

**Wolfeboro Board of Selectmen  
Meeting Minutes-**Unapproved**  
July 15, 2015**

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

**Members absent:** Dave Bowers

**Staff present:** Town Manager Dave Owen, Finance Director Pete Chamberlin, and Recording Secretary Larissa Mulkern

Chairman Senecal opened the meeting at 6:30 PM.

**Non-Public Session**

Mr. Owen stated there was no need for a non-public session.

**Consideration of Minutes**

➤ **July 1, 2015 regular meeting**

Mrs. Murray corrected a reference on page 1, "Chairman Murray," to "Mrs. Murray," and on page 3 added that Mrs. Murray was appointed as Board of Selectmen Representative to the Fisherville Committee.

**Member Linda Murray moved the Wolfeboro Board of Selectmen approve the minutes of the July 1, 2015 meeting as amended. Brad Harriman seconded. Members voted and being all others in favor, the motion passed.**

**Public Input**

Blueberry Island resident Bob Hanson said he received a letter from Mr. Owen. He delivered a copy of The Laker to all board members. No further discussion ensued.

**Public Hearings**

**A. Temporary Event Permits**

- i. Kingswood Youth Center to hold a Chili Cook-off Contest on August 22, 2015 from 11:30 a.m. to 2:30 p.m. (set-up starts at 7:30 a.m.) at Durgin Stables.**

Chairman Senecal opened the public hearing.

Mara Michno spoke on behalf of the Kingswood Youth Center. She stated this was the center's number one fund raising event for the year and the one that brings in the most money the center needs to operate. Mrs. Murray noted that the sidewalks should not be blocked as well as handicapped accessible areas.

Being no others to speak for or against the request, Chair Senecal closed the public hearing.

**It was moved by Freudenberg and seconded by Harriman to approve the permit to the Kingswood Youth Center to hold a Chili Cook-off Contest on August 22, 2015 from 11:30 a.m. to 2:30 p.m. Set-up to begin at 7:30 a.m. at Durgin Stables. Members voted and being all in favor the motion passed.**

**ii. Wolfeboro Area Recreation Association to hold a Beer Festival on August 15, 2015 from 12 noon to 4 p.m. at The Nick.**

Mrs. Murray noted the lack of an insurance certificate with the application package, which would be required prior to approval of the permit. As no representative from WARA was on hand, Mr. Owen suggested moving the temporary event permit to the August 5 Board of Selectmen meeting.

**It was moved by Mrs. Murray and seconded by Chair Senecal to postpone the temporary event permit hearing on WARA's request to the August 5 meeting. Members voted and being none opposed, the motion passed.**

## **B. Application for a Discretionary Barn Easement**

James Marchese has applied to the Board for a Discretionary Preservation Easement for his barn structure at 29 Allen Road. Mr. Marchese distributed copies of the statute, RSA 79-D: 3 along with a list of how the property meets the criteria for an easement and a written review of the history of the property conducted by the Wolfeboro Historical Society. The house was likely built by Ebenezer Allen, son of the town's first minister, circa 1840. Most recently, the building was operated as The Bittersweet Restaurant. Mr. Marchese indicated he wishes to restore the barn and clean up the grounds. He added the building and location has significant historical value to Wolfeboro. He is working with officials at the New Hampshire Preservation Alliance on the project and may eventually seek to have the site designated to the state or federal registers of historic sites. He added that he is seeking as much tax advantage as possible and that his renovation plan should take between five and 10 years to get the structure where it needs to be. Mr. Owen noted that the easement amount chosen could be between 25 and 75 percent of assessed value.

Mrs. Murray said she was pleased the barn will be restored and was pleased to see Mr. Marchese has created a maintenance plan for the property. She asked Mr. Owen if the amount of the easement could be increased at any time. He stated if the parties sought to renew the easement the discount on the taxes could be determined at that time.

Mr. Harriman asked if the easement approval could be conditioned upon a work schedule so that the Town would have something in writing. Mr. Owen responded that if the board agrees to an easement, the board can determine what is included in the agreement; town counsel would assist in developing an easement document, but such a document has not been prepared.

Mr. Freudenberg said it was nice to see someone taking on the renovation and commended Mr. Marchese for his efforts. He said he completely supports this endeavor.

Wolfeboro Historical Society Director and Archivist Gene Denu spoke on behalf of Mr. Marchese's request for an easement. He reviewed the property's history and concluded that the barn was well kept up, with structural changes kept to a minimum. He said the barn was an excellent candidate for restoration and had been one of the best-known places in Wolfeboro in the late 1700s. He said the WHS is on record to support Mr. Marchese in his efforts.

Wolfeboro resident Maggie Stier, who also works for the New Hampshire Preservation Alliance in Concord, also spoke on behalf of the request for an easement. She said the barn is located on a key public road and really speaks to the agricultural heritage of the town. She said despite its exterior cosmetic missteps, the barn could be readily restored. She noted that the town could include a condition in the easement for non-performance – in the event no work is done the easement would be nullified with the property owner required to pay unpaid taxes.

Mr. Owen noted that the last instance in which the Board approved a Discretionary Preservation Easement was in 2008 for a barn on Browns Ridge Road, when the Board granted a 25 percent reduction.

**Mrs. Murray presented a motion to approve a Discretionary Barn Preservation Easement for the historic barn structure at 29 Allen Road with a 50 percent of full value assessment, subject to conditions of a Discretionary Preservation Agreement between the landowner and the Town, Mr. Harriman seconded the motion; members voted and all being in favor, the motion passed.**

## **C. Town Code Amendments**

### **i. Distribution on Sidewalks**

**It was moved by Mr. Harriman and seconded by Mrs. Murray to amend the Town Code; Chapter 140 entitled Streets and Sidewalks, by adding a new Section 2, entitled Distribution on Sidewalks, which reads as follows:**

Any person or organization may distribute political, charitable, religious or similar materials on any public sidewalk with the Town provided that access to any entranceway to any building is not restricted and free passage of pedestrians upon said walkways is not infringed, including maintaining access for disabled persons as required by the Americans with Disabilities Act (A.D.A.). Access to an entranceway to a building shall be deemed not to be restricted if the dissemination of materials is not conducted within five feet of either side of said entranceway at its widest points. Free passage of pedestrians upon a sidewalk shall be deemed not to be infringed if a passageway has a width of 36 inches as required for A.D.A. access and remains free at all times. No table, chair, sign stool, booth, kiosk, display, billboard or other similar article or device shall be placed upon any sidewalk in connection with the dissemination of materials as set forth in the article, unless the person or organization obtains a permit from the Board of Selectmen under the procedures of the Temporary Outdoor Event ordinance (Chapter 156). This article does not apply to sandwich boards placed on Town sidewalks by merchants under the provisions of the Town's Sign Ordinance or street furniture placed on sidewalks or approved by the Department of Public Works, as long as A.D.A. access is maintained.

No members of the public spoke for or against this amendment.

**Members voted and being none opposed the motion passed.**

ii. Island Resident Parking

No members of the public spoke for or against this amendment.

**Chair Senecal made a motion seconded by Mrs. Murray to approve the amendment to the Town Code Chapter 36, entitled Docks and Wharves, Section 5, Limitations on Use, Subsection M, Island resident parking, to read as follows: The second closest dock to the Main Street bridge in Back Bay and the outermost side of both docks at Mast Landing are restricted to boats displaying an island resident boat parking sticker. Boats displaying the island resident boat parking stickers are not subject to the four-hour limit set forth above when parked at these designated locations.**

**Bulk Vote**

Mrs. Murray removed herself from the vote on Abatement Request #43, Tax Map 177, Lot 10-144 in the Bulk Vote.

**A. Weekly Manifests:**

- i. Manifest dated July 10, 2015
- ii. Manifest dated July 17, 2015

**B. Property Tax Abatements/Refunds - Approvals:**

- i. Tax Map 188, Lot 63-5, Cushing Road
- ii. Tax Map 158, Lot 4, Bass Drive
- iii. Tax Map 126, Lot 1, North Main Street
- iv. Tax Map 154, Lot 1, Cotton Mountain Road
- v. Tax Map 177, Lot 10-144, Harvey Brook Road
- vi. Tax Map 219, Lot 19, McManus Road
- vii. Tax Map 218, Lot 37, Academy Drive
- viii. Tax Map 216, Lot 36, Knoll Road

**It was moved by Linda Murray and seconded by Dave Senecal to remove abatement request #43, Tax Map 177, Lot 10-144 from the Bulk Vote. Members voted and being all in favor, the motion passed.**

**It was moved by Dave Senecal and seconded by Brad Harriman to approve the Bulk Vote items A-D as listed above with B-v removed. Members voted and being all in favor, the motion passed.**

**It was moved by Brad Harriman and seconded by Dave Bowers to approve item B-v listed above. Linda Murray abstained and all other members voted in favor, the motion passed.**

**C. Notice of Intent to Cut Wood or Timber**

- i. Tax Map 92, Lot 13, 11.03 acres on North Wakefield Road

#### **D. Raffle Permit – Libby Museum**

**It was moved by Dave Senecal and seconded by Brad Harriman to approve the Bulk vote items A-D as listed above. Members voted and being all in favor, the motion passed.**

#### **New Business**

##### **A. Carroll County Transit Update**

Peter Reynolds of the Carroll County Transit Program updated the Board with information on their transportation program that assists the elderly and those without a car get to medical appointments, grocery shopping and social events. Tri-County Community Action Program operates the Blue Loon bus service. Reynolds said recently the local Wolfeboro TV station has promoted the service and that he is trying to get the word out to people who may not know about it who do not have transportation. Passengers could ride the bus for \$20 a week to and from work. He said future special trips include excursions for seniors to Wolfeboro to visit the Wright Museum, to Portland, Maine or to the casino in Oxford, Maine. He said passengers could utilize their service to get to and from the hospital. The program is 80 percent funded by federal funds; most recently, the service contracted with Medicaid through CTS to provide transportation to the hospital. He said door-to-door pickup service is available through its Flex Route program. He said recently the program distributed passes for teens to ride on Thursdays all summer for \$30. Board members thanked Mr. Reynolds for the update.

##### **B. Solarize Wolfeboro – Town Energy Committee**

Doug Smithwood and Susan Fuller of the Wolfeboro Energy Committee presented the Board with an update of its activities and its new initiative, “Solarize Wolfeboro.” Mr. Smithwood guided the Board through a PowerPoint presentation highlighting the economic, community and environmental benefits of solar energy. Currently there are federal and state tax credits available to homeowners to install rooftop solar power panels. Outlining the current cost of electricity, he said 65 percent of every energy dollar goes to shareholders out of state and in Wolfeboro that cut is 75 percent. He said coal-burning electricity producing plants deposit mercury into lakes and burning fossil fuels creates acid rain, negatively impacting soils and fish populations. He said the goal of the committee is to help the town become more resilient and self-sustaining; the tax incentives are in place to 2016. It would help if the committee received an official endorsement from the Board of Selectmen for its efforts as the committee attempts to raise seed money for promotion and outreach. Chair Senecal said he was aware of at least five building permits to install residential solar panels, which have become much lighter and easier to install.

**Mrs. Murray moved that the Board go on record to support the Wolfeboro Energy Committee’s “Solarize Wolfeboro” initiative. Mr. Harriman seconded the motion; members voted and there being none opposed the motion passed.**

##### **C. Monthly Budget Expenditures and Revenues Report**

Finance Director Peter Chamberlin presented the Monthly Expenditure and Revenue Reports as of June 30, 2015.

#### **D. Town Investment Policy**

Town Treasurer John Burt discussed the Town of Wolfeboro Investment Policy for 2015 as required by RSA 41:29, IV. He stated the objectives include: security of the Town's funds; the second is liquidity of funds; and the third is maximizing return on investment.

**Mrs. Murray made a motion, seconded by Mr. Harriman, to approve the Town of Wolfeboro 2015 Investment Policy as submitted by the Town Treasurer. Members voted and there being none opposed, the motion passed.**

#### **E. Financial Guidelines for FY 2016 Budget Process**

Mr. Owen presented the Board with a memorandum on Budget Guidelines for 2016 where he details a significant increase of \$344,596 in its Debt Service Budget next year due to the Town Hall Renovation Project, the Libby Museum structural repairs, the Center Street Reconstruction project and a few other capital improvements. He stated the 2016 Town Budget would increase by more than one-third of a million dollars before any other cost factors are considered. He added the Finance Director projects the Town's health insurance rates to increase by 13 percent next year in the second half of 2016. Collective bargaining costs are already fixed for 2016 in the range of 3 to 3.5 percent; and non-union personnel will expect a similar increase. Mr. Owen recommends department heads level fund discretionary line items submitted to the Town Manager, with exception of contractual and previously approved obligations, legal requirements and salaries and benefits of town employees. Mr. Freudenberg questioned whether approving a motion or amendment mandating level funding would result in department not receiving something required to operate. Mr. Owen replied the budget guidelines have been used now for several years, and that department heads are accustomed to putting forth their needs; in addition, the Budget Committee can include or return funds if something is really needed. Mrs. Murray stated in one case the Parks and Recreation Department was successful in requesting funding be returned for a new computer program. Chair Senecal added that if a request can be substantiated, the Board would include it. He added that the Capital Improvement Program includes Warrant Articles not included in a department budget.

**Mr. Harriman made a motion, seconded by Mrs. Murray, to approve the Budget Guidelines for 2016. Members voted and none being opposed, the motion passed.**

#### **Other Business**

Mr. Owen received one bid for Sale of Tax Deeded Property at 757 South Main Street and that it was in excess of the minimum bid about required [\$25,000]. The bid was for \$51,000 from Richard Totaro. Mrs. Murray noted that the bid was higher than any of the property appraisals the town received.

**Mrs. Murray made a motion seconded by Chair Senecal to accept the bid for \$51,000 for tax-deeded property at 757 South Main Street. Members voted and none being opposed the motion passed.**

## **Town Manager's Report**

Mr. Owen reported the following:

- The board was invited to the Libby Museum Moose Day Celebration on Sunday, July 19 from 11 a.m. to 3 p.m.
- A groundbreaking for the new Abenaki Ski Lodge project was planned for Monday, July 20 at 1 p.m. at the Abenaki Ski Area.
- The Department of Public Works weighed bids for trash hauling and recommended awarding the bid to Waste Management for a \$20,000 savings over Casella's bid. Mr. Harriman requested a copy of the bids for information purposes.
- The Wolfeboro Electric Department has been verbally notified that the New Hampshire Electric Coop will not bid to continue providing the Town of Wolfeboro with line crews in the future. The department is preparing to request bids for a five-year contract. Mr. Owen stated the town would have to look at options on how to proceed.
- Three of the Wolfeboro Fire-Rescue Department call firefighters have received Firefighter Level I certification.
- The revised Town Hall Renovation financial report shows the corrected balance of uncommitted funds at \$51,382.58.
- The large windows for the Town Hall second floor have arrived.

## **Committee Reports**

Mr. Harriman attended a Planning Board meeting where a previously approved subdivision requested a new application under updated zoning; the applicant reduced the number of lots.

Chair Senecal attended a Zoning Board of Adjustment meeting where four hearings were heard.

Mrs. Murray attended two Town Hall Renovation meetings, a Chamber of Commerce Executive Board meeting and a Milfoil Committee meeting with a tour of Back Bay. She was pleased to report little milfoil growth. Harvesting has been moved to the end of August. Overall Back Bay looks pretty good.

## **Questions from the Press**

None.

Being no other business Chair Senecal made a motion seconded by Mrs. Murray to adjourn at 8:10 p.m.

Respectfully submitted,  
**Larissa Mulkern**  
Recording Secretary