

**Wolfeboro Board of Selectmen
Meeting Minutes
May 20, 2009**

Members present: Chairman Dave Senecal, Vice-Chairman Kristi Ginter, Linda Murray, Sarah Silk and Marge Webster

Staff present: Town Manager David W. Owen, Finance Director Pete Chamberlin, Parks and Recreation Director Ethan Hipple, Assistant Parks and Recreation Director Christine Collins, Payroll & Benefits Coordinator Jeff Urquhart and Recording Secretary Amelia Capone-Muccio

Chairman Senecal called the meeting to order at 6:30 PM at the Wolfeboro Public Library.

Non-public Session RSA 91-A: 3 II

Mr. Owen stated a non-public session is needed to discuss non-public minutes.

Public Input

Frank Blundo stated he would like to speak regarding the use of Clark Park for the Farmers Market as one of the abutters to the park (See attached handout he discussed with the Board). He noted that the deed for the park refers to the use of the park for agricultural purposes for schools, not commercial enterprises.

Ms. Ginter questioned the opposition of the abutters, noting that the use would be once a week for a few hours and only a few weeks out of the year. She pointed out that All Saint's Episcopal Church has offered the use of their lot for overflow parking.

Mr. Blundo replied that All Saint's lot is full on a daily basis.

Dorothy West stated that customers for the market would park on the lawn in front of her home and crush her sprinkler system. She stated she does not want to be responsible for putting up saw horses for each event.

Pat Blundo stated that as a member of the Garden Club, they use 4-5 spaces for parking to maintain the gardens and Molly the Trolley also travels through the area.

John Burt stated he has concerns regarding the traffic for the event, noting people will be parking on both sides of the street and such street is not made for that. He stated that he received a call from someone inquiring how he felt about having the market at the park and never heard back from them, nor did they call the other abutters. He also questioned the legality of having a commercial operation in the park.

Chairman Senecal replied that the Town Attorney has reviewed the deed and determined that the Farmers Market is within the parameters of the deed as an agricultural operation and noted the Board is going to discuss the lease for the event later in the evening on the agenda.

Dorothy West questioned whom the lease would be with.

Chairman Senecal replied GALA would lease the space from the Historical Society.

Frank Blundo questioned if GALA is a commercial enterprise.

Chairman Senecal replied they are a not for profit organization.

Michael Hodder stated that GALA is a not for profit group as that does not buy and sell anything.

Consideration of Minutes

➤ *May 6, 2009*

Mrs. Murray amended page four under the bullets to change the word "removed" to "completed" in the four instances where it was used.

Member Sarah Silk moved the Wolfeboro Board of Selectmen approve the minutes of May 6, 2009 as amended. Marge Webster seconded. Members voted and being none opposed, the motion passed.

Public Hearing(s)

➤ *Temporary Event Permits*

- A. Wolfeboro Area Recreation Association (WARA) to hold an Antique British Car Show Fundraiser on August 8 & 9, 2009 from 10:00 AM to 3:00 PM (set up 7:00 AM) at the Nick on Trotting Track Road.

Chairman Senecal opened the Public Hearing.

Steve Hale, President of WARA, joined the Board for discussion and stated they are the host of the event supporting the High Hopes Foundation.

Ms. Silk noted that the Fire Department reminded them to use flame resistant tents and to ensure parking does not conflict with sports events.

Being no others to speak for or against the permit, Chairman Senecal closed the Public Hearing and entertained a motion.

Member Kristi Ginter moved the Wolfeboro Board of Selectmen approve the issuance of a temporary event permit to the Wolfeboro Area Recreation Association (WARA) to hold an Antique British Car Show Fundraiser on August 8 & 9, 2009 from 10:00 AM to 3:00 PM (set up 7:00 AM) at the Nick on Trotting Track Road. Marge Webster seconded. Members voted and being none opposed, the motion passed.

- B. Wolfeboro Area Recreation Association to hold a car show on July 25, 2009 from 10:00 AM – 3:00 PM at the Nick on Trotting Track Road.

Chairman Senecal opened the Public Hearing.

Steve Hale joined the Board for discussion and stated the event is a popular event to help continue to raise funds for the Nick.

Ms. Silk noted that the Building Department reminded them to apply for a tent and sign permit.

Being no others to speak for or against the permit, Chairman Senecal closed the Public Hearing and entertained a motion.

Member Kristi Ginter moved the Wolfeboro Board of Selectmen approve the issuance of a temporary event permit to Wolfeboro Area Recreation Association to hold a car show on July 25, 2009 from 10:00 AM – 3:00 PM at the Nick on Trotting Track Road. Marge Webster seconded. Members voted and being none opposed, the motion passed.

Bulk Vote

A. Applications for Property Tax refunds/abatements

Approvals

- i. Abatement/refund 103 Tax Map 237, Lot 6

B. Property Tax Credits/Exemptions

Approvals

- | | | |
|------|------------------------|-----------------------|
| i. | Laurel Circle | Tax Map 201,Lot 34-10 |
| ii. | 20 Townsend Shore Road | Tax Map 223,Lot 27 |
| iii. | 17 Old Lakeview Ter | Tax Map 202,Lot 38 |

C. Tax Warrant \$10,776,043.00

D. Raffle Permits

- i. High Hopes Foundation of New Hampshire, Inc.

DISCUSSION:

Mrs. Murray questioned if he received the Tax Warrant.

Mr. Owen replied that the Tax Collector had trouble balancing and was not able to provide if before the meeting, but he passed out copies to the Board.

Member Sarah Silk moved the Wolfeboro Board of Selectmen to approve the Bulk Vote items as listed. Kristi Ginter seconded. Members voted and being none opposed, the motion passed.

New Business

A. Approval of License Agreement for Farmers Market at Clark Park

Chairman Senecal stated that the Board previously voted to preliminarily approve the Farmers Market to use Clark Park, subject to a license agreement with GALA. He explained that the Town Attorney developed such license agreement for their review and approval, noting that the agreement would also require the approval of the Historical

Society. He stated that All Saint's Episcopal has agreed to allow the use of their parking lot for parking. He invited Josh Arnold from GALA to join the Board for discussion.

Mrs. Murray suggested amending the lease to eliminate parking on the residential side of East Clark Road, only allowing parking around the park and requested an updated drawing of such be included with the license agreement.

Member Linda Murray moved the Wolfeboro Board of Selectmen to amend the license agreement to state parking will only be permitted on the Clark Park side of the road (not on the residential side) and parking will be available at All Saint's Episcopal Church and that the Farmers Market will be responsible for making signage that states such. Kristi Ginter seconded.

DISCUSSION:

Ms. Silk stated that other events use signage to establish parking and it seems to work well.

Chairman Senecal questioned the day of the week the event would be.

Mr. Arnold replied Thursdays from 11:30 AM to 6:00 PM.

Mrs. Murray noted the lease states the time would start at noon and should be amended to reflect 11:30 AM.

Ms. Silk stated that the Agricultural Commission voted on May 18th to support the move of the Farmers Market to Clark Park.

Members voted and being none opposed, the motion passed.

Member Kristi Ginter moved the Wolfeboro Board of Selectmen to amend the license agreement to state the time would be from 11:30 AM – 6:00 PM on Thursdays. Linda Murray seconded. Members voted and being none opposed, the motion passed.

Mr. Arnold stated that he did try to contact the abutters and when they were opposed to such event. He asked to meet with them to discuss it and they refused.

Mrs. Ginter questioned if Mr. Arnold would consider another location next year in light of the response from the abutters.

Mr. Arnold replied he would if they also would reconsider having the event at Clark Park.

Chairman Senecal opened the discussion to those who wished to speak for or against the event.

Frank Blundo stated the nine abutters of the park are all opposed to the event although their opinion does not seem to matter.

Chairman Senecal replied the Board has taken their input under advisement.

Ethan Hipple stated that the Parks and Recreation Department had some previous concerns that have been addressed by GALA and he feels that the use of the park for the market is delightful and hopes GALA will work to minimize any impact on the neighbors.

Michael Hodder stated the park is a public park that can be used for agricultural purposes and they only plan to use the park once a week for part of the day, for part of the year. He feels the Farmers Market is a tremendous benefit to the town and helps the townspeople purchase and sell locally grown and made products.

Pat Blundo stated she supports the Farmers Market and is a member of the Historical Society, but feels this location is a poor choice for the Farmers Market and is upset they would be approving such against their wishes.

Being no further discussion, Chairman Senecal entertained a motion.

Member Kristi Ginter moved the Wolfeboro Board of Selectmen to approve and sign the License Agreement with G.A.L.A. Community Center and the Wolfeboro Historical Society for the use of a portion of Clark Park for the Farmers' Market with the above amendments to the lease. Marge Webster seconded. Members voted and being none opposed, the motion passed.

B. Employee Appreciation Program

Jeff Urquhart and Christine Collins joined the Board for discussion.

Mr. Urquhart stated the Employees wish to hold the 2nd Annual Employee Appreciation Day on September 11, 2009 from 11:30 AM – 4:00 PM at Albee Beach (in case of rain at the Wolfeboro Municipal Electric Department). He stated they chose to hold an Employee Appreciation day due to lack of turn out for several reasons from weather to the expense of holding a Christmas Party. He stated last year's event was well attended and they were within the given budget of \$500.

Mrs. Ginter questioned the participation of families.

Mr. Urquhart replied that at this point the event is for the employees.

Chairman Senecal stated he attended last year's event and they had great food and it was well attended.

Ms. Silk stated she also attended the event as well as brought food and thought it was a wonderful opportunity for the employees who otherwise may never see each other to interact. She stated holding such event one day out of the year is only a small way to thank those that work after hours and into the late night for storms and such.

Mrs. Murray replied that she also attended last year's event and thought it was a great opportunity for her to meet and talk with town employees she does not always have the opportunity to see and also feels it is a great way to thank the employees for all their hard work.

Ms. Collins stated that it is a small token to show the employees that they care and she stated they could also coordinate an event in the future on a weekend for families. She stated they also plan to incorporate games and activities this year such as volleyball.

Mr. Urquhart stated the Local Government Center offers wellness classes for the employees at no cost, but in the past they have had poor attendance for such classes and they thought if they could offer some during the day, they may be able to have more attendance. He stated these classes could help reduce health insurance costs by teaching the employees food nutrition, health and fitness techniques.

Ms. Webster replied she has experienced such programs and their benefits to the employees and the town and it is worth it.

Member Marge Webster moved the Wolfeboro Board of Selectmen to support the request to hold classes provided by the Local Government Center on Health and Wellness during working hours. Sarah Silk seconded.

DISCUSSION:

Mrs. Murray questioned if they would arrange such classes, but is able to provide services with adequate staffing.

Mr. Urquhart replied they would coordinate such with the Department Heads and they have the ability offer more than one class per day to stagger the attendance.

Members voted and being none opposed, the motion passed.

Member Linda Murray moved the Wolfeboro Board of Selectmen to allocate \$500 of the Board of Selectmen's Miscellaneous Funds for Employee Appreciation Day on September 11, 2009 from 11:30 AM – 4:00 PM. Marge Webster seconded. Members voted and being none opposed, the motion passed.

Mrs. Ginter suggested that they advertise well in advance that the offices would be closed for such event in order for the public to plan town business accordingly.

C. Beach Opening Policy

Ethan Hipple joined the Board for discussion regarding opening the gates of Brewster and Albee Beach earlier in the season before the beach opens.

Mrs. Murray expressed her concerns of vandalism and possible hazard of the docks used for the swim teams at Brewster Beach with such change.

Ms. Silk replied she also has a concern of vandalism and suggested speaking with the Police Department to have the area patrolled. She stated that she does feel the change would be good especially in the area of Albee Beach when people park along the road.

Mr. Hipple replied he has discussed patrolling the area with the Police Chief and such would be done. He noted that if the change does not work out, they would return to the old method.

Member Sarah Silk moved the Wolfeboro Board of Selectmen to approve the changes in the beach opening procedures as set forth by Mr. Hipple as a pilot program for this season. Kristi Ginter seconded. Members voted, Linda Murray opposed and being all others in favor, the motion passed.

D. Loan Agreement with the Municipal Bond Bank

Mr. Chamberlin joined the Board to discussion.

Mrs. Murray expressed a concern that the word "project" is used referring to useful life of 25 years.

Chairman Senecal replied that such would be if they were maintained properly.

Member Marge Webster moved the Wolfeboro Board of Selectmen to adopt the following:

RESOLVED: That under and pursuant to the Municipal Finance Act, Chapter 33, N.H.R.S.A., as amended, the New Hampshire Municipal Bond Bank Law, Chapter 35-A, N.H.R.S.A., as amended, and other laws in addition thereto, and to votes of the Issuer duly adopted on March 10, 2009 under Article 14, 15 and 16 of the Warrant for the Annual meeting of the Issuer for the following purpose: to finance (1) the replacement of water lines and appurtenances in Union and School Streets and other station facility; and (iii) the acquisition of land to be used for public parking.

The Bond shall be dated as of its date of issuance, shall be in such numbers and denominations as the purchaser shall request, shall mature in accordance with the schedule set forth in Exhibit A to a certain Loan Agreement hereinafter described (the "Loan Agreement"), shall bear a net interest cost rate (as defined in the Loan Agreement) of four and fifty hundredths percent (4.5%) per annum or such lesser amount as may be determined by a majority of the Board. The Bond shall be substantially in the for set forth as Exhibit B to the Loan Agreement and otherwise shall be issued in such manner and form as the signatories shall approve by their execution thereof.

RESOLVED: That the Bond shall be sold at the par value thereof to the Bond Bank.

RESOLVED: That in order to evidence the sale of the Bond, the Treasurer of Issuer and a member of the Board are authorized and directed to execute, attest and deliver, in the name and on behalf of the Issuer, a Loan Agreement in substantially the form submitted to this meeting, which is hereby approved, with such changes therein not inconsistent with this vote and approved by the officers executing the same on behalf of the Issuer. The approval of such changes by said officers shall be conclusively evidence by the execution of the Loan Agreement by such officers.

RESOLVED: That all things heretofore done and all action heretofore taken by the Issuer and its officers and agents in its authorization of the project to be financed by the Bond are hereby ratified, approved and confirmed.

RESOLVED: That the Clerk and the signers of the Bond are each hereby authorized to take any and all action necessary and convenient to carry out the provisions of this vote, including delivering the Bond against payment therefor.

RESOLVED: That the useful life of the project being financed is in excess of twenty-five (25) years.

Sarah Silk seconded. Members voted and being none opposed, the motion passed.

E. Relocation of Lang Pond Road-Tuftonboro

Chairman Senecal stated he had talked a member of the Tuftonboro Board of Selectmen regarding such issue and they do not have any funds for such project, nor did they know about the project until DES contacted them. He also noted he had recently attended a workshop put on by DES regarding cyano bacteria and learned that every lake and stream has such bacteria, but it is a matter of whether it develops or not.

Mrs. Murray stated she feels the letter drafted by the Town Manger to the Mirror Lake Protective Association expressing their concerns about notifying them of such project is very well written.

Mrs. Ginter questioned if this project would require them to hold a public hearing and notify abutters.

Mr. Owen replied that is proper procedure, but it is not clear why such was not done.

Member Marge Webster moved the Wolfeboro Board of Selectmen to approve and sign the letter to the Mirror Lake Protective Association (MLPA) regarding their application for funding of activities in Wolfeboro. Kristi Ginter seconded. Members voted and being none opposed, the motion passed.

F. Approval of Board of Selectmen's Goals and Objectives

Mrs. Murray stated she has updated the Board's Goals and Objectives for the 2009-2010 year and the Master Plan Implementation Matrix for 2009 as agreed at their last meeting and is ready for approval.

Member Linda Murray moved the Wolfeboro Board of Selectmen accept the Goals and Objectives for 2009-2010 and the Master Plan Implementation Matrix for 2009 as submitted. Marge Webster seconded. Members voted and being none opposed, the motion passed.

Any Other Business

Mrs. Murray stated she attended the seminar from the Jordan Institute at the Wolfeboro Public Library on Green Buildings and found such very informative.

Chairman Senecal noted there is a House Bill dealing with energy codes and upgrades as well.

Ms. Silk stated the recent issue of Town and City has an article referring to reasons for denials and feels such should be forwarded to the Planning Board and the Zoning Board of Adjustment for their information.

Mrs. Murray requested Mr. Owen to order the 2009 *Knowing the Territory* for the Board.

Town Manager's Report

- Mr. Owen stated he attended a workshop put on by Primex dealing with Energy Audits in public buildings.

Committee Reports

➤ *Agricultural Commission*

Ms. Silk stated the Commission reviewed the properties proposed for tax sale and requested the retention of two properties.

➤ *Planning Board*

Mrs. Ginter stated the Planning Board reviewed the following at their workshop last evening:

- A Natural Resource Public Forum will be held on June 16th, 2009.
- They also reviewed the properties for tax sale and recommended the retention of two, but also expressed some concerns of the assessed values. They also requested that a minimum bid be used for the 9 Park Avenue property.
- They are considering adding an Energy Chapter to the Master Plan.

- They discussed the landing of personal aircraft on private property and continued the discussion to the next meeting.

Mr. Owen stated he would compile the comments and recommendations on the tax sale properties from the other Boards and Commissions for discussion at their next meeting.

➤ *Chamber of Commerce*

Mrs. Murray stated at the recent Chamber meeting they had asked the status of the property purchase for the parking lot and they also have started to look at temporary locations if renovations are needed at the Railroad Station.

Press

Tom Beeler, Granite State News, stated that it seems the grant the Mirror Lake Protective Association applied for took everyone by surprise.

Being no further business before the Board, Chairman Senecal entertained a motion to non-public session.

Member Linda Murray moved the Wolfeboro Board of Selectmen to non-public session under RSA 91 A: 3 II to discuss non-public minutes at 7:51 PM. Member Marge Webster seconded. Roll call vote: Marge Webster-yes, Sarah Silk-yes, Dave Senecal-yes, Kristi Ginter-yes and Linda Murray-yes, the motion passed.

The Board re-entered public session at 8:12 PM.

Chairman Senecal stated the Board voted to seal the minutes of May 20, 2009 by a 2/3rd vote as required by law.

Member Marge Webster moved the Wolfeboro Board of Selectmen to adjourn at 8:12 PM. Member Kristi Ginter seconded. Members voted and being none opposed, the motion passed.

Respectfully submitted,

Amelia Capone-Muccio

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