

**Wolfeboro Board of Selectmen
Meeting Minutes
Unapproved
July 1, 2013**

Members present: Chairman Sarah Silk, Vice-Chairman Linda Murray, Dave Senecal, and Brad Harriman (Dave Bowers was present for a short time by telephone).

Members absent: None.

Staff present: Town Manager David W. Owen, Parks & Recreation Director Ethan Hipple, Public Works Director Dave Ford, and Recording Secretary Amelia Capone-Muccio.

Chairman Silk opened the meeting at 6:30 PM.

Non-Public Session

None.

Consideration of Minutes

➤ **6/19/13**

Mrs. Murray amended page five, the third motion should only refer to vi.

Chairman Silk amended page 3, the eighth paragraph to add "routes" after the word paddle and page 7, the last bullet to add "Air Quality Division" after NH DES.

Member Linda Murray moved the Wolfeboro Board of Selectmen to accept the minutes of June 19, 2013 as amended. Brad Harriman seconded. Members voted all in favor, the motion passed.

Public Input

Leslie Kother, resident of Lang Pond Road, stated that she read about the lifting of the Road restrictions on Lang Pond Road in the paper and stated that Tuftoboro will be holding a meeting in July to discuss the issue and she suggests members of the Wolfeboro Board attend as well. She expressed her concern about the pedestrian traffic on that road.

Public Hearings

Temporary Event Permits

- i. Wolfeboro Historical Society to hold Colonial Fun Day July 13, 2013 from 10:00 AM -4:00 PM at the Clark House Complex.**

Chairman Silk opened the public hearing.

Louise Horskin addressed the Board and provided the certificate of insurance. She stated this will be the 2nd annual one day family event at the Clark House with activities geared towards the Colonial Days.

Being no others to speak for or against the request, Chairman Silk closed the public hearing.

Mrs. Murray noted that is the same day as the Nickfest.

Member Dave Bowers moved the Wolfeboro Board of Selectmen to approve the issuance of a Temporary Event Permit for Wolfeboro Historical Society to hold Colonial Fun Day July 13, 2013 from 10:00 AM -4:00 PM at the Clark House Complex. Dave Senecal seconded. Members voted and being none opposed, the motion passed.

Bulk Vote

A. Weekly Manifests:

1. Manifest dated June 28, 2013

B. Property Tax Abatements/Refunds

Approvals

- | | | |
|-------|---------------------------|---------------------|
| i. | Waumbeck Road | Tax Map 159, Lot 9 |
| ii. | 74 Lehner Road | Tax Map 218, Lot 6 |
| iii. | 80 Lehner Street | Tax Map 218, Lot 7 |
| iv. | 168 Forest Road(Part 1) | Tax Map 215, Lot 46 |
| v. | 168 Forest Road (Part 2) | Tax Map 215, Lot 52 |
| vi. | 7 River Street | Tax Map 204, Lot 62 |
| vii. | 171 Kingswood Road (2011) | Tax Map 250, Lot 14 |
| viii. | 171 Kingswood Road (2012) | Tax Map 250, Lot 14 |
| ix. | 252 Sewall Road (2011) | Tax Map 241, Lot 35 |
| x. | 252 Sewall Road (2012) | Tax Map 241, Lot 35 |
| xi. | 124 Oakwood Road (2010) | Tax Map 259, Lot 47 |
| xii. | 124 Oakwood Road (2011) | Tax map 259, Lot 47 |
| xiii. | 124 Oakwood Road (2012) | Tax Map 259, Lot 47 |
| xiv. | Oakwood Road (2010) | Tax Map 259, Lot 69 |
| xv. | Oakwood Road (2011) | Tax Map 259, Lot 69 |
| xvi. | Oakwood Road (2012) | Tax Map 259, Lot 69 |

Denials

- | | | |
|------|--------------------------------|------------------------|
| i. | 5 Edgewood Terrace | Tax Map 232, Lot 9 |
| ii. | Birch Hill Estates Road | Tax Map 177, Lot 10 |
| iii. | 11 Kenyann Drive | Tax Map 177, Lot 10-69 |
| iv. | 122 Broadside Road | Tax Map 213, Lot 5 |
| v. | 64 Oakwood Road | Tax Map 266, Lot 10 |
| vi. | Fairpoint Communications Inc., | Poles & R.O.W.'s |

C. Property Tax Credits/ Exemption

Approval

Mr. Owen noted that property/tax abatement/refunds ii & iii have been withdrawn by the Assessing Department and that the abatement/refund for 5 Edgewood Terrace was incorrectly listed as an approval when it is actually a denial.

It was moved by Sarah Silk for the Wolfeboro Board of Selectmen to remove items viii and ix and vote on it separately. Linda Murray seconded. Members voted and 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 (not including items removed above). Linda Murray seconded. Members voted and being none opposed, the motion passed.

It was moved by Brad Harriman for the Wolfeboro Board of Selectmen to approve the Bulk Vote items viii and ix. Dave Senecal seconded. Members voted, Sarah Silk abstained and being none opposed, the motion passed.

*Dave Bowers excused himself from the meeting due to poor telephone connection.

New Business

A. Parks & Recreation Maintenance Building-continued

Ethan Hipple addressed the Board and stated he is providing an update to their last conversation regarding the new maintenance building. He explained that the bid specs included the option of a pre-engineered building which is why they used conceptual plans. He explained the pre-engineered building came back more than expected and they have opted to go with a stick built building. He noted the bids have come back higher than anticipated as explained at the previous meeting. He stated since that meeting he has reviewed the Department's Operating Budgets for places to hold off on to cover the overage for the building. He presented the Board with two options as follows:

- Cut the scope of the building deleting on the concrete apron (\$1,500), 4 ft. of OSB walls vs. metal walls (\$2,600), deduct the cupola vent (\$2,000), and deduct snow guards (\$3,000)
- Offsetting the budget increase for the maintenance building with under expenditures in areas suggested such as conference travel, DES permitting for beach sand replacement, Beach Sand, Abenaki Lodge Design and Middleton Road Cemetery.

Mr. Senecal stated he is not in favor of doing the OSB walls vs. the metal walls. He is concerned the building is too long for gable end vents only and will need more ridge venting.

Chairman Silk questioned the \$3,000 for engineering.

Mr. Hipple replied it would be for the permitting drawings.

Mr. Senecal stated he is confused at why a drop ceiling would be needed if they are doing a wood frame and insulating at the trusses.

Mrs. Murray stated that the engineering cost is listed differently on proposals and noted she would be willing to make some cuts in the operating budget as recommended in order to cover the cost of the building.

Mr. Hipple replied that he had received an update on the engineering cost.

Mr. Harriman agreed with Mr. Senecal's comments and noted that he is not sure what would be gained with a suspended ceiling and would like to see that money go to more insulation of the foundation. He does have a concern with cutting the snow guards and that seems like it would be money well spent.

Mr. Senecal noted that it is recommended that the concrete apron be done during the construction or at least have the rebar put in and agreed with Mr. Harriman's comments regarding the snow guards. He questioned the cost difference for the OSB vs. steel.

Paul Kimball replied steel is \$4,000 vs. \$3,500.

Mr. Senecal stated that entire walls will have to be covered.

Mr. Hipple replied he would look into that further and do it the most cost effective way.

Mrs. Murray stated she would like to see them hold off on the permitting for beach sand replacement at this point and the lodge design in order to cover the needs for this project.

Mr. Senecal questioned bonding on the project.

Mr. Hipple replied it is not required.

Mr. Owen replied the normal practices for these projects would be followed regarding hold back of funds.

The Board agreed to keep the concrete apron in, keep the walls covered in OSB and to keep the snow guards.

Mrs. Murray stated she would like to see a revised budget just to clarify what will be done to cover the project.

Mr. Senecal noted he would have like to have a set of plans to review.

Mrs. Murray suggested when the plans are available to forward them to the Board for review.

Chairman Silk thanked Bob Lemaire for his comments forwarded to the Board.

Bob Lemaire stated that he is not sure why they are choosing to go with propane based on the cost and he has some concerns about the vapor barrier and it will have the same issue as the Electric building. He also expressed his concerns that grant money was secured to address

the heat loss at Pop Whalen and that it is in the best interest of the town to build an energy efficient building.

Mr. Hipple thanked Mr. Lemaire for meeting with him and sharing his concerns and that even though they cannot build the most perfect energy efficient building they will try to make the best out of what they have.

Mr. Lemaire stated there was some opportunity to save money at the Pop Whalen arena that is being done at other arenas and even supermarkets, the technology is there to address the heat loss in that facility.

B. Wolfeboro Jet Skis Rentals-License Agreement

Peter Cook and Jason Alden joined the Board for discussion.

Chairman Silk stated she is not pleased that they scheduled a special meeting to accommodate their needs and then to find out they already opened for business last weekend. She finds that to be arrogant.

Mr. Owen stated the Board has seen photos of the signs and Jet Skis. He stated he was informed the Jet Skis would be there for inspection, but was not aware they would be in operation and signage that is against the town ordinances. He provided the updated license agreement for the Board's approval.

Chairman Silk referred to the pictures.

Mrs. Murray stated she was surprised and disappointed when she went to Bradley's Sunday to see the business up and running. She stated that the Board reached out to accommodate them to find another space for their business and is disappointed they disrespected them and also put a sign in a public garden area.

Mr. Cook stated he believes there is some confusion and clarified that the business has sublet the space at the Railroad station and that lease took effect last Friday. He stated the office space is separate from the use of the dock space. The Jet Ski was used to go to work and no customers used the Jet Ski. He apologized as to the signage and thought they were in compliance as they only did what other tenants in the area were doing.

Mrs. Murray stated that it appeared as if they were operating the business.

Mr. Cook replied they were open for business in the office to take pre-rental business and it was an important weekend to do that.

Chairman Silk stated the jet skis were there today.

Mr. Alden stated he took a jet ski to work and when Mr. Owen contacted him about it, he took the jet ski home and came back to work in his car.

Chairman Silk stated she observed jet skis and they had the signs out for rent. She noted that there are plenty of dock spaces for sale off Bay Street and suggested maybe they look into that.

Mr. Alden questioned if a sign permit is needed.

Mrs. Murray replied that is why they needed the meeting to review the agreement.

Mr. Cook questioned the signage at the office.

Mrs. Murray replied it would be in the agreement.

Mr. Senecal stated he understands the issue, but not all four the jet skis were there and he does have a right to park at the dock. He is disappointed about the signage at the docks.

Chairman Silk stated the Board recently approved a tax abatement for the docks at the Marina across Back Bay and that they can probably purchase one for half price to use for the business. She is disappointed they couldn't wait.

Victor Drouin addressed the Board and provided the agreement for the office rental and that it is separate from request for use of the dock space. He also explained they looked at the space at the marina and they do not want additional vehicles parking there for businesses.

Mrs. Murray questioned the signage in the office agreement.

Mary DeVries replied it needs to be consistent with the town ordinance. She stated that this businesses is trying to do the right thing, they asked all kinds of questions and that in the time she was there they did not operate the Jet Ski business. She stated they had no intention to operate before today and that the sign ordinance is a learning curve for everyone and if anyone is not conforming there is a positive response to conforming.

Mr. Alden stated he put the sign out, he did not know it was supposed to be directly in front of the store.

Mrs. Murray noted the changes to the lease #2, 3b and c.

Mr. Cook replied they are agreeable to those changes.

Chairman Silk does not see a problem with leasing the Railroad Station space, but is not sure about the town dock space as they get complaints there is not enough space as it is.

It was moved by Dave Senecal to approve and sign the license agreement with Wolfeboro Jet Ski Rentals as amended for 1 year. Brad Harriman seconded.

DISCUSSION:

Mr. Harriman stated that in listening to the discussion he does not believe they intentionally went against the town, it was a mistake.

Mrs. Murray questioned the banner size.

Mr. Cook replied 8 feet.

Ms. Silk stated she is disappointed about what happened and that she observed the jet skis today. She stated they denied the paddleboard business on Lake Wentworth and doesn't see the difference.

Members voted: Sarah Silk-opposed, Linda Murray-abstained, Brad Harriman and Dave Senecal in favor, the motion passed.

Any Other Business

Mrs. Murray stated that the A-frame sign for Molly the Trolley needs to be moved as it is blocking the way finding signage.

Town Manager's Report

Mr. Owen reported the following:

- Another distribution for surplus funds from the Local Government Center is forthcoming and most of it will be put into the General Fund and some will go to the employees.
- The Tax Collectors office will be closed July 26th for software upgrades.

Other Business

Chairman Silk questioned the DES information meeting on July 16th regarding State Aid Grants.

Mr. Owen replied Mr. Ford and Mr. Chamberlin will be attending that meeting.

Chairman Silk questioned the e-mail from the Pathways Committee.

Mr. Owen replied that will be addressed at their July 17th meeting with a full update.

Mrs. Murray reminded the public that the Pathways Committee uses WEDCO's 501(c) 3 tax exempt status just like the TRAC Committee does.

Chairman Silk noted that the signage for "no motorized vehicles" on the trail does not include ADA motorized wheelchairs. She also noted that she brought the information Ms. Amatucci requested to the Police Commission meeting but she was not in attendance.

Mrs. Murray questioned if that was new information.

Chairman Silk replied no, she has been provided it before.

Committee Reports

Mr. Harriman attending the Friends of Libby Museum and they are up and running.

Linda Murray stated the following:

- She attended the swearing in of Chief Morrill to the Presidency of the New England Fire Chiefs Association.
- She attended the joint milfoil committee meeting; both DASH units are working well.
- She attended the Lakes Region Planning Commission's annual meeting.
- She attended the Wolfeboro Police Commission's Open House at the Public Safety Building and thanked them for provided that event and the staff for attending the event.

Chairman Silk stated the following:

- She attended the Police Commission meeting.

Mr. Senecal reported that Carroll County Health has a new office on Route 16 and received grant money to hire some help.

Chairman Silk questioned the status of the Blue Loon buses.

Mr. Senecal replied the dial a ride is increasing usage all the time and they are looking to putting the Wolfeboro to Ossipee fixed route back on line.

Chamber of Commerce

None.

Public Comment

Shelly Bitzer questioned the abatement process and why some were removed.

Chairman Silk replied some were voted separately due to member's conflict and others needed revisions.

Questions from the Press

None.

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

Member Dave Senecal moved the Wolfeboro Board of Selectmen to adjourn at 3:15 PM. Member Brad Harriman seconded. Being none opposed, the motion passed.

Respectfully submitted,
Amelia Capone-Muccio
Recording Secretary