

**Wolfeboro Board of Selectmen
Meeting Minutes
Approved
November 26, 2012**

Members present: Chairman Linda Murray, Vice-Chairman Sarah Silk, Dave Senecal, Chuck Storm and Dave Bowers.

Members absent: None.

Staff present: Town Manager David W. Owen, Finance Director Pete Chamberlin, Director of Planning and Development Rob Houseman, Director of Parks & Recreation Ethan Hipple and Recording Secretary Amelia Capone-Muccio.

Chairman Murray opened the meeting at 6:30 PM.

Non-Public Session RSA 91-A: 3II

Mr. Owen stated a non-public session is needed to discuss litigation, collective bargaining, real estate negotiations and non-public minutes.

Consideration of Minutes

➤ **11/7/12**

Ms. Silk amended page two, the third paragraph from the bottom to change "7pm" to "5:30 pm". She amended page sixteen, the fourth paragraph from the bottom should reflect the proposed item as "Article S".

Chairman Murray amended the following:

- Page 10, 6th paragraph from bottom should read as follows: Linda Murray would like the trade in value of \$5,100 for the mower be added to line 01-49611-760.
- Page 13, Warrant Article A paragraph, third line and the start of the new sentence should read as follows: We found that some of the Town's Foss Field paths were not on Town property, but on lots 74 & 80.
- Page 14, Warrant Article E Maintenance Building, second sentence on should read as follows: This proposal was not supported by the CIP Committee at its original cost of \$287,000, but the Committee would support a cost of around \$200,000. She would like to table this article until the November 26th meeting when the Board should have more information to review.
- Page 15, Warrant Article G Middleton Road, second sentence on should read as follows: The CIP Committee has only the Town portion listed on the CIP. The Warrant Article should be for the full amount of \$150,000 with only \$50,000 impacting the tax rate because it will be a municipally managed project with the State paying 2/3 or \$100,000 and the Town paying 1/3 or \$50,000.

Member Sarah Silk moved the Wolfeboro Board of Selectmen to accept the minutes of November 7, 2012 as amended. Chuck Storm seconded. Members voted and being none opposed, the motion passed.

➤ **11/13/12**

Chairman Murray amended page one, to bold the motion at the bottom of the page.

Member Sarah Silk moved the Wolfeboro Board of Selectmen to accept the minutes of November 13, 2012 as amended. Chuck Storm seconded. Members voted and being none opposed, the motion passed.

Public Input

Suzanne Ryan joined the Board and requested when the budget book is put up at the Library for the public's information that the Warrant Article information be included. She also questioned the status of the discussion regarding a private road at the last meeting.

Chairman Murray replied they are waiting for more information.

Mrs. Ryan stated that she would like them to consider the matter more as the Conservation Commission does carry funds in their budget that could be used towards this road and expressed her concerns about private roads and then they are deeded over to the town at the taxpayers' expense.

Ms. Silk noted the town owns three lots on Sargents Pond Road.

Mrs. Ryan questioned the legal expense for the RIB site litigation, what it is budgeted for next year and what has been spent to date.

Chairman Murray replied they have budgeted \$500,000 for 2013 in the Sewer Fund budget.

Mr. Owen provided a breakdown of the last two year's legal expense for the RIB site.

Bulk Vote

A. Weekly Manifests:

1. Manifest dated November 16, 2012
2. Manifest dated November 21, 2012
3. Manifest dated November 29, 2012

B. Property Tax Refunds/Abatements

Approvals

- | | | |
|------|-----------------------|---------------------|
| i. | 21 Abenaukee Drive | Tax Map 260, Lot 25 |
| ii. | 52 Parker Island Road | Tax Map 227, Lot 3 |
| iii. | 38 Parker Island Road | Tax Map 227, Lot 4 |

C. Applications for Current Use

- | | | |
|-----|---------------------------|-------------------|
| i. | Upper Trask Mountain Road | Tax Map 17, Lot 8 |
| ii. | Upper Trask Mountain Road | Tax Map 25, Lot 6 |

D. 2012 Equalization Municipal Assessment Data Certificate

Ms. Silk questioned item C, the applications for Current Use as one parcel is not 10 acres.

Mr. Owen explained that the lots are across the street from one another which is why they qualify.

Chairman Murray stated that the lots need to be reconfigured to be contiguous.

It was moved by Sarah Silk for the Wolfeboro Board of Selectmen to remove item C from the Bulk Vote items. Chuck Storm seconded. Being none opposed, the motion passed.

It was moved by Sarah Silk for the Wolfeboro Board of Selectmen to approve the Bulk Vote items as submitted (except for the ones removed). Chuck Storm seconded. Being none opposed, the motion passed.

Appointments

Zoning Board of Adjustment (ZBA)

Mr. Owen explained that the ZBA has requested to replace a vacancy with Alternate member Mike Hodder.

Mike Hodder joined the Board and stated he has agreed to fill the vacant position as a voting member.

It was moved by Chuck Storm for the Wolfeboro Board of Selectmen to appoint Mike Hodder to the Zoning Board of Adjustment for a term expiring in 2015. Sarah Silk seconded. Being none opposed, the motion passed.

New Business

A. Schedule Date and Time of a Public Hearing to Adopt the Revised Flood Insurance Maps

Mr. Owen stated that FEMA has provided the revised Flood Insurance Rate Maps for adoption which will need to be done at a Public Hearing by February 8, 2013.

Rob Houseman joined the Board for discussion and explained changes have been made to the Flood Insurance Rate Maps to reflect the most current digital information.

Mr. Owen suggested holding the public hearing at the December 19th meeting.

It was moved by Chuck Storm for the Wolfeboro Board of Selectmen to schedule a public hearing on December 19th to adopt the revised Flood Insurance Rate Maps. Dave Bowers seconded. Being none opposed, the motion passed.

B. Monthly Budget and Expenditures and Revenues Report

Pete Chamberlin joined the Board for discussion and stated the budget is doing well, they have not had any major snow storms to date and the Health Insurance payment will be less than anticipated.

Chairman Murray questioned if the outstanding purchase orders include the non-profits.

Mr. Chamberlin replied no.

Chairman Murray noted the Boat Tax revenue since they have taken it back over from private business as follows: 2009 \$11,000, 2010 \$13,000, 2011 \$19,000 and 2012 \$21,000. She stated this has been a great revenue source and the same with the cell tower on the Water Tower.

C. Health and Dental insurance savings in the 2013 Budget

Mr. Owen stated he requested the Finance Director to provide the cost savings by comparing the new proposed Health Insurance plan vs. the current plan showing a cost savings of \$90,000.

Mr. Chamberlin stated that if you compare the cost out over the long-term you will see even more of a costs savings.

D. Town Code Chapter 144-Sunday Activities

Mr. Owen stated it was brought to his attention that the Town still has some "Blue Laws" on the books that were adopted in 1932, but have not been enforced. He suggested an amendment to remove such.

Mr. Bowers suggested the amendment be retro-active.

Chairman Murray suggested they schedule the public hearing for December 19th.

E. Warrant Article Review

The Board reviewed the proposed Warrant Articles for bold type. The following had further discussion:

- Article A: The appraisal has been provided, but the town is awaiting the response of the property owner.
- Article E: Chairman Murray noted the heat level issue has been addressed and it will be heated at different levels.
- Article G: Chairman Murray rewrote the article for better clarity, but Mr. Owen noted he used the model provided by the State. The Board agreed to stick with the model provided by the State.

F. Set Date and Time of Public Hearing for Bond Issues over \$100,000

The Board agreed to set the public hearing for Bond Articles on December 19th.

G. Approve and Sign the Perambulation Reports for Brookfield and Tuftonboro

Mr. Owen stated that he has realized the Board never signed the perambulation reports for Brookfield and Tuftonboro.

Ms. Silk noted it seems there are some issues still outstanding with Tuftonboro, the boundary makers. She noted that if such needs to be repurchased Wolfeboro and Tuftonboro should split the cost.

It was moved by Sarah Silk for the Wolfeboro Board of Selectmen to approve and sign the perambulation reports for the Brookfield/Wolfeboro town line dated January 11, 2011. Chuck Storm seconded. Being none opposed, the motion passed.

H. Holiday Event for Town Employees

Mr. Owen stated the town had recently received a very generous unsolicited donation of \$5,000 to be used to benefit the Town Employees and he suggested hosting a Holiday party and the donor agreed. An event has been planned at the Wolfeboro Inn on December 14, 2012 from 6:30 pm to 9:00 pm.

Chairman Murray stated the Board needs to hold a public hearing to accept the gift and suggested they do it at their December 5th meeting.

Old Business

Chairman Murray stated the following:

- The Board held a meeting on November 13th to sign the Tax Warrant. The tax rate has been set at \$12.64 and noted the town portion of the rate increased by twenty-five cents per thousand.
- The Board has not received copies of the wood floor estimates for the Libby Museum as well as a letter from the family of what they plan to contribute to the project.
- She stated that she recently read an article in the Local Government Center magazine that the town does need to include Federal State and private grants known in the Operating Budget as an expense along with an acknowledgement.

Any Other Business

None.

Town Manager's Report

None.

Committee Reports

Mr. Storm reported the Planning Board is still discussing land locked parcels. The Planning Board is still working on the Route 28 Corridor study.

Mr. Bowers reported the EDC is having ongoing discussions on promoting Wolfeboro and ways to improve the industrial site.

Chairman Murray stated that she attended the following:

- She attended with Sarah Silk and Chuck Storm the Lakes Region Planning Commission's meeting on transportation. They expressed their concern of lack of funding for roads, the Commission agreed but there are no funds available.
- She attended a Budget Committee meeting.

Ms. Silk stated that she attended the following:

- Friends of Town Hall meeting on November 13th for future use of the Town Hall with non-profits who all expressed the need for a kitchen.
- The Lakes Region Planning Commission meeting.
- A LRHHPF meeting on November 15th.
- A Sharps meeting in Concord declaring Sharps Disposal Month.

The Solid Waste Facility is on their winter hours and is closed on Wednesday and Thursday until April 1st. She stated the Solid Waste Facility will be closed December 24th and 25th to celebrate the holiday and will remain closed through Thursday.

Mr. Senecal reported he has been meeting with the Budget Committee regularly and has two meetings this week with Carroll County Transit and Carroll County Coalition of Public Health.

Public Comment

Suzanne Ryan questioned the status of the State Retirement increases.

Mr. Owen replied that it is included in the 2013 proposed budget for Group I and Group II employees at about an \$80,000 impact.

Questions from the Press

None.

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

Member Chuck Storm moved the Wolfeboro Board of Selectmen to enter non-public session at 7:57 PM to discuss litigation, minutes and collective bargaining. Sarah Silk seconded. Roll call vote: Dave Bowers-yes, Dave Senecal-yes, Chuck Storm-yes, Sarah Silk-yes and Linda Murray-yes, the motion passed.

The Board re-entered public session at 8:27 PM.

Chairman Murray stated the non-public session minutes of November 26, 2012 were sealed by a 2/3rd's vote as required by law.

Being no further business before the Board, Chairman Murray entertained a motion to adjourn.

Member Dave Senecal moved the Wolfeboro Board of Selectmen to adjourn at 8:28 PM. Member Chuck Storm seconded. Being none opposed, the motion passed.

Respectfully submitted,

Amelia Capone-Muccio

Recording Secretary