

Wolfeboro Board of Selectmen
Public Meeting Minutes-Unapproved
August 3, 2016

Members present: Chairman Brad Harriman, Linda Murray, Dave Bowers, Luke Freudenberg and Dave Senecal

Staff present: Acting Town Manager Rob Houseman, Police Captain Dean Rondeau and Recording Secretary Michele Chamberlain

Chairman Harriman opened the meeting at 6:30 PM.

Non-Public Session RSA 91-A:3, II

Mr. Houseman stated a non-public session is not needed.

Consideration of Minutes

Chairman Harriman asked for approval from the Board of the July 20, 2016 Regular Meeting Minutes.

It was moved by Luke Freudenberg and seconded by Dave Senecal to accept the minutes of the July 20, 2016 Regular Meeting with amendments to pages 4 and 5. Members voted and being none opposed, the motion passed.

Public Hearings

A. Permit for Beer and Wine Use on Town Property

i. Friends of Abenaki

Chairman Harriman opened the public hearing.

Lisa Beveridge, Representative of Beer Festival, addressed the Board. She stated this is a Beer Fest that is happening at Abenaki. She stated that 26 breweries were attending and different food trucks and local vendors would be in attendance.

Mr. Houseman questioned if the insurance policy was completed.

Ms. Beveridge stated it was completed.

Chairman Harriman closed the public hearing.

It was moved by Dave Bowers and seconded by Luke Freudenberg to approve the issuance of a Permit to serve and offer for sale beer and wine for consumption at the Abenaki Lodge patio area on August 13, 2016 from 12:00 Noon – 4:00 PM in accordance with Chapter 5, Alcoholic Beverages. Members voted and being none opposed, the motion passed.

Bill Swaffield, Member of Friends of Abenaki, addressed the Board. He stated that he wanted to thank Ms. Beveridge.

Bulk Vote

A. Weekly Manifests
July 29, 2016

B. Property Tax Credits/Exemptions:
Approval:

i. 460 Pine Hill Road Tax Map 1447, Lot 10

C. PA-16 Reimbursement to Towns in Which Federal and State Forest Land is Situated

It was moved by Linda Murray and seconded by Dave Senecal to approve the items A through C in the Bulk Vote. Members voted and being none opposed, the motion passed.

Appointments

A. Wolfeboro Library Board of Trustees Alternate Members

Susan Raser, Alternate Member, addressed the Board. She stated that she is currently an Alternate Member and would like to be reappointed for another 1 year term.

Chairman Harriman asked if Pat McLaughlin was present.

Mike Hodder, Chairman of the Wolfeboro Public Library Board of Trustees, addressed the Board. He stated she was not present but stated she played an active role as a member and would like to see her reappointed.

Linda Murray questioned that the members were only appointed for a 1 year term.

Mike Hodder stated that was correct.

It was moved by Dave Bowers and seconded by Dave Senecal to approve the appointment of Susan Raser and Pat McLaughlin as alternate members to the

Wolfeboro Public Library Board of Trustees for a 1 year term. Members voted and being none opposed, the motion passed.

New Business

A. Town of Wolfeboro Investment Policy

John Burt, Treasurer, addressed the Board. He presented the Town's investment policy.

It was moved by Linda Murray and seconded by Dave Senecal to approve and sign the Annual Town of Wolfeboro Investment Policy. Members voted and being none opposed, the motion passed.

B. Update on Current Progress of Library Building Project

Mike Hodder, Chairman of the Wolfeboro Public Library Board of Trustees, addressed the Board. He stated the Library Board of Trustees had contracted with three firms for the first phase of the building project. The three firms are Milestone Engineering, Constructional Management Fund and Underwood Engineering. Underwood Engineering has finished the site work. The Trustees are currently working on the roof design for the pitch configuration. Mr. Hodder stated he was currently working on obtaining funds for part of phase two of the project and if he is successful it will keep the project within the guaranteed maximum price before it is brought to the voters in March of 2018. Mr. Hodder stated he will keep the Board updated on the progress of the project.

C. Provisions of RSA 674:54 – Government Use

Kathy Barnard, Chairman of the Planning Board, addressed the Board. She stated the Planning Board wanted to remind the Department Heads that all projects of any proposed governmental use of property, **which constitutes a substantial change in use or a substantial new use** be presented to the Planning Board.

Chairman Harriman asked if any projects recently had raised the red flag.

Ms. Barnard stated there are some projects that are coming along like Abenaki Lodge that should be presented to the Planning Board.

Linda Murray stated she asked Mr. Houseman to give her a copy of projects that have been or have not been presented. She stated Abenaki Lodge had been presented but it changed from a two story to a one story. Ms. Murray felt the word substantial was not clearly defined. She stated that at least the Town was getting more building permits. Ms. Murray stated that she thought the Board had decided to have all building projects be presented to the Planning Board. She remembered one project that did not get the approval which was the barn at Clark Complex and it has caused many problems. She

stated it was for projects that constitutes a substantial change in use or a substantial new use.

It was moved by Linda Murray and seconded by Luke Freudenberg to request that staff submit projects to the Planning Board as required under the provision of RSA 674:54. The Planning Board's non binding written comments shall be said to the Board of Selectmen. Members voted and being none opposed, the motion passed.

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D. Welfare Liens from February 1939 – April 1942

The Board of Selectmen had been asked to discharge these Welfare Liens. The Liens total \$829.00, with the projected interest to be \$3,730.50 for a total of \$4,559.50. The Board has three options: 1) Execute the discharge without payment, 2) Waive all or any portion of the interest, or 3) Demand full payment of the lien amounts and interest.

Jane Janis, Daughter of John Lucier, addressed the Board. She stated her father had passed away in May and wanted to get the liens lifted before she sold the property.

It was moved by Dave Bowers and seconded by Linda Murray to execute the discharge of the liens without payment. Members voted and being none opposed, the motion passed.

Old Business

Linda Murray stated the Abenaki Shed had been voted on at a prior meeting and part of the report was that they sign an agreement with the Board of Selectmen laying out the conditions of who was responsible for each part of the project. She stated Mr. Houseman had passed out a paper from Attorney Mark Puffer and she would like to see if the Board could vote on an agreement. She stated the only change that she noted was the cost had gone down substantially less than the \$75,000.00.

It was moved by Linda Murray and seconded by Dave Senecal for the Board of Selectmen to enter into an agreement with the Friends of Abenaki for the construction of the Abenaki Shed with the cost being \$75,000.00 or less. Members voted and being none opposed, the motion passed.

Other Business

Mr. Houseman stated the Planning Board had approved a construction permit on a zone on Gould Road that is a private way from Alton to Wolfeboro. He stated there was a cottage there a couple of years ago that was torn down and it requires a release permit signed by the Board of Selectmen. He stated he had the document ready for their signatures and it had already been signed by Alton.

Linda Murray asked to see a copy of the agreement before she voted on it.

Linda Murray read the agreement and stated she was fine with it.

It was moved by Dave Senecal and seconded by Luke Freudenberg to sign the agreement and release regarding a building permit for property abutting Gould Road. Members voted and none being opposed, the motion passed.

Town Manager's Report

Mr. Houseman stated the following:

The Town web page will go live on Friday, August 5th. It is scalable so it will fit the device you are working on whether is it a phone, tablet or laptop. We had a two hour training session for the staff today. He stated he hopes in the next week or so to have two sets of signs for Public Input one being a survey and the other being a downloadable map of businesses in Town. He stated he is excited about this because it follows one of the goals of the Business Retention Program and this should increase our digital footprint. It is a great asset to the community.

Committee Reports

Luke Freudenberg had nothing to report at this time.

Linda Murray attended the walk of the Bridge Falls Path with Jean Shaheen to promote trails and recreation opportunities in New Hampshire which is one of the large economic drivers for the state. She attended the Libby Family Fun Day. She stated milfoil was being pulled in Frog Pond last Tuesday, Wednesday and Thursday and they will be in Back Bay Tuesday and Wednesday this week. Also, she attended the Election Workshop for the September Election. On Saturday, she was one of the volunteers who did tours of the Town Hall for approximately 100 people. She stated the CIP Committee started this week.

Chairman Harriman attended a Friends of Libby Museum Meeting in preparation for the Libby Family Fun Day which took place last Sunday that he also attended. Chairman Harriman attended the Community Television Meeting. He stated Ryan would be leaving because he is getting married and moving to California. He stated August 20th would be his last day and he thanked him for his years of service.

Dave Bowers is working on his NH history of museum tours.

Dave Senecal attended the Election Workshop and Carroll County Coalition for Public Health is having a pod at Kenneth Junior High School next Saturday, August 13th from 8:30 AM till 1:00 PM.

Questions from the Press

None

Public Input

Limited to 3 Minutes per resident, not to exceed 15 minutes in total

^{Jan} Susan R. Resident of Wolfeboro, addressed the Board. She stated she was here to ask the Board of Selectmen to reconsider and rescind their decision on the issuance of a building permit for the erection of a building on a Class VI Highway. She stated she was surprised to see that the Board of Selectmen had made a decision when the agenda just stated Discussion of Class VI Highway and the public couldn't have known what that was to be. She stated she streamed the meeting and there was no public input and she felt there wasn't any public input because no one knew about it. She asked the Board to reconsider and post a Public Meeting. Although she realizes that the policy doesn't state this is necessary she felt that in the interest of the other people involved it would be appropriate. She stated the Board of Selectmen hadn't followed the correct procedures. She felt that the following things: (the condition of the road, condition of the connecting roads, effects on municipal service, the issuance of the permit likely to result in an "occasion" to lay out the road, how the proposed development will affect neighboring properties, how it fits in the general growth/development pattern of the Town and if the issuance of said building permit places a new financial burden on the Town with regards to the maintenance and repair of required infrastructure like the electric) should have been discussed at the meeting. She also stated the Board should consider the construction standards of cutting and clearing, grading, drainage, stone walls and that a bond be posted with Town and may establish reasonable requirements for the bond so that it can be used to restore the highway to a standard acceptable to the Board of Selectmen. She stated a bond was not discussed and Mr. Ford did not restore the whole road. Also, she stated she would like to remind Mr. Senecal about the issues they had with the Wiggins because it is a very similar situation. She stated the meeting of July 20th was a meeting with three people, no discussion and no questions.

Chairman Harriman asked that Dave Senecal be allowed to speak.

^{Jan} Ms. R. continued to say that Mr. Houseman had stated there would be a public hearing on this matter so she really felt the people had been short changed on the issue.

^{Tree} Mr. Senecal stated he was no need to reconsider because you are talking about one building and the Fire Department and Planning Board had already approved it. He stated all that information was available during the process and he felt what the Board did was correct.

Chairman Harriman stated there had been a public hearing at the Planning Board level when this project was reviewed.

Chairman Harriman asked if anyone else had a comment.

Chairman Harriman asked the Board would take her request under advisement.

Ms. R^{r year} stated her request is for the Board to reconsider and put it on the agenda for a public hearing.

Chairman Harriman asked for any other public input.

Kathy Barnard, Chairman of the Milfoil Control, addressed the Board. She stated she wanted to add to Linda Murray's report that this week the divers found very little milfoil so it shows that the chemical they were using is working. She stated this is good news!

It was moved by Linda Murray and seconded by Luke Freudenberg to adjourn at 7:15 PM. Members voted and being none opposed, the motion passed.

Respectfully Submitted,
Michele Chamberlain