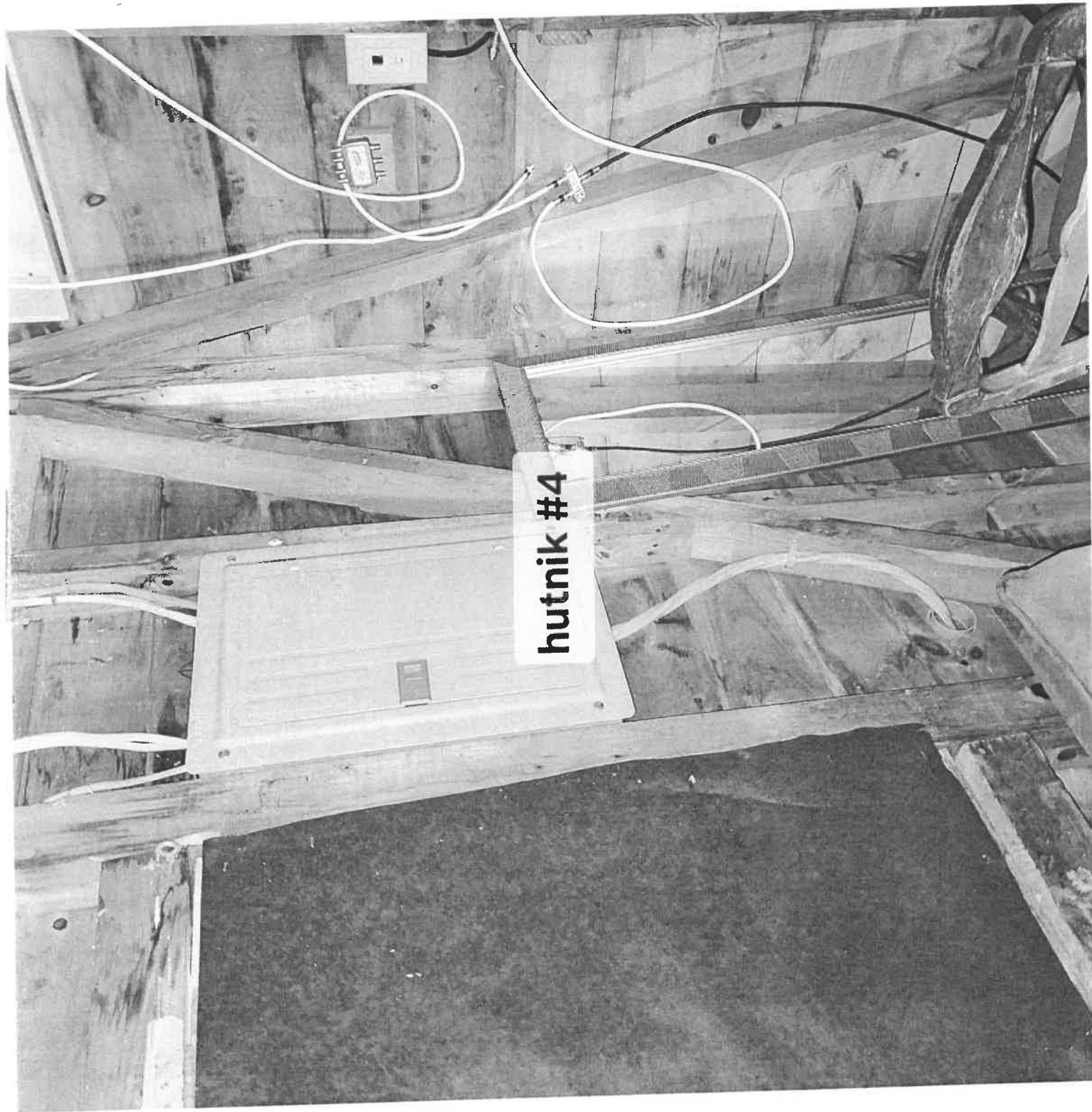
hutnik #4 wiring questionable



hutnik #4 bed2

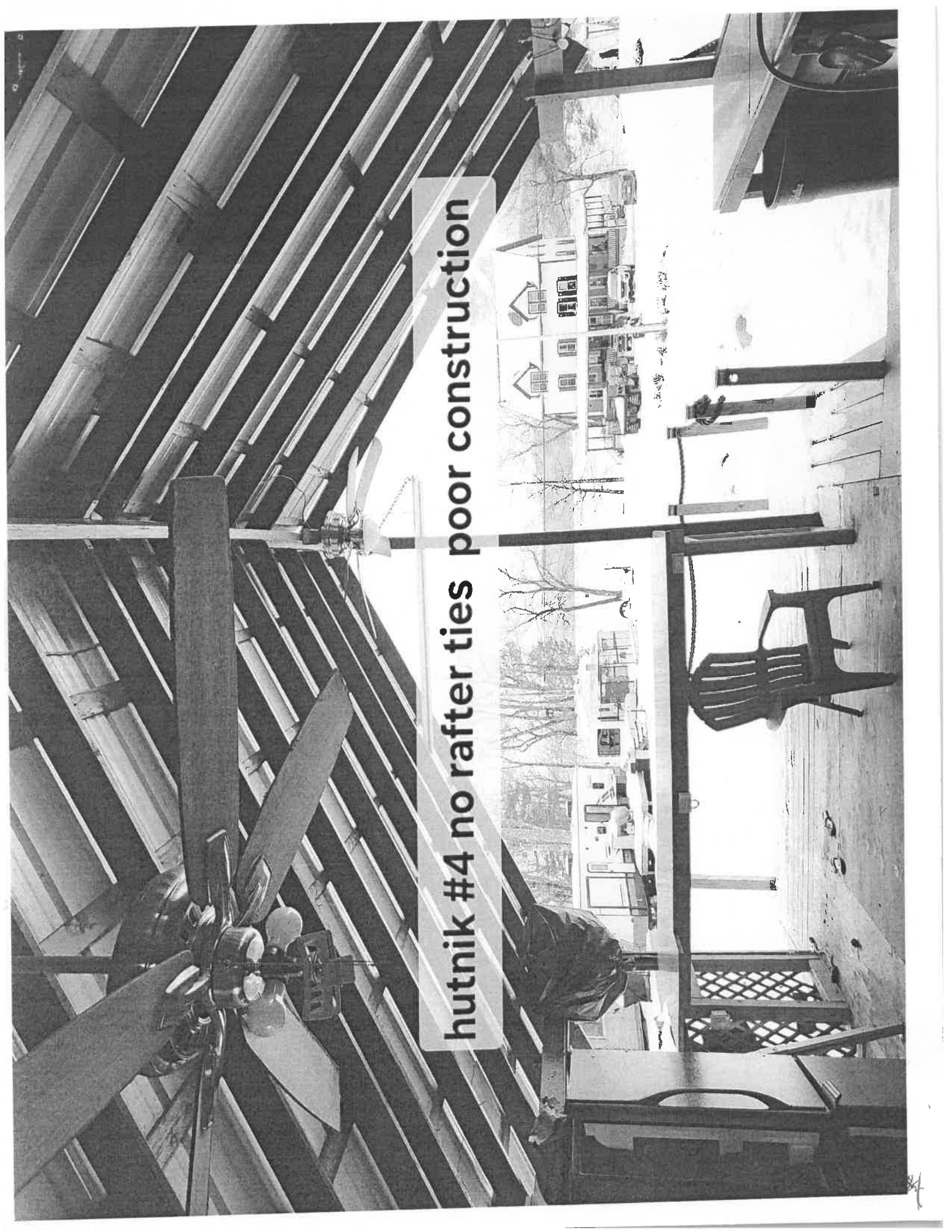


**hutnik #4 ?loft bedwith portable ac in front
of it. stairs going up into loft no second
egress safety fire hazard**



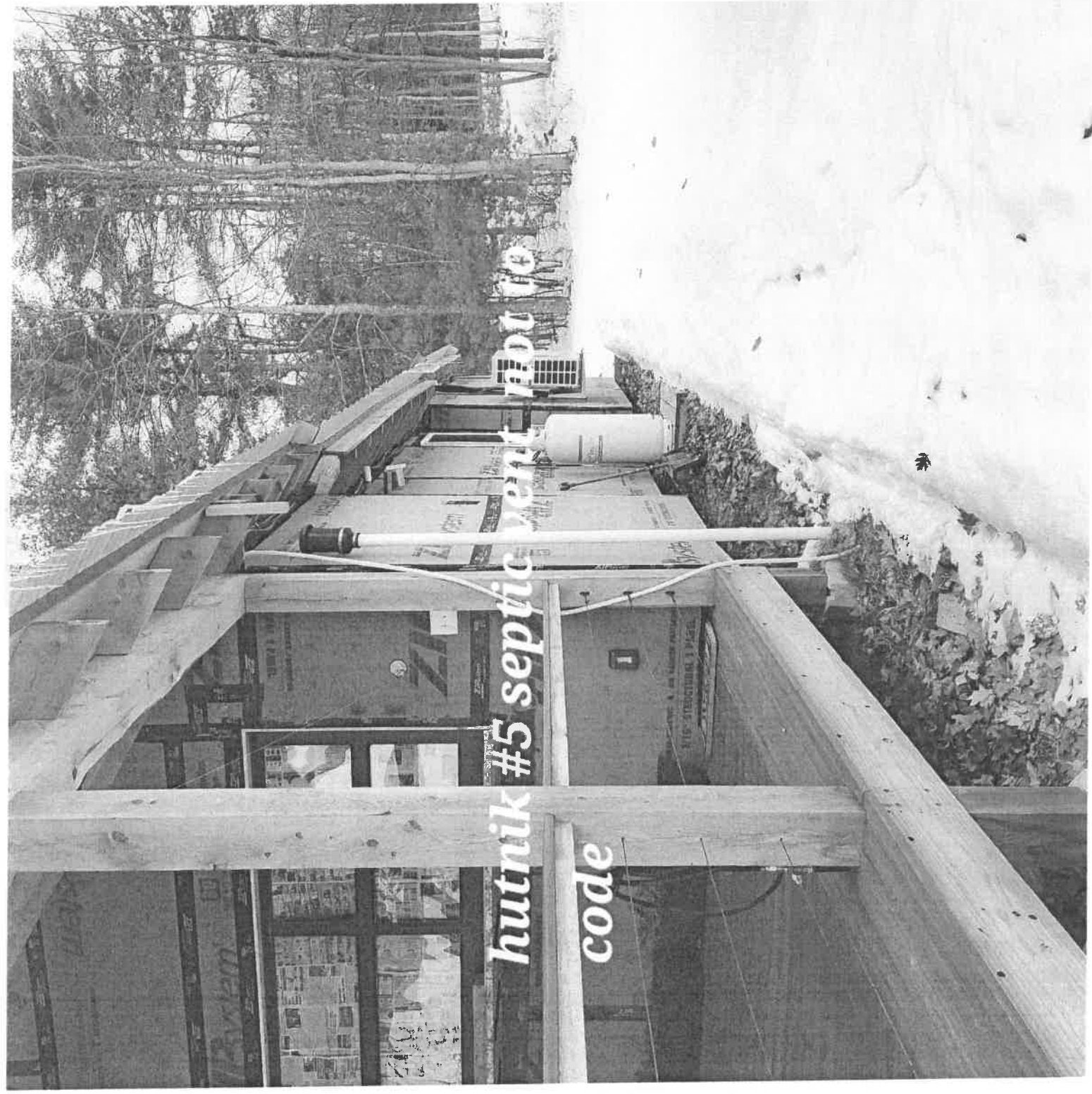
hutnik #4

hutnik #4 no rafter ties poor construction

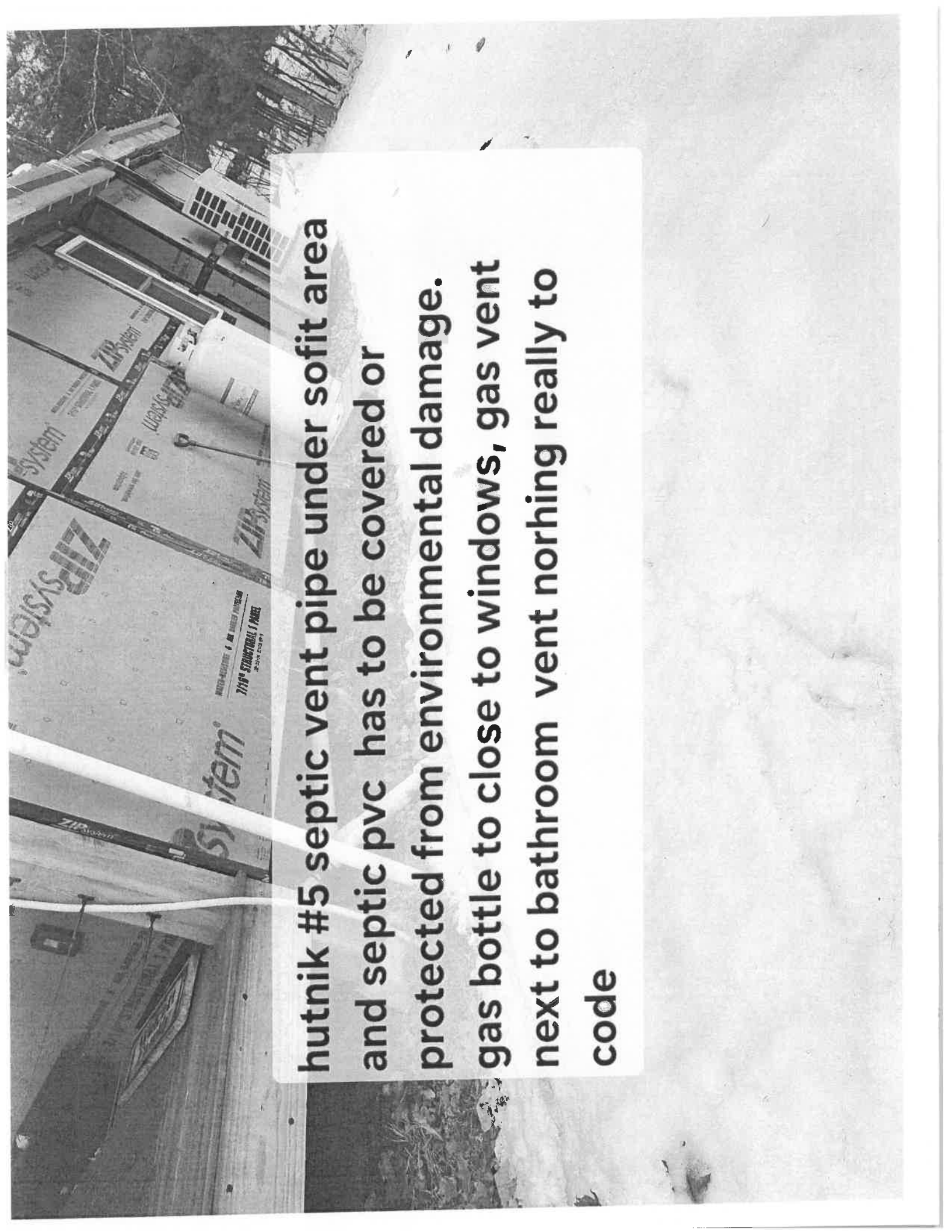




hutník #5 no accessibility at this time

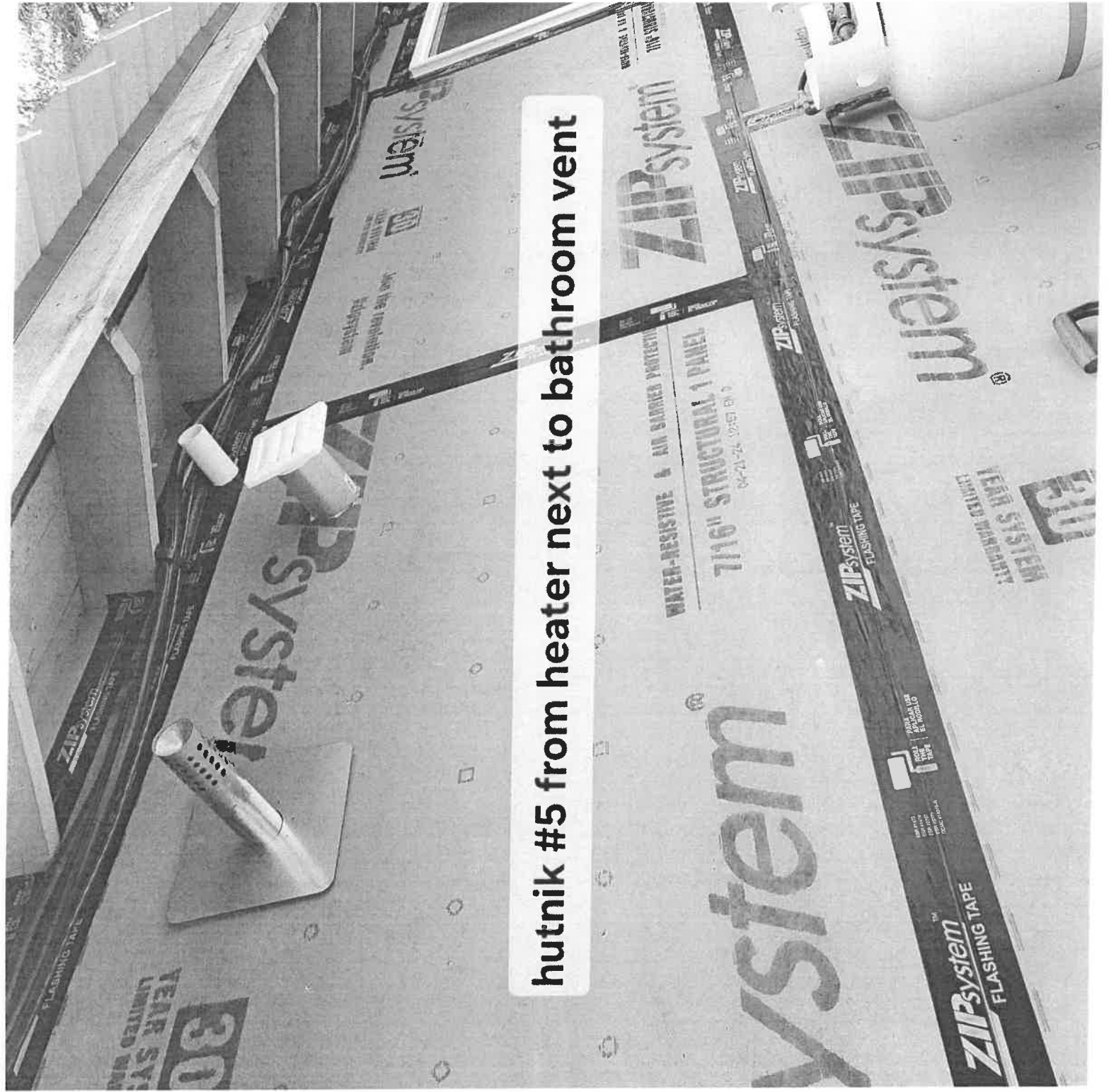


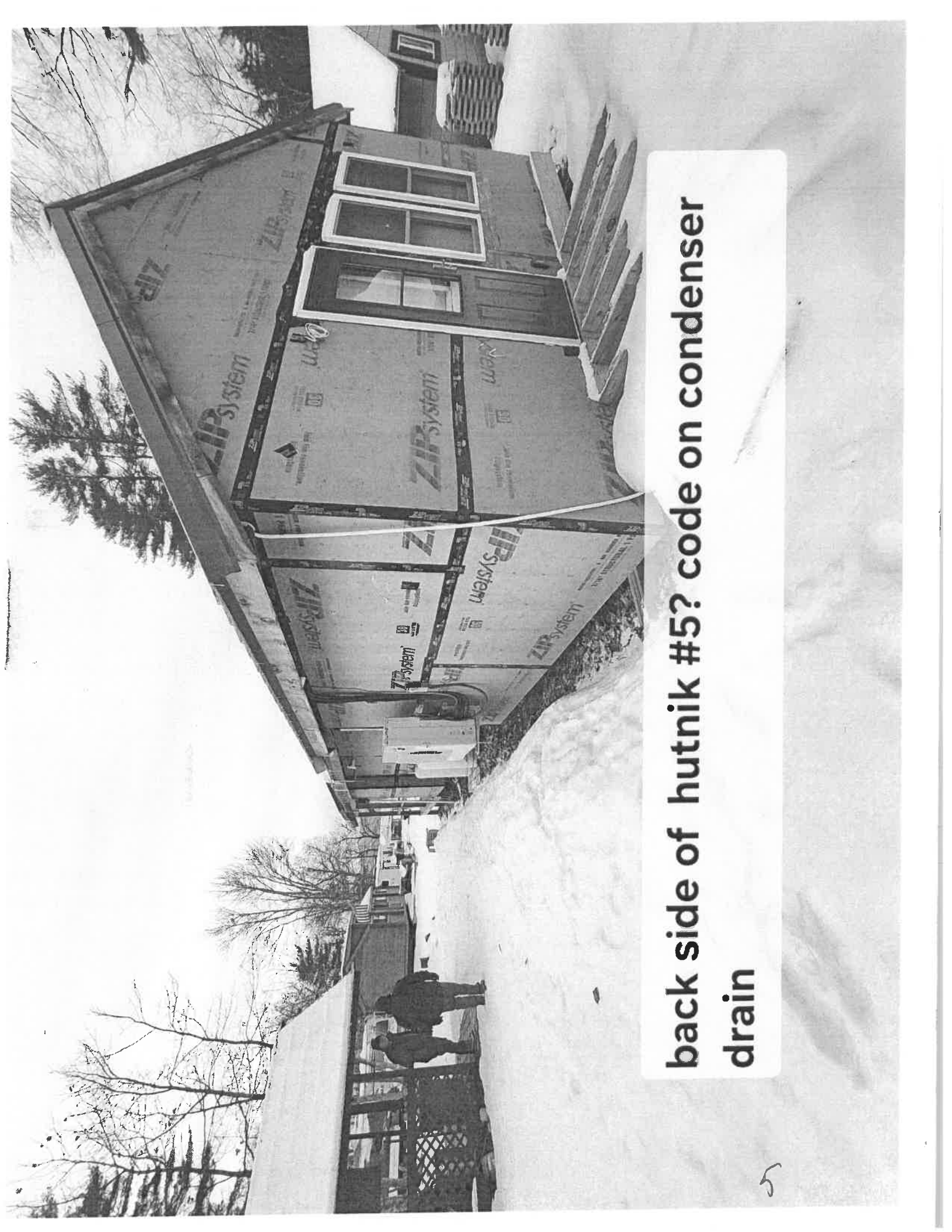
hutnik #5 septic vent not to code



**hutnik #5 septic vent pipe under soffit area
and septic pvc has to be covered or
protected from environmental damage.
gas bottle to close to windows, gas vent
next to bathroom vent norhing really to
code**

hutnik #5 from heater next to bathroom vent



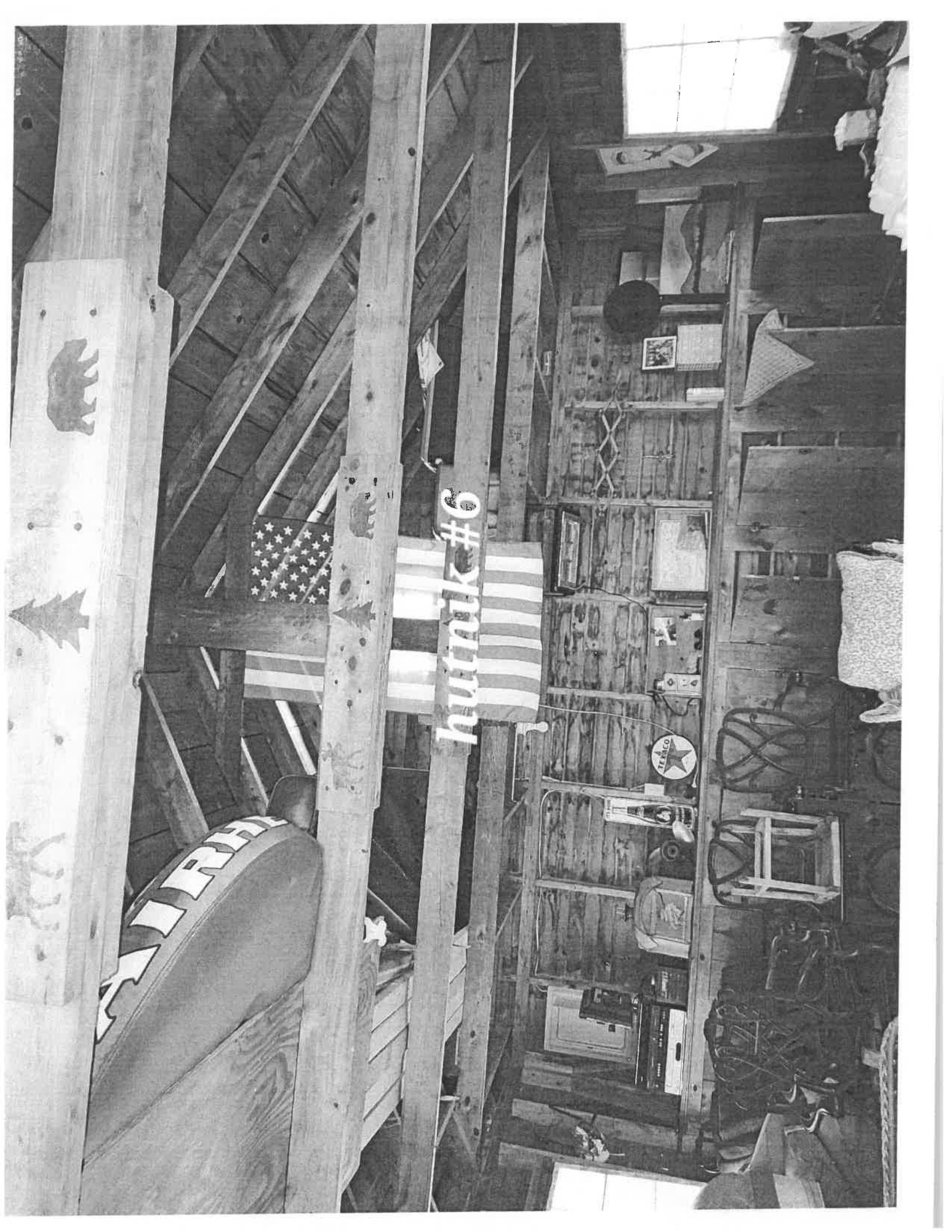


**back side of hutnik #5? code on condenser
drain**

5



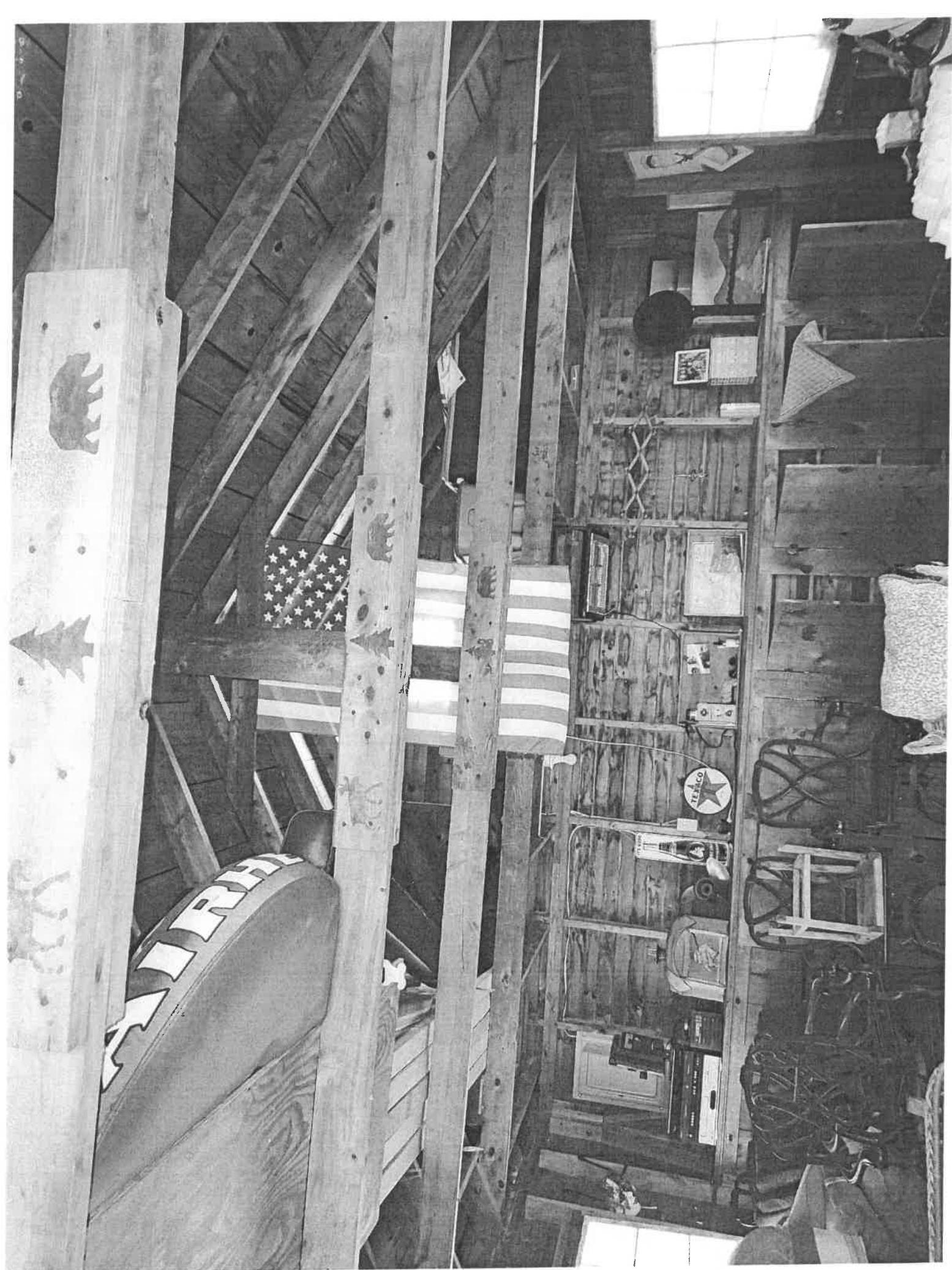
hutnik #6 no rafter ties on porch



hutnik #6



WIRE





humik #6 panel access and
romex wiring issues