

WOLFEBORO HERITAGE COMMISSION

Town Hall Annex Meeting Room
Wednesday, October 19, 2016, 7 p.m.
Minutes – Approved

Members and guests present: Chair Maggie Stier, Vaune Dugan, Cynthia Melanson, Wendy McHugh, Gene Denu, Selectmen Linda Murray seated for BOS Liaison Dave Bowers; guests John Simms and Eamon Dolan of Depot Square condominiums, and Peter Cooke of the Pickering House

Members/staff absent: Anne Blodget, Harold Parker, Town Manager Dave Owen

Staff Present: Recording secretary Larissa Mulkern

Call to order: Chair Stier called the meeting to order at 7 p.m.

Minutes: The minutes of the September 14 meeting were approved as submitted.

Public Input

Mr. Simms distributed a list of tasks with the goal of creating a model railroad tourist attraction by moving the layout from the Klickety-Klack railroad into the Freight House. The list of tasks/talking points included: negotiate a contract with Klickety-Klack owner Richard Parshley; generate a business plan and cost estimate; facilitate the removal of oil tanks to enable the town's purchase of the freight shed to proceed; form a 501c 3 corporation; generate a warrant article for a 50/50 public/private funding package for 2017 for rehabilitation of the freight house; raise private funds; generate municipal and public support; execute the rehabilitation plan for the freight house; identify a stream of model railroad enthusiasts to define, design, build and install the layout(s); and to identify a longer term operating team of volunteers and possibly a paid manager.

Discussion ensued: Gene said he thought this was a great use for the freight house, but added this was an ambitious plan; he questioned whether a warrant article could be prepared in time for the upcoming town meeting cycle. Mr. Simms agreed the timing was a challenge and the warrant article could be presented next year if not ready for this year.

In response to a query, Mr. Simms said he had an informal agreement with Mr. Parshley regarding relocating the model. Mr. Parshley has been selling off some of the rolling stock from his business, but has agreed not to sell the main layout depicting Wolfeboro until a potential contract is reached. Mr. Simms said Mr. Parshley told him the new owner of the building has given him an extra year to move the business.

Vaune said she thought it was a great use for the building but the arrangement between private lessee to public lessor private would have to be clearly defined. Chair Stier said a public/private partnership might work with the town retaining ownership of the building. Mr. Simms referred to a copy of the original warrant article that stated another town vote is required for permission to demolish the building – the original warrant article that passed was to acquire the property for \$125,000, to consolidate the Town's holdings at Back Bay. She commended Mr. Simms for the amount of work done on the proposal and agreed it would be

a great use of the freight house. She asked what in particular he was asking of the Heritage Commission this evening.

In response to the query, Mr. Simms asked if the Heritage Commission would be willing to write and present the warrant article requesting half of the funding to renovate the freight house building.

Discussion ensued. Chair Stier said preparing a warrant article would require obtaining plans and specs from an architect; the Town obtained the property for use as a potential parking lot. She noted that grants for architectural assessment are available from the New Hampshire Preservation Alliance. A credible cost estimate from an architect would be required to prepare a warrant article, and it would be helpful to obtain an estimate for removal of the old tanks from that property as well. Chair Stier said she could provide a list of architects to Mr. Simms.

Review of proposals for former Wolfeboro information booth – WHC recommendation

Five proposals were received in response to a press release from the Wolfeboro Heritage Commission requesting proposals and bids for removal and restoration of the former Wolfeboro information booth. Peter and Patty Cooke teamed up with the WHC to find a new owner for the booth that was stored on their property on Brummitt Court, with proceeds donated to the Commission. The proposals were from:

- Bedard Preservation & Restoration: \$525 to restore and move the building to Gilmanton;
- Dennis & Kurt DeVyllder: \$300 to restore and relocate the booth to their farm on Pleasant Valley Road in Wolfeboro; for use as a farm stand that will be used and viewed by the public;
- Rick Sager: no price provided; to relocate the booth to his Sunset Lodges resort in Tuftonboro;
- Frank Sykes: \$238 to purchase and restore the booth to house his Chinese porcelain collection in Wolfeboro;
- Charles Wibel: \$500 to relocate the booth to his property on North Line Road in Wolfeboro for use as a summer gazebo and garden house;

Members concluded that Mr. DeVyllder's proposal would make the best, most public use of the booth. Gene made a motion seconded by Vaune to recommend that the Cookes accept the DeVyllder's proposal as the most appropriate because it meets the WHC criteria; members voted all in favor and the motion passed. Chair Stier thanked the Cookes for donating the proceeds to the Heritage Commission.

Gene suggested once the transaction goes through, the donation and the booth's move be publicized [with a photo of the Cookes, DeVyllders, and the booth].

Old Business

Pickering House: Peter Cooke said the plans for the Pickering House will be reviewed by the Planning Board on Nov. 1. The Cookes are rehabilitating the property for use as an Inn and Tavern.

Chair Stier invited members to view the Pickering House plans at the planning office and to show their support at the Nov. 1 hearing or by writing a note.

New Town Planner: Vaune noted the Town has hired a new Town Planner, a young man from Portsmouth who has worked in Northwood and Durham. He starts in three weeks.

Wolfeboro Public Library: Chair Stier said the Wolfeboro Public Library has unveiled its renovation and fund raising plans. The layout was well received. She asked them if the Heritage Commission could weigh in on exterior design elements that could make the building more compatible with Main Street. She suggested that Heritage Commission members take a look at the plans for discussion at the next commission meeting.

Regional meeting: The idea of hosting a meeting of Lakes Region heritage commissions will be reconsidered in the spring.

Next meeting: Chair Stier is unavailable on Nov. 9 and most of that week; she will poll the members via email on whether they can meet the following week.

Adjournment: A motion to adjourn was made, seconded and passed at 8:20 p.m.

Respectfully submitted:
Larissa Mulkern
Recording Secretary