

WOLFEBORO BOARD OF SELECTMEN
January 15, 2009
MINUTES

Members Present: Linda Murray, Chairman, Sarah Silk, Vice-Chairman, Dave Senecal, Kristi Ginter, Dwight Devork, Members.

Staff Present: Dave Owen, Town Manager, Pete Chamberlain, Finance Director, Lee Ann Keathley, Secretary.

Chairman Murray opened the meeting at 5:45 PM at the Wolfeboro Public Library.

PUBLIC HEARINGS

- **Petition Warrant Article; Bond issue in the amount of \$250,000 for the purpose of acquiring TM #218-1, to be used for public parking**

Chairman Murray opened the public hearing.

Chip Maxfield identified the members of the Parking Committee and stated the request is the consideration of a one acre parcel of land with a barn like structure upon it on Glendon Street adjacent to the Town parking lot and tennis courts. He stated the parcel should accommodate approximately 80 cars. He reviewed the current parking issues and advantages of purchasing the property. He stated market price is determined by using sales of comparable properties that have occurred within the recent past and reviewed the sales of recent transactions within the Downtown area. He stated over 180 signatures were secured to place the article on the warrant and noted both the Chamber of Commerce Board of Directors and Parking Committee enthusiastically supports the purchase.

Bob Lemaire questioned the expense for follow-up costs such as drainage.

Chip Maxfield stated the cost is associated with the purchase of the land only. Further costs would include engineering and the cost to create the parking lot; noting said costs are unknown at this time.

Suzanne Ryan questioned whether an estimated cost for the completion of the parking lot would be achieved prior to the Deliberative Session.

Chip Maxfield replied no.

Roger Murray stated the purpose of the article is for the purchase of the property by the Town; noting the Town would then be responsible for the development of the parcel. He stated the parcel is one of the last available in the Downtown area that could be reasonably converted to a parking lot.

Bob Lemaire stated he supports the article; however, questioned the drainage issue and noted he spoke to NH DES regarding the property and paving of such; NH DES being enthusiastic about it. He requested more diligence be done regarding follow-up costs.

Dick Jones stated the area is known for groundwater contamination and the Committee questioned how storm water would be handled coming off the parking lot; noting discussion with both State and local officials. He reviewed the

remediation steps that were taken for the contamination ten years ago and the success of such. He reviewed the current status of the monitoring wells and noted Dave Ford reports no issues related to storm water.

Suzanne Ryan quoted the following comment by Selectman Silk at the BOS' last meeting, "you never get rid of the responsibility of a contaminated site" therefore, imagines a monitoring well would remain. She requested additional information regarding the number of parking spaces.

Chip Maxfield stated the responsibility of the wells rests with the Town because the contamination came from Town property (Electric Department). He stated the wells would not be an obstacle to creating parking spaces; approximately 80.

Judy Breuninger questioned whether the spaces would include parking for boat trailers.

Chip Maxfield stated the BOS determines how the property is used and how the parking is apportioned.

Judy Breuninger questioned where is the origin of the drainage that flows under the Bridge Falls Path into Back Bay.

Dave Ford stated the outlet (dual 48" culverts) is draining a watershed that starts up at South Main Street and is part of the Center Street Drainage Project. He stated the channel has been dredged twice and is a collection of storm water from the parking lots / streets. He stated permits are currently being sought for improvements to the area by increasing the size of the culverts and catch basins.

Dick Jones stated that NH DES made a comment that prior to the creation of the parking lot, they would be willing to decommission many of the monitoring wells.

Dick Mauser stated he is in favor of the petition warrant article.

There being no further questions or comments, Chairman Murray closed the public hearing.

Sarah Silk stated her concern at the last meeting was related to the monitoring wells by the Electric Department's building and not the wells by the parking lot.

Dwight Devork questioned the acreage of the parcel.

Roger Murray replied .94 acres.

Dwight Devork questioned whether the title of the property has been reviewed.

Roger Murray replied no, the Purchase & Sales Agreement would be contingent upon such. He stated he reviewed the easements and right-of-ways.

Dwight Devork questioned the use of the lot as a seasonal lot and the use of crushed stone versus paving; noting the need for parking is not substantial during the winter months.

Kristi Ginter questioned whether funding has been factored into the cost related to the purchase of the property such as legal fees, closing costs, title search, etc.

Roger Murray stated the legal fees would come out of the Town's legal budget and noted the Town is not obligated to pay the transfer tax.

Referencing a potential conflict of interest issue, Linda Murray stated she approached Rob Houseman when she became Selectman and was provided a map of potential parking opportunities and since that time has believed the parcel is an outstanding location for parking; noting she came to the conclusion on her own prior to the submittal of the petition warrant article. She stated she feels comfortable voting on such and questioned whether the Board is comfortable with such.

The Board did not object to Ms. Murray voting on the petition warrant article.

It was moved by Dwight Devork and seconded by Dave Senecal to recommend the Petition Warrant Article in the amount of \$250,000 to acquire TM #218-1 for the use of public parking. All members voted in favor. The motion passed.

Sarah Silk stated she is concerned the article will not pass in this economic time.

- **Petition Warrant Article; Bond issue in the amount of \$895,000 for the purpose of acquiring new town facilities**

Chairman Murray opened the public hearing.

Bob Lemaire, TOCAG, stated the Varney Road building is a modern building (built in 2000), currently vacant for immediate occupancy, with heating systems in good condition and 3200 SF for \$360,000 plus an additional \$60,000 to comply with ADA standards; totaling \$420,000. Referencing the land component, he stated he has investigated the title and the cost to conduct a full survey and wetland mapping of the parcel (\$10,000); however, noted additional costs would be necessary. He further stated the BOS is not required to purchase the land if issues were to arise. He stated the plan is an immediate solution, low risk and deserves consideration by the voters.

There being no further questions or comments, Chairman Murray closed the public hearing.

It was moved by Dave Senecal and seconded by Sarah Silk to not recommend the Petition Warrant Article in the amount of \$895,000 to acquire new town facilities on Varney Road.

Discussion of the motion:

Dwight Devork noted such is a difficult issue and requested the voters decide on such.

It was moved by Dave Senecal and seconded by Sarah Silk to not recommend the Petition Warrant Article in the amount of \$895,000 to acquire new town facilities on Varney Road. Sarah Silk, Dave Senecal, Linda Murray, Dwight Devork voted in favor. Kristi Ginter abstained. The motion passed.

OTHER BUSINESS

- **Updated 2009 Warrant Articles**

Dave Owen distributed the updated 2009 Warrant Articles.

Referencing Article Z, Site Evaluation of Lehner Street Lots, Linda Murray stated the Budget Committee requested the Board consider change in the language of such and reviewed the following change; amend the language of the warrant article as follows; 5th line; strike "as a possible location of a new town hall building and parking and to study any other parcel of land surrounding the Town-owned land on Lehner Street for additional land for the building site or parking" & insert "and other lands surrounding Town owned property on Lehner Street for a Town Hall building or another municipal use".

The Board agreed to the above noted change.

Linda Murray read Article DD.

Dwight Devork requested David Ford comment on such as to whether the amount is an adequate sum to complete the project.

Dave Ford stated the following preliminary figures; Area 1 (Glendon, Union and School Street) - in excess of \$5 million, Area 2 - in excess of \$5 million and Area 3 (Pickering Corner to Sewall Road) – \$4 million. He noted the costs were estimated through a study that was conducted five years ago. He stated the purpose of the proposal is to retrieve a more solid figure and noted the amount would be adequate to retrieve such. He stated the figure does not include a design for the areas.

It was moved by Kristi Ginter and seconded by Sarah Silk to not recommend Article DD. All members voted in favor. The motion passed.

Linda Murray stated the BOS is requesting the language “submitted by petition” be placed under each petition warrant article.

➤ **2009 Anticipated Revenues**

Linda Murray stated the Board received such report from the Finance Director, Peter Chamberlain.

➤ **Cost of Repairs to Brewster Memorial Hall**

Referencing such, Linda Murray stated the change in the amount of the article to \$523,809.20 would be made at the Deliberative Session. She stated such was presented to the Budget Committee and the Committee announced the change in the figure at the public hearing on 1/14/09.

Kristi Ginter verified the cost for hazardous waste removal is not included in the budget.

Sarah Silk stated the main source of the bad air is located in the basement and following a meeting with Audrey Cline, Richard O'Donnell and Tom Zotti, it was decided that the records currently located in the basement would be stored on the second floor and the basement be sealed off. Therefore, hazardous waste removal would not occur at this time.

Dwight Devork stated the original cost estimate associated with the restoration of the Town Hall in the amount of \$27,000 included the removal of asbestos, mold and mildew (hazardous material). He stated Ms. Cline and Mr. Zotti confirmed nothing has to be done with the Annex basement if the area is not in use.

Kristi Ginter expressed concern for the need to access the basement area for insulation purposes as part of the energy efficient improvements and questioned an increase in cost related to such.

Dwight Devork stated the forced hot air system duct work would be sealed in fiberglass wrap and impervious from any air infiltration in that room.

Linda Murray reviewed further cost estimates and exclusions.

Dwight Devork stated the plan includes the cost for a new heating system for the first floor, total insulation of flooring and ceiling (reviewed specifications of such), alarm system, sprinkler system and the replacement of windows and 6 doors.

Sarah Silk stated ADA issues would be addressed in addition to basic health, safety and welfare codes.

Referencing job site office space, Kristi Ginter verified such would be within the existing office space.

Sarah Silk stated the Community Center is available. She clarified that not all windows would be installed; rather, some windows would be replaced with tempered glass.

➤ **Cover of the 2008 Annual Report**

The Board reviewed the options for such.

It was moved by Sarah Silk and seconded by Kristi Ginter to authorize the winter scene of Wolfeboro Bay (painting) for the cover of the 2008 Annual Report, second choice being the photograph of the Mount Washington. All members voted in favor. The motion passed.

➤ **Potential Economic Recovery Funding**

Dave Ford reviewed his memo, dated 1/11/09, regarding such (see attached).

Linda Murray questioned whether a money warrant article could be put forth for the drainage component of the Center Street Drainage Project on January 21, 2009.

Dave Owen stated that rather than requesting additional money, the BOS could request for additional language to be inserted into the articles at the Deliberative Session to provide greater flexibility to match the grants that may become available.

Linda Murray stated the BOS meeting scheduled for 1/21/09 has been rescheduled for 8 PM. She stated the warrant would be posted on 1/26/09.

Sarah Silk reminded citizens to purchase their dump stickers by 2/1/09.

Kristi Ginter stated the EDC is holding a public forum at 7:30 PM at Andersen Hall, Brewster Academy regarding the warrant article related to the Economic Development Strategic Planning Market Study.

It was moved by Sarah Silk and seconded by Kristi Ginter to adjourn the January 15, 2009 Board of Selectmen meeting. All members voted in favor.

There being no further business before the Board, the meeting adjourned at 6:57 PM.

Respectfully Submitted,

Lee Ann Keathley