

Wolfeboro Board of Selectmen  
Public Meeting Minutes-Approved  
February 1, 2017

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

**Members absent:** Dave Senecal

**Staff present:** Town Manager David W. Owen, Police Captain Mark Livie, Fire Chief James Pineo, and Recording Secretary Michele Chamberlain

Chairman Harriman opened the meeting at 6:30 PM.

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

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

**Consideration of Minutes**

Chairman Harriman asked for approval from the Board of the January 18, 2017 Regular Meeting Minutes.

**It was moved by Dave Bowers and seconded by Luke Freudenberg to accept the minutes of January 18, 2017 with amendments to pages 9, 10, 11 and 12. Brad Harriman abstained. Members voted and being none opposed, the motion passed.**

**Public Hearings**

**A. Temporary Outdoor Event Permit**

- i. Fisherville Committee to hold a Brew Fest on February 11, 2017 and March 4, 2017 from 12:00 Noon—3:00 PM at the Dockside Parking Lot**

Chairman Harriman opened the public hearing.

Lucy Van Cleve, Chairman of the Fisherville Committee, addressed the Board. She stated the February 11, 2017 event was cancelled due to lack of ice. She asked for the Board's permission to have the March 4<sup>th</sup> event in the Dockside Parking Lot if the ice does not freeze. She stated the parking lot is the back-up plan.

Chairman Harriman stated it's like last year.

Ms. Van Cleve agreed.

Chairman Harriman stated it worked very well last year.

Ms. Van Cleve agreed and stated they had a very good showing.

Chairman Harriman closed the public hearing.

Linda Murray stated at the last Board meeting she had asked to close the Dockside Parking Lot for the February 11<sup>th</sup> event and it is no longer needed. She stated she was not sure if they were going to want to bring bob houses to the parking lot on February 6<sup>th</sup>, it is still up in the air. She suggested that they might move the bob houses from Brewster Beach to the parking lot but it has not been decided for sure yet.

Chairman Harriman asked for Mr. Freudenberg's opinion about the ice freezing.

Mr. Freudenberg stated they are hoping and it looks like the broods are going to lock up either tomorrow night or the next night. He stated once the ice stops moving around they will turn the bubblers off.

**It was moved by Linda Murray and seconded by Luke Freudenberg to approve the issuance of a Temporary Outdoor Event Permit to the Fisherville Committee to hold a Brew Fest event on March 4, 2017 from 12:00 Noon – 3:00 PM at the Dockside Parking Lot. Members voted and being none opposed, the motion passed.**

**B. Application for Permit to Sell and Consume Beer and Wine at the Dockside Parking Lot for Brew Fest Events**

Chairman Harriman opened the public hearing.

Lucy Van Cleve, Chairman of the Fisherville Committee, addressed the Board. She asked for permission to sell beer and wine at the Dockside Parking Lot on March 4<sup>th</sup> for the Brew Fest Event.

Chairman Harriman closed the public hearing.

Chairman Harriman stated that you already have your permits from the state.

Linda Murray stated that the event has a total capacity of 220 individuals.

Ms. Van Cleve stated yes, in the beer garden.

Mr. Owen asked if the Board wanted to waive the permit fee since it was a Town Committee.

Chairman Harriman stated that should be part of the motion.

## Bulk Vote

- i. January 27, 2017
- ii. February 3, 2017

i. Off Stoneham Road Tax Map 155, Lot 7

- i. \$625.15
- ii. \$493.42

## New Business

Approved by the Board

**It was moved by Linda Murray and seconded by Luke Freudenberg to reconfirm the Town of Wolfeboro's intent to use staff assistance to be provided by the Lakes Region Planning Commission to update the Town's Hazard Mitigation Plan. Members voted and none being opposed, the motion passed.**

**B. Covenant to Protect Public Benefit Pursuant to RSA 79-E**

Mr. Owen stated at the Board's last regular meeting, the Board voted to approve the decision to provide Tax Relief Incentives to Wolfeboro Property Holdings under RSA 79-E, subject to a covenant between the parties to protect the public benefits of the project for the term of the tax relief provided. Town Counsel has drafted the covenant agreement for the Board's consideration. A copy of it was also forwarded to Peter Cooke for his review and comment. Mr. Cooke replied through email since he was in California that the agreement was fine with him.

**It was moved by Luke Freudenberg and seconded by Linda Murray to approve and sign the Covenant to Protect Public Benefit with WOLFEBORO PROPERTY HOLDINGS, LLC pursuant to RSA CH. 79-E. Members voted and none being opposed, the motion passed.**

**C. March Meeting Dates**

Mr. Owen asked if the Board would consider moving its March meetings from the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays to the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays of the month. Mr. Owen explained that it would allow him to do the agenda preparation for both March meetings, and relieve Peter Chamberlin from having to prepare the agenda for the March 1<sup>st</sup> meeting while serving as Acting Town Manager during his absence. Mr. Owen stated since there are 5 Wednesdays in March this year, this change in meeting dates would maintain an interval of at least 2 weeks between meetings.

Dave Bowers asked what the dates would be.

Mr. Owen stated March 8<sup>th</sup> and March 22<sup>nd</sup>.

Chairman Harriman stated he had an Ossipee Town Meeting on March 8<sup>th</sup> so he would not be able to attend.

Linda Murray suggested March 9<sup>th</sup>.

Dave Bowers suggested March 7<sup>th</sup>.

Luke Freudenberg stated the Planning Board would be meeting here on March 7<sup>th</sup>.

Chairman Harriman questioned if the voting was on March 14<sup>th</sup>.

The Board stated it was.

Chairman Harriman stated then he would be free because his town meeting would be on March 15<sup>th</sup>.

The Board agreed to change the dates to March 8<sup>th</sup> and March 22<sup>nd</sup>.

**It was moved by Dave Bowers and seconded by Linda Murray to approve the revised dates of the March meetings to March 8<sup>th</sup> and March 22<sup>nd</sup>. Members voted and being none opposed, the motion passed.**

### **Old Business**

None

### **Other Business**

None

### **Town Manager's Report**

Mr. Owen stated the following:

The Town warrants were posted on Friday and they were all set to go. He stated the Deliberative Session will be next Tuesday evening, February 7<sup>th</sup> at 7 PM in the Great Hall.

He is working on the Voter's Guide and it is almost complete. He is waiting for the closing for the different filing offices of the elections to complete who is running for office in Article #1. He stated Ms. Murray had reviewed it and thought it was in good shape.

Ms. Murray stated she thought it was very well done.

Mr. Owen stated in the top of the balcony of the Great Hall there were some frozen pipes and we had to burst through the walls to do the repairs. He stated that louvers were installed and it looks great. Mr. Owen stated it looks like it was done that way to begin with and that work was done by one of our DPW staff, Jason Emert. Mr. Owen stated Mr. Emert is a good craftsman and it really did not cost the Town much and it looks great.

Mr. Owen stated additional window treatments have been ordered including two windows in the balcony of the Great Hall because of the sunlight shining through in the late afternoon, it tends to blind people. He stated some window treatments are also going in the third level in the south tower because we have HVAC equipment that is visible through windows up there. Mr. Owen stated window treatments for the big window in the employees' break room have also been ordered since cardboard has been put there.

Mr. Owen stated the Town had received communication from the Town of Moultonborough inviting us to attend an event in December which was cancelled. The event was for different towns getting together to discuss possible cooperation. The new dates they suggested are now February 7<sup>th</sup>, February 21<sup>st</sup> and February 28<sup>th</sup>. Mr. Owen stated February 7<sup>th</sup> is our Deliberative Session so that date will not work. Therefore, he asked the Board if either February 21<sup>st</sup> or February 28<sup>th</sup> would work for anyone being able to attend.

Linda Murray stated she could attend on February 21<sup>st</sup> but not on February 28<sup>th</sup>.

Luke Freudenberg stated February 21<sup>st</sup> was fine with him.

Chairman Harriman stated he had a Planning Board Meeting on that night but he would check the agenda.

Luke Freudenberg asked what time is the event.

Mr. Owen stated 6:30 PM.

Dave Bowers stated he would check his calendar.

Mr. Owen stated he would inform the Town of Moultonborough.

Mr. Owen stated the Town received communication today from the Secretary of State's office about the special election. He stated the filing period for the state representative position is this coming Monday and Tuesday, February 6<sup>th</sup> and 7<sup>th</sup>. Mr. Owen stated it is a very short turn-around time and unfortunately it does not give enough time for the newspaper to advertise it. Mr. Beeler stated he would put it on their website. Mr. Owen stated it could also be put on the Town website as well.

Mr. Owen stated two organizations used the Great Hall over the weekend and there were some small issues with each group. He stated one group forgot to close all the windows. He stated he spoke to the group about this.

Ms. Murray suggested adding closing and locking all windows to the checklist.

Mr. Owen stated the other group had a couple of issues. They broke a fire sprinkler head when putting the tables away and it had to be repaired. Mr. Owen stated he heard that people were wandering around downstairs in the Town Hall Annex..

Dave Bowers asked the name of the group.

Mr. Owen stated it was the Appalachian Mountain Teen Project.

Ms. Murray asked if it was a teen dance.

Mr. Owen stated he was not sure what the event was.

Mr. Owen stated he has communicated with both groups that they need to monitor what is happening and to use the facility with care.

Dave Bowers suggested adding a clause to the agreement that if something is broken or needs to be repaired that they will be responsible.

Chairman Harriman stated that would need to be revisited as a policy change and a public hearing would be needed.

Ms. Murray agreed.

Dave Bowers asked Mr. Owen to set up a public hearing when he comes back.

Mr. Owen agreed.

Ms. Murray asked Mr. Owen about the lock out system that was supposed to be on the elevator.

Mr. Owen stated that never happened.

Ms. Murray asked if this elevator could have that lock.

Mr. Owen stated it could but they had requested the lock out system previously. He stated there would be a substantial cost.

Ms. Murray asked for an estimate and questioned if they had a balance of \$4000.00 in the warrant article.

Mr. Owen stated the money had been spent.

Ms. Murray stated she would like an estimate at least because we have a lot of equipment that could be damaged downstairs.

Chairman Harriman agreed it would definitely be worth looking into.

Mr. Owen stated ok.

Luke Freudenberg suggested a locked steel gate because it might be cheaper.

Mr. Owen stated this Friday he would be leaving early, around midday to attend a memorial service for a good friend of his back in the Midwest.

### **Committee Reports**

Dave Bowers attended the Library Trustees Meeting. He stated their main concentration is on the five million dollar new library expansion proposed for 2018. He stated they are raising the funds for the library and Mr. Harriman's mother, Jeanne Harriman was honored with fond memories.

Chairman Harriman attended the Friends of the Libby Museum Meeting regarding the possibility of some new exhibits being donated.

Linda Murray stated she attended the Chamber Social at Allen Wayside Furniture. She stated last night, January 31<sup>st</sup> she attended the Business Retention Quarterly Center Meeting at the Great Hall.

Luke Freudenberg had nothing to report at this time.

### **Questions from the Press**

Tom Beeler stated there is one more day up until Friday at 5 PM to file. He stated Dave Senecal and Linda Murray are signed up for re-election.

### **Public Input**

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

None

**It was moved by Linda Murray and seconded by Dave Bowers to enter into non-public session under RSA 91:3 II (a) to discuss litigation. Roll call vote, Chairman Harriman – yes, Linda Murray – yes, Luke Freudenberg – yes, and Dave Bowers – yes. Being none opposed, the motion passed.**

The Board re-entered public session at 7:45 PM.

**Linda Murray moved the Wolfeboro Board of Selectmen to seal the minutes of the February 1, 2017 non-public meeting. Chairman Harriman seconded. Roll call vote, Chairman Harriman – yes, Linda Murray – yes, Luke Freudenberg – yes, and Dave Bowers – yes. Being none opposed, the motion passed.**

**It was moved by Linda Murray and seconded by Luke Freudenberg to adjourn at 7:47 PM. Members voted and being none opposed, the motion passed.**

Respectfully Submitted,  
Michele Chamberlain