

**OFFICE OF SELECTMEN  
6 HOLLAND STREET  
PO BOX 139  
MOULTONBOROUGH, NH 03254**

**Selectmen's Meeting**

**September 19, 2013**

**MINUTES**

Selectmen: Joel R. Mudgett, Jonathan W. Tolman, Edward J. Charest, Christopher P. Shipp, Russell C. Wakefield; Carter Terenzini, Town Administrator; Hope K. Kokas, Administrative Assistant.

**I. CALL TO ORDER:** Joel called the meeting to Order at 7:00 P.M.

**II. PLEDGE OF ALLEGIANCE**

**III. PUBLIC HEARING:**

1. Proposed Land Acquisition & Sale: Joel opened the Public Hearing at 7 p.m. Carter stated this is the second of the two required public hearings for the proposed purchase of the Adele Taylor property, with 5.02 acres located on 970 Whittier Highway. Carter stated that the question will be before the Board again at their next meeting, October 3, 2013. Ed recused himself at 7:02 p.m. Carter reported that the purchase of the property could have various uses, such as; a second egress for the school, a site for the Recreation Department gym (if approved), area for sidewalks vs. the path through the Bank of NH property, additional parking for the school, and the economic revitalization for the village area. The property has been offered to the Town for a price of \$240,900, and the owners have offered to donate the net proceeds to a scholarship program for Academy students pursuing higher education. Carter reported that a title search has been done which was satisfactory. Phase 1 of an environmental study has identified that the building has lead paint, some asbestos on the piping and exterior siding, which are not major obstacles, but there is a cost for remediation. The environmental assessment of what is now known as Murphy's Store, under the former owner had a leaking underground storage tank (LUST). The former owner paid funds to the DES, toward the clean-up and DES essentially now controls the investigation and remediation effort and expenses. Water samples have been done to include the Taylor property and we await the results. Carter said that if the Taylor property's water is affected, it is not uncommon for DES to provide a water treatment system for abutting properties. Carter asked and DES agreed that the former LUST is not a barrier to the purchase. Jon stated that he received an email from Louise O'Donnell and she is not in favor of purchasing the property. Ms. O'Donnell felt that it was a lot of money without a specific purpose. She is opposed to using the property for the site of a gym for the Recreation Department, and felt that adding additional parking to the school will not add anything to the village. Carter reported that he received a memo from the Heritage Commission which states that they are in favor of the purchase and would like to see the preservation of the historic buildings. They recommend that a feasibility study for the property be done and suggested that the Town look at the 3 other properties in Town that have had successful adaptive re-uses. The Heritage Commission offers their assistance in the ongoing discussion of the property. 1) Bud Heinrich asked and Carter read the Heritage Commission's memo into the minutes (attached). 2) Hollis Austin felt that the offer to sell the property to the Town and the owner's offer to donate proceeds for a scholarship fund, seems suspicious in the public's perception. He thought

that the purchase and the scholarship fund should be treated separately on the Town Warrant. 3) Ed Charest said that the Taylor family has no motives behind the scholarship offer. 4) Paul Punturieri provided the Selectmen with an old photograph from the 40's of the property. He thought there needs to be a feasibility study to look at what can be done with the historic building and land. 5) Nat King said that this is a unique opportunity for the Town and he is in favor of the purchase. 6) Jim Scott agreed and thought that the asking price was reasonable. He thought it would preserve the character of the Town, however he was not in favor of the property being used as a site for a gym or additional parking for the school. 7) Nancy Wright was concerned about the water quality and wondered if the problems that the Town Hall and Library have would be the same for this property. She felt that they need a good answer. Carter replied that they have answered questions about the quality of the water at these Town facilities on several occasions and reminded Ms. Wright that in order to remove the harmful minerals, it would require a reverse osmosis system which is very expensive. The Selectmen decided that it was cheaper to bring in bottled water. He added that the difference with the Taylor property, if problem does exist, is that DES will pay to remove the problem. 8) Bud Heinrich said that the deal was not properly structured and thought that the scholarship fund and the proposed Recreation gym should be separated out. Joel told Mr. Heinrich that the Warrant Article will be to buy the property alone and will not be connected to anything else. Russ commented that at every meeting when this has been discussed, the Selectmen are asked how the Town would use the property and one possibility has been a site for a gym. He reminded everyone that it was approved at last year's Town Meeting to do only a study for a gym for the Recreation Department. Russ asked how often a centrally located piece of land comes available. He added the issue with the school traffic and the sidewalk study as considerations. He asked that they not confuse the articles. Mr. Heinrich replied that he thought it was giving the Town permission to go into the real estate business. There has been no formal appraisal done on the property and the 2013 assessed value is now less than the asking price. He added that Carter was asked to check with the School Board about their interest at the joint meeting, but this wasn't done. From the School Board's minutes, they as a board do not state their interest, but they appeared excited about the scholarship. Mr. Heinrich said he is also concerned about the environmental cost and said that the DES fund cap is only to \$1 million. He cited that the Master Plan survey reports that a majority of responders were not in favor of purchasing additional land for recreational use. Mr. Heinrich added that the Planning Board wants to have a plan before purchasing and the Conservation Commission sees no reason to purchase the property for conservation purposes. He thought that the Heritage Commission has undertaken the restoration of the Grange Hall which is more than they expected and he felt they were in over their head. The CIPC did not recommend the purchase and it isn't a budgeted item. They expressed concerns about the increased funding demands after 2014. Mr. Heinrich said that he thought it was an undefined risk. 9) Hollis Austin expressed concern that the Town is looking to spend money during a bad economy and asked if the Selectmen have considered offsetting the cost by selling other Town owned property. Joel replied that they haven't discussed it specifically, but there had been talk about the Lions Club. Jon asked Mr. Austin which property he had in mind. Mr. Austin replied that he had no suggestions. 10) Nancy Wright asked about the "new" revitalization of the downtown area. Carter replied that it isn't new, reminding her of the 2008 Master Plan and Village Charrette. He added that timing is everything and certainly it would be better to make this decision if they had the Planning Board's recommendation about the Village Charrette, the results of the Master Plan, and the gym

site study. However, opportunities don't always come at the most opportune time and the property is being offered now. Carter added that he doesn't disagree with some of the things Mr. Heinrich said with respect to use, but the timing on those answers has simply not lined up. Upon Joel asking and the Selectmen had no additional comments on the proposed purchase of the Taylor property.

Joel opened the second part of the public hearing regarding the Town giving an easement of 250 square feet on Deep Woods Lodge Road. Carter explained that the abutter had constructed his raised septic system and the slope of the system encroaches on Town land. The easement will remain until such time the abutter has to replace the septic system, and then it will be extinguished. The abutter will pay all legal costs and \$600 for the easement. Carter explained that this isn't a range way, but it is Town owned land through a fee simple deed. Carter said that this question will be before them at their next meeting, October 3, 2013. As there was no discussion or questions, Joel closed the public hearing at 7:34 p.m. Ed returned to the Board.

- IV. **REVIEW / APPROVAL MINUTES:** Russ Made the Motion to approve the Selectmen's Minutes of September 5, September 9 & September 12, 2013 as written. Ed Seconded the Motion. The Motion carried unanimously.
- V. **CITIZEN INPUT:** 1) Paul Punturieri reported that the shoulders on Route 109 have been filled in with sand and asked if that is all that will be done. Carter said he will check with Scott Kinmond and get back to him. Mr. Punturieri asked the Selectmen to provide information about item #7 and if any strings are attached with this grant. 2) Mr. Heinrich wanted to know if the portable police radio being obtained through the grant will have the same frequency. Joel commented that the government changes the frequency. 3) Jeri King asked if she should speak to item #5. Joel replied that she can speak to it when the item comes up on the Agenda. 4) Mr. Heinrich asked what the state is doing on the Fox Hollow road project and if the plans are on file. Joel agreed that the work being done opposite the Fox Hollow entrance has traffic going up the hill and very close to the newly installed telephone poles. Carter reminded everyone that the state is building what the Town originally proposed. Russ recalled that the final plans they saw had the state adding 5 feet on to the road going towards Center Harbor. 5) Jim Scott suggested people go to DOT's website to look at the plans. Ed asked and learned from Carter that the state obtained the land needed. 6) Mr. Austin asked how much the Town spent on the plans for the Fox Hollow project. Joel commented that the Town's original plan was much cheaper than the state's plan which they wanted the Town to use. Russ said he asked at the hearing and learned that the state would have very little extra engineering work. Jon said that the Town spent \$150,000 on engineering fees. Carter reminded everyone that the Town's expense was capped. 7) Mr. Heinrich expressed concern that the Fire Chief was going to the North Country Resource Conservation and Development Council, which he said is connected with the federal Department of Agriculture, to discuss developing a firefighting water resource plan. He thought the Town was at risk allowing the state and federal governments to become involved in its affairs. Joel informed Mr. Heinrich that the purpose of this meeting is to develop fire ponds and that is all. He added that they would check with Chief Bengtson to be sure that no state or federal strings are attached. 8) Mr. Austin added that the Selectmen should make sure that property rights aren't signed away. 9) Nat King says he supports this effort. 10) Wes Chauncey told the Selectmen that he would like fireworks to be banned in the Long Island area except for the week of July 4<sup>th</sup>. He said that they start from dark and go on until 1 a.m. Property owners in the area

have the right to peace and quiet. Mr. Chauncey said that fireworks do not reflect the Town's charm.

## VI. NEW BUSINESS:

1. Review for Approval: Payables/Payroll Manifest & Signature File:

DOCUMENT DATE	DOCUMENT	MAP/LOT#
9/19/13	Certification of Yield Taxes Assessed, \$405.5	124-001 & 004
9/19/13	Certification of Yield Taxes Assessed, \$842.45	159-011, 182-001, 002 & 007
9/19/13	Payroll Manifest & Signature File, \$90,282.44	N/A

Joel read the file for September 19, 2013. Russ Made the Motion to approve the Payable/Payroll Manifest & Signature File for September 19, 2013 as written. Ed Seconded. The Motion carried unanimously.

2. Review for Approval: 2012-2014 Road Program Change Order #3: Carter reported that change order #2 did not accurately reflect in the agreement with Scott Kinmond and the contractor regarding the fixed vs. cost plus expenses for reclaim. In addition, the unit price for crushed gravel-roadway is being adjusted to provide a price for gravel quantities less than 500 cubic yards. Jon Made the Motion to approve Change Order #3 as listed and authorizing the Chair to sign. Chris seconded the Motion. The Motion carried Unanimously.
3. Review for Approval: Advanced Notification of 2010 Tax Deeding: Joel said that this is advance notice of possible tax deeding for the 2010 tax year. Carter reported that there are 5 parcels that staff recommends issuing a notice of entry for environmental assessment. For now a walkover will be done by Chief Bengtson and the Code Enforcement Officer and Town Counsel will advise. The parcels in question are listed in Susette's memo as #13, 15, 17, 18 and 33 and to not accept these parcels until they receive a report from staff. Carter also asked for authorization to send the notice of entry. Russ Made the Motion to authorize the Town Administrator to so notify the Tax Collector the Board has deferred a decision in these 5 parcels and to send the notice of entry on the parcels identified. Ed Seconded and the Motion carried Unanimously.
4. Review for Approval: Fire Department Auxiliary, Re Christmas Wreaths: Joel explained that the Fire Auxiliary is unable to continue maintaining the Town's Christmas wreaths. Carter explained that the Auxiliary maintains the wreaths by ensuring that all the lights/bulbs work and are in good condition prior to being hung. Jon asked and the Selectmen agreed to see if the Boy Scouts or Girl Scouts would be interested in this as a community service project. Jon will contact the Boy Scouts and Carter will check with Lydia Eaton who is the Girl Scouts' Leader.
5. Review for Approval: Tintle, Re Colby Range Road: Steve and Deborah Tintle, 54 Catlin Estates Road, were present to speak to the letter sent to the Town by their Attorney, Erik Newman. Attorney Newman explained that the Tintle's issue is now based on the recently approved signage. Previously the sign prohibited lake access for trailered watercraft. The newly approved sign calls the area the Range Road Facility and adds the statement "No Lifeguards on Duty – Use at Own Risk" and "Open 6 am to 10 pm" which they feel will attract more people to use the area. The Tintles feel that this wording suggests that it is a public recreation facility. Attorney Newman pointed out that

other Town roads do not have this kind of signage. Posting the hours open encourages others to use the area. Chris asked what their issues are. Mr. Tintle recalled that in 2005 they came before the Selectmen and asked and were told that the range road could not be used to launch power boats. Many people come to swim and those that have tried to launch boats end up getting stuck, as it is very shallow. People who park their cars to use the area block their driveway. Mr. Tintle expressed concern for the safety of children swimming, however they don't object to people swimming, but it is the number of people that use it. Attorney Newman said that it is a Town road and the perception is that the public can use it. The parking law needs to be enforced. Mr. Tintle said that people stay 5 to 6 hours at a time and use it as a beach. The wording No Lifeguard on Duty makes people think it is a beach. 1) John Roche said that he walks to the range road and has spoken with the Tintles for years. Residents in the neighborhood want to keep it small. Since the sign that was posted in 2006 activity has decreased significantly. The range road is part of the neighborhood. 2) Robin Roche said that the photos given to the Selectmen by Mr. Tintle are of people who have moved away. Since that time the area has been quiet. She encouraged the Police Department to patrol the area and they will see that there no crowds. Mrs. Roche asked about removing the large rocks placed on the range road which she said was done by Mr. Tintle. She added that only 1 abutter, the Tintles are complaining. 3) Jeri King provided a letter to the Selectmen (attached) which included a petition signed by 53 property owners in the area asking that the area remain as public access to allow property owners the enjoyment of the waters of Lake Winnepesaukee and to post the sign approved in August of 2013. Ms. King said it is of great importance to the neighborhood and many more people. This is a 4 season access to the lake and not just a beach area, as stated. She added it is very rocky and not suitable as a beach. She thought that the Selectmen's letter of 2006 addressed the issue. Ms. King asked the Selectmen to consider removing the large rock, which will prohibit bob houses from accessing the lake. She added that range ways were used by the earlier residents for access to the lake and continues to provide public access. 4) Mr. Scott agreed that the photos provided were from 2005 and the activity has decreased. He thought that the range way area shrinks with new property owners. Mr. Scott asked if the Town will location the boundary markers for the property. The Selectmen agreed that this should be done. Mr. Scott reminded everyone that boaters can anchor anywhere on the lake within the state's high water mark. He said he didn't feel Mr. Tintle's complaints were accurate. The range road is a permanent road. The neighbors do not have a problem prohibiting trucks and power boats from the area. Chris asked him about the time limit and heard that that wasn't an issue either, although he thought it might be harder to enforce. Most people walk to the area. 5) Attorney Newman said that the Tintles don't object to any uses of the range road, but to the language on the sign. Russ said that the sign was approved in response to Mr. Tintle's complaint in August of this year. 6) Chuck Manley told the Selectmen one of the reasons they bought their property was that it was advertised as having access to the lake. They walk to the lake and there haven't been any problems. Joel asked Carter and learned that the big rock has been put in place. They used a bigger rock as the other one seem to be rolled away in the winter. 7) Mr. Scott questioned if the Fire Department was able to access the lake with the rock in the way. Carter thought it wasn't a problem, as they draft from the lake using fire hose, but he'd check with the Chief to be sure. 8) Cynthia Bruno asked who wrote by hand "No Dogs" on the sign. Chris said it wasn't the Town. 9) Ms. King said that they'd like to work with the Town regarding the massive rock. 10) Mr. Scott asked what the sign will say. Russ thought that initially it was put up to limit launching boats. Joel said

that the proposed sign has "No Lifeguard on Duty" and "Open 6 am to 10 pm" for enforcement purposes. Carter added that range ways are open to the public 24/7, adding the hours makes it enforceable and the Police Department doesn't need a complaint to act if outside of the permissible hours. The signage is the same as on the non-beach area at Long Island and at States Landing. Chris said he was OK with the language of the approved sign. 11) Mr. Tintle said he was told by his real estate agent when he bought his property that it was a quiet road. The previous owner put up the fence on the property and when the Town told him to move it, he did. He added that realtors advertise it as being access to the lake. Russ cautioned Mr. Tintle, adding that the buyer should beware. Mr. Tintle asked that the Town's sign say it is not a beach. Attorney Newman asked that the wording "Range Road Facility" be removed, as it makes it sound like it is a beach. 12) Mr. Scott commented that someone put the boulders on the range road. Chris commented that the wording was a happy medium with the time limits to protect the Tintle's privacy. 13) Mr. Tintle said that the hours aren't needed, but asked that it not be called a beach. He said that in Carter's letter to him he was asked to police the area. He doesn't want to police it. Carter explained that if there's a problem, citizens need to report it when it is happening. Coming to the Town after the fact doesn't resolve the problem. His letter to Mr. Tintle did suggest that he call the Police when there is a problem. 14) Ms. King said that the people who use the area will say something to others if they are abusing it. However, the neighbors don't want one person thinking that they are in charge of the area. Joel asked about the sign that was ordered and Carter said he would try to catch it to remove the word "facility". He recommended keeping the hours posted and No Lifeguard on Duty for liability reasons. Russ said he'd be OK with removing the hours. Carter cautioned that the Police would lose the enforcement tool. Chris thought they should do what's best for the Town. He thought they should stay with the approved sign as people won't be attracted to the area just because of the sign. Jon said any time of the day can be considered as a nuisance, and if a problem occurs the Tintles should call the police. He agreed with Chris to just remove the word "facility". Ed said that the Tintles have complained about this area for the past 9 years when he started as a Selectman. The Selectmen by Consensus approved to remove the word "facility" from the sign. 15) Ms. King asked if the sign could be moved to the side. Carter said the point of the sign's placement is to stop vehicles from accessing the lake. He suggested and the Selectmen approved that he and Scott Kinmond meet with the neighbors in the area to determine the best sign and boulder placement. In regards to the rocks placed on the side, Carter said that they will first get a surveyor to find the pins then they will determine if the property is being encroached. Ed Made the Motion to hire a surveyor to identify the boundaries and the fees will come from the Range Way Fund. Chris Seconded and the Motion carried Unanimously. Carter asked and received confirmation that he is to have the sign edited, removing "facility", meet with the neighborhood for the placement of the sign and a barrier for winter and summer, and have it surveyed using monies in the Rangeway Fund, then bring it back to the Selectmen. 15) Hollis Austin suggested that the Town should complete the partial list of the range ways. Joel said the Selectmen will consider it. Russ said that this was started in the late 90's early 2000's. Carter reminded everyone that the range ways that were initially laid out, if not perfected by a certain date, were extinguished.

The Selectmen recessed at 9:00 p.m. and reconvened at 9:05 p.m.

6. Review for Approval: Budget Amendment #2: Carter explained that this will backfill the Facilities budget for unexpected work done that wasn't budgeted for. In addition, the computers for the Supervisors of the Checklist are included. Joel said that \$23,600 will come from the Contingency fund to the DPW Building Fund and also to the Elections fund. Russ Made the Motion to approve Budget Amendment #2 as written. Ed Seconded. The Motion carried Unanimously.
7. Review for Approval: NH Dept. of Safety Grant, Grant Funded Radio: Jon said that this was the last of the third round for this grant. Carter said that this will provide the Police Department with a spare portable radio and meet state and federal standards. If one of these radios had to be replaced the cost would be \$3,537. Joel added that this is due to the Homeland Security. Russ Made the Motion to accept the grant funded portable radio as written and authorize the Chair to sign. Ed Seconded and the Motion carried Unanimously.
8. Joel reported that the Selectmen received notice that James Nave and Peter Beede, Sr., both achieved their Roads Scholar 2 certification. He added that he and the Selectmen are happy to see that staff are accessing the training available to them.
9. Russ said that he read Jordan Prouty's Volunteer Application and Made the Motion to appoint him as an Alternate to the CIPC, starting October 1, 2013. Chris Seconded and the Motion carried Unanimously. Carter said that he thought alternate terms were for just one year. Jon asked Carter to provide the Board with a list of all openings on committees.

**VII. OLD BUSINESS:** None.

**VIII. OTHER BUSINESS:**

1. Board & Staff Liaison and Update Reports: Russ reported that yesterday the Tax Collector's office interviewed another software provider. On Wednesday three assessing contractors were also interviewed. Bud Heinrich asked when the final values would be delivered. Carter reported that this will be done next week.
2. CIPC Minutes, August 22 & 27, 2013: Acknowledged.
3. Milfoil Committee Minutes, August 28, 2013: Acknowledged.
4. Zoning Board of Adjustment Minutes, September 4, 2013: Acknowledged.

**IX. CORRESPONDENCE:**

1. Meta P. Barton, September 5, 2013, Abutter's Driveway Run-off: Joel reported that unfortunately this is a private road and the Town doesn't have any jurisdiction and it is outside of the 250' Shoreland Protection. The Selectmen approved the draft letter to be sent.
2. Timber Warner Cable, September 6, 2013: This is their standard letter of possible program changes.

**X. CITIZEN INPUT:** 1) Hollis Austin asked where the runoff on the Barton land is coming from. Joel said this is occurring on Harvard Camp Road, which is a private Road. A landowner put in a ditch which detours water across an abutter's property and it is running to the lake. The property owner needs to notify DES, which the Code Enforcement Officer has instructed to be done. Mr. Austin then asked about the public hearing held on the 9<sup>th</sup> and what steps the Selectmen have taken to correct the situation. Joel replied that all board members are informed

of trainings available to them and the Town can't require them to attend. Russ asked and Mr. Austin confirmed that it was his assumption that the Selectmen didn't have the right to proceed. Russ said that half of the audience were not in favor and the other half thought that more should've been done. 2) Clelia McKay said the people who put in the illegal tower should've been punished, not the board members. Chris said that he thought it would be a good idea that the Town sponsor a training at Town Hall for all elected board members, perhaps asking LGC to come and give a presentation and invite neighboring towns to attend.

**XI. NON-PUBLIC SESSION:**

**XII. ADJOURNMENT:** Russ Made the Motion to Adjourn. Chris Seconded the Motion. Motion Carried Unanimously.  
Joel adjourned the meeting at 9:27 p.m.

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Approved

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Date:  
Respectfully Submitted  
Hope K. Kokas, Administrative Assistant



September 18, 2013

The Moultonborough Board of Selectman

To Joel Mudgett, Chairman:

My husband and I recently became aware of discussions that the Board has been having with regards to the Colby Road Rangeway. My family & I have used the Rangeway to access Lake Winnepesaukee since purchasing our property in 1986. While building our log home, we would often finish a day of working on the construction of our home with a cooling dip in the lake and have been able to enjoy the range way frequently over the years since moving into our home on King's Court full time in 1992.

I knew of several other families in our neighborhood that I believed would be distressed to learn of any efforts to restrict use of the range way, so I decided to create a petition for those interested Colby Road neighbors to sign and present to The Select Board. I feel it's important to make sure you as the Select Board are aware that this rangeway is of great importance to the entire neighborhood and while many of the neighbors are represented, there are countless others who could not be contacted due to time constraints.

As I made my way through the neighborhood obtaining signatures, I learned many endearing stories about how these folks hold The Colby Rangeway as something precious to them with many personal memories of it. I spoke with people who have lived in our neighborhood anywhere from a year to over forty years! We have at least one neighborhood family who has her fourth generation coming to this rangeway to swim at the same place with "great grammie". Our own children practiced their swimming skills at this part of the lake in order to pass Mr. Switzer's swimming school.

We do live in a "four season" region and don't want to ignore the fact that many of the folks I spoke to in our neighborhood also use the lake for other than warm weather enjoyment. Such as for open water fishing, kayaking, canoeing and in the winter for snowmobiling, cross country skiing, and ice skating. Also, the rangeway offers a place to bring bob houses to the frozen lake for the iconic and historic past time of ice fishing enjoyed by many.

The rangeway offers little in the way of "comfort" for picnics & blanket lounging, for it is a rocky, rough terrain and fairly narrow space. However, it is still a pleasant place to go to enjoy the serenity that only sitting at the lakeside can provide. The sunsets from this southwest facing shore are the best!

I am including a letter from the Board dated August 17, 2006 that addresses both the use of the rangeway for hand carried small boat access as well as parking. So it seems as though these items have been addressed and don't need to be rehashed. Also, we have collected 53 signatures on the petition I prepared and these are included as well. I acknowledge that many of these are not from registered voters in Moultonborough. However they are from those folks who own property in the neighborhood who now use or have used the Colby Road Rangeway. The signatures I sought were more to make the Board aware of the larger impact on so many in our neighborhood.

In thinking ahead to winter activities and the desire to access the lake for ice fishing, we would like to request that the large rock recently put in place that is blocking the rangeway be removed. Instead, we propose using the smaller rocks that are on the property in the summer time, and when winter comes

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**Office of Selectmen**  
6 Holland Street • Post Office Box 139  
Moultonborough, N.H. 03254  
(603) 476-2347

August 17, 2006

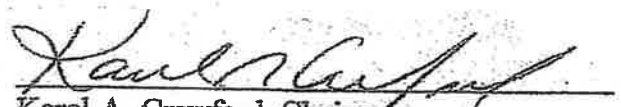
Steven J. Tintle  
4 Thornton Drive  
Burlington, MA 01803

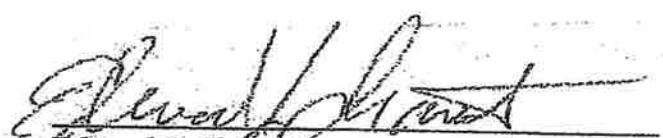
Dear Mr. Tintle:

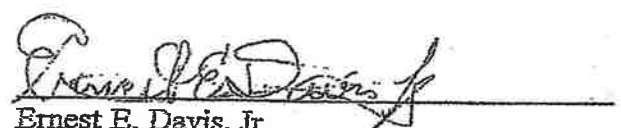
At the request of your neighbors, we are writing to you to confirm for them that we have no objection to people using the range road coincident with Colby Road to hand carry rowboats, canoes and kayaks to the water. In fact, our recollection of the discussion that transpired the night you came before us is neither did you. Further, the only parking prohibition on a rangeway or range road in the Town of Moultonborough excludes overnight parking.

Thank you in advance for the consideration given your neighbors.

Sincerely,

  
Karel A. Crawford, Chairman

  
Edward J. Charest

  
Ernest E. Davis, Jr.

\_\_\_\_\_  
James F. Gray

  
Joel R. Mudgett  
BOARD OF SELECTMEN

## Save the Colby Road Rangeway

We the undersigned residents and landowners of the Colby Road Rangeway area want to urge the Board of Selectman to continue to allow us public access to and enjoyment of the waters of Lake Winnepesaukee via the Colby Road Rangeway as was decided at your meeting(s) of August 1 and 15, 2013 and in the sign posting you have directed to be placed there:

Print	Signature	Address
SARAH LINDBERG	<i>Sarah Lindberg</i>	61 Colby Rd. Moultonboro
JOHN HARDWICK	<i>John Hardwick</i>	66 CATLIN EST RD MOULTONBORO
Beth Oathore	<i>Beth Oathore</i>	10 Catlin Est Rd.
<i>Al Outhank</i>	<i>Al Outhank</i>	10 Catlin Est Rd
Cynthia Bruno	<i>C Bruno</i>	40 Dow Road
Linda Carroll	<i>Linda Carroll</i>	250 Long Point Rd.
Becky Chico	<i>Becky Chico</i>	135 Long Point Rd.
Lenny Seavers	<i>Lenny Seavers</i>	135 Long Point Rd
Patricia Strickland	<i>Patricia Strickland</i>	14 Long Point Rd.
Barbara I. Gardner	<i>Barbara I. Gardner</i>	39 Colby Road
Michael McCormack	<i>Michael McCormack</i>	12 Stage Rd
Chip Merrill	<i>Chip Merrill</i>	47 Long Point Rd
Susan Fournier	<i>Susan Fournier</i>	9 Forty Acre Field Rd
Gary + Charlene Striker	<i>Gary + Charlene Striker</i>	12 Forty Acre Field Rd
GARY SNEYER	<i>GARY SNEYER</i>	12 Forty Acre Field Rd.
Jim SAUNDON	<i>Jim Saundon</i>	21 Forty Acre Field Rd.
Cheryl Ann Higgins	<i>CHERYL ANN HIGGINS</i>	35 FORTY ACRE FIELD RD.
DWAYNE MANN	<i>DWAYNE MANN</i>	38 FORTY ACRE FIELD ROAD
Ashley Mann	<i>Ashley Mann</i>	38 Forty Acre Field Road
Laura J Mahoney	<i>Laura J Mahoney</i>	40 Forty Acre Field Rd
Jennifer McLaughlin	<i>Jennifer McLaughlin</i>	Moultonborough,
<i>McLaughlin</i>	<i>McLaughlin</i>	37 Forty Acre Field Rd.
		37 Forty Acre field Rd

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**OFMEMORANDUM – MOULTONBOROUGH HERITAGE COMMISSION**

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**TO:** Moultonborough Board of Selectmen  
**FROM:** Cristina Ashjian, Chair *CMA*  
**RE:** Public Hearing 9/19/13– Proposed Land Acquisition  
**DATE:** Wednesday September 18, 2013  
**CC:** Carter Terenzini, Bruce Woodruff



At our monthly meeting (9/16/13), the Moultonborough Heritage Commission discussed the potential Town purchase of the ‘Adele Taylor property’ (Map 52/Lot 14, approximately 5 acres at 970 Whittier Highway). The Taylor property was identified in the 2008 Master Plan as one of the vacant/underutilized historic properties in Moultonborough Village with great potential for adaptive re-use and village revitalization. At last summer’s Village Vision event, it was made clear that this centrally located property represents an opportunity for the Town and for the Moultonborough schools, which at this time is yet to be defined.

The Commission supports the purchase of this property and recommends that the Town explore options to retain the historic buildings, which are significant for the cultural heritage of our community. The Taylor house, with its history both as the home of important Moultonborough figures and as a boarding house, is a community landmark contributing to the historic fabric and scale of our Main Street. We recommend a feasibility study for the property, and urge the Town to look at successful adaptive re-uses of other Moultonborough Village properties for contemporary needs, including the Bank of NH, the Glidden House (Keith Nelson Law Offices / Huggins Hospital), and The Lacewood Group.

As the Board of Selectmen moves forward with this proposal, the Heritage Commission is available to assist in exploring options for the property. The acquisition of this property has obvious benefits both for future access needs and for a number of town uses. Again, we would like to see that the historic buildings are preserved, since they are a character-defining feature of Moultonborough Village. We are aware of funding opportunities for the rehabilitation and/or restoration of municipally owned historic buildings for community uses, and would like to contribute this information to ongoing discussions about the property.