

**TOWN OF WOLFEBORO
PLANNING BOARD
October 1, 2019
MINUTES**

Members Present: Kathy Barnard, Chairman, Brad Harriman, Selectmen's Representative, Mike Hodder, John Thurston, Peter Goodwin, Members.

Members Absent: Vaune Dugan, Vice-Chairman, Susan Repplier, Member, Dave Alessandroni, Alternate.

Staff Present: Matt Sullivan, Director of Planning and Development.

Chairman Barnard opened the meeting at 7:00 PM at the Wolfeboro Town Hall Great Hall.

I. Introduction of Board Members

Chairman Barnard introduced the members of the Planning Board and Staff.

II. Scheduled Appointments / Public Hearings / Public Forum

Wright Museum/Estate of Everett Albee II

Agent: James Rines, P.E., L.L.S

Site Plan Review; Storage and Maintenance of Write Museum Vehicles

Tax Map #147-6, Case #2019-21

Kathy Barnard read the item into the record and stated an email was received from the applicant's agent asking for a continuance of the application until November 5, 2019; by then the applicant will have gone to the ZBA.

It was moved by Mike Hodder and seconded by Peter Goodwin to continue the hearing for the Wright Museum/Estate of Everett Albee II, Tax Map 147-6, Case #2019-21 to November 5, 2019. All members voted in favor. The motion passed. 5-0.

Kathy Barnard stated there may be some folks attending this evening to discuss short-term rentals; however, the item is not on the agenda tonight. Although the Board has received some information from individuals that have written and submitted letters etc. that are in the packet, the Board won't be discussing. If people came to the meeting to listen or discuss this evening, she would be willing to change the agenda pending the Boards decision to allow public comments prior to the next public hearing.

Robin Wyman stated she was alerted to this by someone in town, and do not know what it's about. If it's not going to be discussed tonight, she would like to know when the next meeting will be to be a part of that as she doesn't know enough details to address it at this time.

Kathy Barnard stated it came up during our discussions of the Master Plan. There was a recommendation the Board looked into as some perceived it to be an issue at the public hearing which generated e-mails and the Board needs to review.

Robin Wyman stated it's a big issue for the town.

Matt Sullivan noted he received a phone call prior to the meeting insinuating people weren't made aware of the meeting which was certainly not the Boards intent. The Board recognizes there needs to be a full discussion on this issue at a later time when this Master Plan is being adopted. No decision is being made tonight.

Tom Fergus, stated he liked what he just heard, has read the meeting minutes, and this is going too fast; it's gaining momentum. What makes Wolfeboro different from everywhere else, is it's the Oldest Resort in America, we've been doing this here forever, and the only thing that should change is the medium by which you can do. The problems lie with who is in charge; no one claims responsibility. The homeowner, if it's a habitual offender (continued issue) that's the person who needs to be dealt with but not everyone should be thrown into this pot like we are irresponsible property owners. He urged the Board not to find a long term solution to a short term problem.

Kathy Barnard thanked the members of the public for speaking and stated the Board will make sure people are alerted to the fact the issue is being discussed.

2020-2029 Capital Improvements Program Public Hearing

Kathy Barnard noted she, Mike Hodder, Selectman Paul O'Brien, Bob Bowman have been members of the Committee, along with 4 citizen members: Suzanne Ryan, Paul Whalen, Tim Cronin, and Chuck Sumner. She stated members have been working since the beginning of August and wanted to get it to the Board of Selectman and Budget Committee as they are beginning their budget discussions. This is the first step and are bringing what the CIP Committee has approved to the Board.

Matt Sullivan noted he'd been reviewing the record on the Planning Board CIP process from year to year how this was done and wanted to touch on a technical issue that needs to be resolved. It won't compromise the CIP document itself; however, will compromise its adoption this evening. The state statute does not specifically comment on the public notice hearing process for the Capital Improvement Plan public hearing but does recommend due notice be given for the public hearing on the CIP in accordance with the notice in the statute. Due to the rush to complete this document, it was not noticed within the full 10 day notice requirement in the newspaper. Therefore, recommended he complete his presentation, collect any comments or concerns, and notice a formal public hearing on October 22, 2019. He also noted tomorrow evening he will be presenting the CIP document to the Board of Selectman and will be clear the plan has not been formally adopted by the Planning Board. A formal adoption vote should only take place after the notice has been given in accordance with the public noticing statute. He proceeded with his presentation, see attached.

Kathy Barnard stated before the department heads submit their requests they have to do that in accordance with the guidelines adopted by the Board of Selectmen in June 2019. They've had a document with guidance from the Board of Selectmen before they present their projects to the Town Manager.

Matt Sullivan noted those guidelines are the bumpers intended to guide the projects but not completely cement them. He also stated the project numbers may change as they are in the early stages.

John Thurston questioned the proposed purchase of the 2021 ladder truck fitting in the existing building.

Matt Thurston replied he will verify but believed Deputy Chief Zotti confirmed it would fit in the existing building.

Mike Hodder concurred with Matt Sullivan and stated Deputy Chief Zotti stated the size of the ladder truck will fit into the existing facility due to purchasing a smaller truck than the one currently in there today. The town doesn't need that size of a truck; the ladder capability is the same. He noted this question was raised in the Community Facilities chapter when discussing with the Fire Chief and he also raised it at the CIP meeting with Deputy Chief Zotti and that was answered satisfactorily.

John Thurston referred to the 'Out' Year Projects spreadsheet and stated in 2010/2011 there was \$150,000 on a warrant approved by the town for repairs of sidewalk from Huggins Hospital to the town hall and asked for a report on that warrant article.

Matt Sullivan replied he will look into. He stated his plan is to bring this to the Board of Selectman tomorrow evening, and return on October 22nd for adoption.

Kathy Barnard noted Matt Sullivan included how all of these documents fit into the Master Plan.

John Thurston stated looking at the spreadsheet and thinking about all the department heads and their effort put forth in this document; it doesn't go unnoticed. He also thanked Matt Sullivan for all his work.

Kathy Barnard noted this will be discussed again on October 22, 2019 once the notice is in the paper.

III. Public Comment

N/A

IV. Action Items

N/A

V. Communications & Miscellaneous

Master Plan Public Hearing Follow-up

Kathy Barnard stated it would be helpful to go over the comments heard and amendments the Board wishes to make to the Master Plan.

Matt Sullivan clarified he has all the amendments to date that were discussed and will have a new copy of the Plan on Monday or Tuesday of next week.

Kathy Barnard stated she preferred going through the changes this evening.

Peter Goodwin asked if amendments will be clear.

Matt Sullivan replied he will share what he is sending off to the consultant with the Board so they can see the changes.

Mike Hodder stated he agreed with Kathy Barnard and would prefer to go through the changes to be certain the Board is on the same page with the changes that need to be made.

Mike Hodder stated the following correction was needed to the motion on page 4 of the September 17, 2019 minutes: insert "lodging" before "options" so the motion would read "Consider the need for more lodging facilities and the effects of current zoning ordinances on existing and future lodging facilities in order to provide more lodging options."

Matt Sullivan questioned the "7 day" wording on short-term rentals and stated he didn't see a motion to that effect.

It was moved by Mike Hodder and seconded by John Thurston to remove the 7 day recommendation from the Future Land Use Chapter on the discussion of short-term rentals. All members voted in favor. The motion passed. 5-0.

Mike Hodder noted another change on page 138 of the Master Plan to strike the word "layout" as he never made a motion but will do so now.

It was moved by Mike Hodder and seconded by Kathy Barnard to strike the word "layout" from Recommendation #1 on page 138 of the Master Plan. All members voted in favor. The motion passed. 5-0.

It was moved by Mike Hodder and seconded by Kathy Barnard to insert the words "explore the" on Recommendation #1 on page 138 of the Master Plan before the third and fourth lines in Recommendation #1. All members voted in favor. The motion passed. 5-0.

John Thurston asked for clarification of the word "explore" as it's an open ended term.

Mike Hodder noted it was Vaune Dugan's suggestion to add "explore." He suggested the words "to develop a plan for a future road network" instead of "explore the."

Peter Goodwin stated he was opposed to that because it basically says we are going to develop a plan for new roads.

Mike Hodder asked Peter Goodwin to hold his objection and consider the existing wording "develop a plan to layout a future road network" and asked what the difference is between the two. The only difference is striking the word "layout."

Peter Goodwin replied he's in agreement the words need to be changed.

John Thurston stated he liked the word "research" instead of "explore."

Brad Harriman noted you can develop a plan but doesn't mean you have to implement the plan.

Peter Goodwin asked what happens if it is to develop a possible plan.

Mike Hodder stated this is a recommendation and don't feel by putting this in the Master Plan we are committing ourselves to an actual real life network of roads out in the world. We are saying we'd like to think about where new roads are needed and develop a plan for where we might need new roads. Two of them are Filter Bed Road and Railroad Avenue possibilities but we are not committing the town spend money to dig up dirt to start laying out a future road network. He stated he will amend his motion.

It was moved by Mike Hodder and seconded by John Thurston to amend his original motion and strike the word "to layout" from Recommendation #1 on page 138 of the Master Plan and replace with "develop a plan for a future road network". All members voted in favor. The motion passed. 5-0.

Kathy Barnard asked Board members if they had comments pertaining to the second motion made.

Brad Harriman stated during discussions the other night, didn't the Board discuss to generalizing that a little bit more so we're not locking in our conversation to Filter Bed Road. We were going to look at areas to possibly put a connector road between 109 and 109A because there are other opportunities out through there; it doesn't have to be Filter Bed Road.

Kathy Barnard replied she believed that was a discussion Suzanne Ryan brought up.

John Thurston stated it was discussed at the round table.

Mike Hodder stated going back to Recommendation #1, which currently reads having been amended, "develop a plan for a future road network" to end the sentence after "that would interconnect the towns roads" and delete the rest of it.

Matt Sullivan stated if the Board wishes to prioritize those two specific situations then to keep the references in; it depends how strong you want to be on those two.

Kathy Barnard asked Matt Sullivan if he could provide a sense of how strong the Committee was.

Matt Sullivan replied those are tangible projects in front of us and that's why they were strong on those; to explore a connector in the Filter Bed Road vicinity.

Mike Hodder stated he is withdrawing his second motion.

Kathy Barnard stated she is withdrawing her seconding Mike Hodder's second motion.

Mike Hodder stated to leave it as is.

Kathy Barnard asked Matt Sullivan to discuss the cross referencing.

Matt Sullivan stated it was a challenging and subjective exercise. In some cases like Filter Bed Road it was clear there was a connection between multiple chapters, but in other cases it wasn't as clear. Some chapters made recommendations to density and conservation of land etc. and wasn't clear if it was best to tie them together. He asked the Board if we were to add this as a field in the Implementation table, does it add value.

John Thurston stated he'd like to reference Anne Blodget as she made that recommendation and sent out an email in reference to the document size. The document would be larger; he questioned whether or not the intention is to add the cross references in and make the document larger.

Matt Sullivan stated he shared John Thurston's concern, the more you try to make these connections might diminish value of the content.

Peter Goodwin asked what happens if it says the primary responsible party.

Matt Sullivan replied that was discussed approximately a year ago, it could have been done but would have added complexity to it.

Mike Hodder stated he read Anne Blodget's email. She raised the question due the document being so big and cumbersome that she heard from people that they were having trouble getting their hands around it. She suggested 2 ways of getting at the difficulty of dealing with the document, 1) cross reference and 2) come up with an executive summary. However, after seeing this cross referencing this is going to be cumbersome, add a lot of weight to the document, make the Implementation table even more difficult to comprehend, and wrote an executive summary. He hoped that might be enough of a finding aid for a citizen and suggested not pursuing the cross referencing exercise. Take the Master Plan at a Glance or some other document at the Boards will, throw it in the beginning of the Master Plan as essentially a finding aid to the contents of the Master Plan.

Kathy Barnard noted there will be an Implementation Committee working on this and asked if Members had a copy of Mike Hodder's summary, Master Plan at a Glance, see attached.

Mike Hodder stated he ordered the paragraphs according to the chapters in the Master Plan and alphabetized these paragraphs to follow the alphabetical listings of the Master Plan chapter heads which is something we should be doing.

Matt Sullivan agreed and stated he will be alphabetizing the chapter lists.

Mike Hodder suggested to include alphabetizing the members of the committees.

Kathy Barnard asked how the Board would like to proceed, would they like to list all the cross references on the Implementation chart or is that not necessary.

Mike Hodder replied it's not necessary.

It was moved by Mike Hodder and seconded by Kathy Barnard not to pursue the cross referencing exercise for the Master Plan and in its place substitute the proposed executive overview, Master Plan at a Glance. All members voted in favor. The motion passed. 5-0.

Kathy Barnard asked the Board if they'd like to proceed with the Master Plan at a Glance.

Peter Goodwin referred to the following sentence in Mike Hodder's document: "The Town is facing a demographic shear line" and asked to strike "shear line."

Mike Hodder stated he was in agreement to remove the words "shear line."

Planning Board members agreed to remove the words "shear line."

Brad Harriman referred to the following sentence in Mike Hodder's document: "Ways of balancing public access by automobile and foot traffic..." He stated he'd like to see "alternative transportation" mentioned.

Matt Sullivan suggested the following correction "Ways of balancing public access by automobile, foot traffic or pedestrian and other modes of transportation..."

Mike Hodder suggested using "alternative modes of transportation."

Planning Board members agreed to add the words "alternative modes of transportation."

Board Members thanked Mike Hodder for drafting the document Master Plan at a Glance.

It was moved by Kathy Barnard and seconded by Peter Goodwin to add the document titled Master Plan at a Glance with the amendments discussed. All members voted in favor. The motion passed. 5-0.

Mike Hodder stated no motion is needed but asked Matt Sullivan if he is going to alphabetize chapters and the names of the people in the subcommittees.

Matt Sullivan confirmed.

NHMA Municipal Regulation of Short-Term Rentals

Matt Sullivan stated he will continue to update the Board with information and emails he's receiving. He sent an e-mail to the Select Board and Mr. Cook stating the Planning Board will be working on the issue heading into winter/spring and potentially hold a public forum to discuss what the steps should or should not be. He stated the Planning Board may need to work with the Selectmen on some of the more nuisance oriented issues they are hearing about as well; they may need to have a joint hearing.

Mike Hodder questioned what the different roles the Planning Board and Board of Selectman can be running on this as they have interlocking interests.

Matt Sullivan stated a joint hearing may be the best way to handle it as there are some potential policy/regulatory changes needed.

Mike Hodder suggested getting the Chambers and Economic Development Committee's input.

Matt Sullivan noted if in the event on future agendas there are materials going out about short term rentals he will reach out directly to the appropriate entities if there will be a discussion about them with the public.

Mike Hodder suggested taking the text of the Supreme Court decision in the Portsmouth case and circulate that to all interested parties.

Matt Sullivan noted he did send that to the Board of Selectmen.

Peter Goodwin stated ultimately, the discussion needs to focus on what is really needed and prioritize.

Matt Sullivan stated he envisions a very context sensitive solution based conversation similar to Dave Ford's workshops.

John Thurston noted an issue from previous conversations, during the summertime some of the lodgers show 99% occupancy. He questioned what happens when they are completely filled and there are no other places for people to stay. He referred to a comment made by Tom Fergus and agreed, not all clients are bad.

Mike Hodder agreed and reiterated his suggestion the Board hear from owners of buildings that are used for short term rentals and neighbors living next to or in proximity of buildings used for short term rentals and see whether or not there is an imbalance. If there is no imbalance then there is nothing to fix. If there is an imbalance then the Board may need to look into it to see what authority (if anything) they have to do without doing disservice to the people they are regulating.

Peter Goodwin stated there is something that has to do with the legality of the situation. If these people are renting out their buildings they have certain taxation issues they need to deal with. Some of the issues municipalities are dealing with are very basic i.e. egress and that kind of issue. Therefore, those are things we need to look at exterior to the other issues.

Mike Hodder noted the Board has heard testimony of 2 bedroom houses with 2 bedroom septic's being rented to 10, 15, 20, different people at a time, for a fairly long time during the summer which might present a health and safety issue.

Peter Goodwin agreed and stated those are the things we need to deal with; the kind of issue that ends up being taxation and health/safety.

Mike Hodder stated we need to find out if we do have health and safety issues which we can only get from testimony. Taxation issues are meals and room tax which is up to the state to collect.

VI. Work Session

Wolfeboro Falls Limited Business District

Matt Sullivan referenced the map provided, and stated letters were received from the shaded parcels.

Mike Hodder noted an error, parcel #10 should not be shaded as there isn't a letter in the file saying the owner is in favor or objects.

Matt Sullivan agreed #10 should not be shaded.

John Thurston noted concern for #66 & #67 due to short driveways, being right next to River Street, and no shoulder parking etc.

Matt Sullivan stated parcel #8 should be shaded.

Mike Hodder stated he objected due to #10, #66 and #67 potentially not being in favor.

Matt Sullivan stated boundary lines could cut through the back of parcels as it does in the Bay Street Limited Business District.

Kathy Barnard stated the Board will need to reach out to the property owners and hold a public hearing.

John Thurston stated there needs to be a clearly defined area prior to meeting.

Matt Sullivan stated he will draw a potential zoning district boundary and draw an abutter notification boundary and then invite stakeholders.

Kathy Barnard asked to see a map prior.

Matt Sullivan replied he will get a map to the Board for the October 22nd meeting.

Kathy Barnard asked Board members if they like to proceed with this.

Mike Hodder replied there is a need.

John Thurston stated he'd rather check out all options and then make a determination of yes or no.

VII. New Business

Kathy Barnard acknowledged the budget Matt Sullivan provided.

Matt Sullivan stated he was looking for guidance as he wanted to justify the \$13,000 requested.

Kathy Barnard asked what the 4 projects are Matt Sullivan refers to that will cost \$13,000.

Matt Sullivan replied: development of a water resources chapter, review of the conservation subdivision ordinance, review of the school impact fee structure (phase 1 of 2), and Plan NH charrette.

Mike Hodder questioned what the Board will be spending money on with regard to the charrette matching funds.

Matt Sullivan replied \$6,000 is a match for total grant cost. Plan NH will bring in a team of 10 professionals to look at very specific geography and make recommendations.

Mike Hodder stated he felt it would be a good expenditure of funds

John Thurston questioned If they actually bring something to show the Board.

Matt Sullivan offered to send resources to Board members.

Kathy Barnard noted a parking study was also supposed to take place.

VIII. Approval of Minutes

September 17, 2019

Corrections: see page 3

It was moved by Mike Hodder and seconded by Peter Goodwin to approve the September 17, 2019 Wolfeboro Planning Board minutes as amended. All members voted in favor. The motion passed. 5-0.

Mike Hodder referred to a comment made by Suzanne Ryan on page 10, paragraph 6, of the September 17, 2019 minutes and stated in the Natural Resources chapter there is a boxed mentioned of the NRI and felt that covered her comment.

Kathy Barnard noted the Natural Resources Inventory is also on the town website.

IX. Planning Board Subcommittee Reports

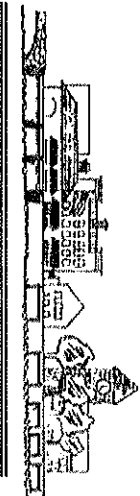
N/A

It was moved by Mike Hodder and seconded by Kathy Barnard to adjourn the October 1, 2019 Wolfeboro Planning Board meeting. All members voted in favor. The motion passed.

There being no further business, the meeting adjourned at 9:00 PM.

Respectfully Submitted,
Cathleen LaPierre
Cathy LaPierre

*****Please note these minutes are subject to amendments and approval at a later date. *****



TOWN OF WOLFEBORO

2020-2029 CAPITAL IMPROVEMENT PROGRAM (CIP)
OCTOBER 2019

CAPITAL IMPROVEMENTS PROGRAM (CIP) COMMITTEE:

Kathy Barnard, Chairman, Planning Board Representative

Tim Cronin, Member-at-Large

Mike Hodder, Planning Board Representative

Robert Loughman, Budget Committee Representative

Linda Murray, Board of Selectmen Representative Alternate

Paul O'Brien, Board of Selectmen Representative

Suzanne Ryan, Member-at-Large

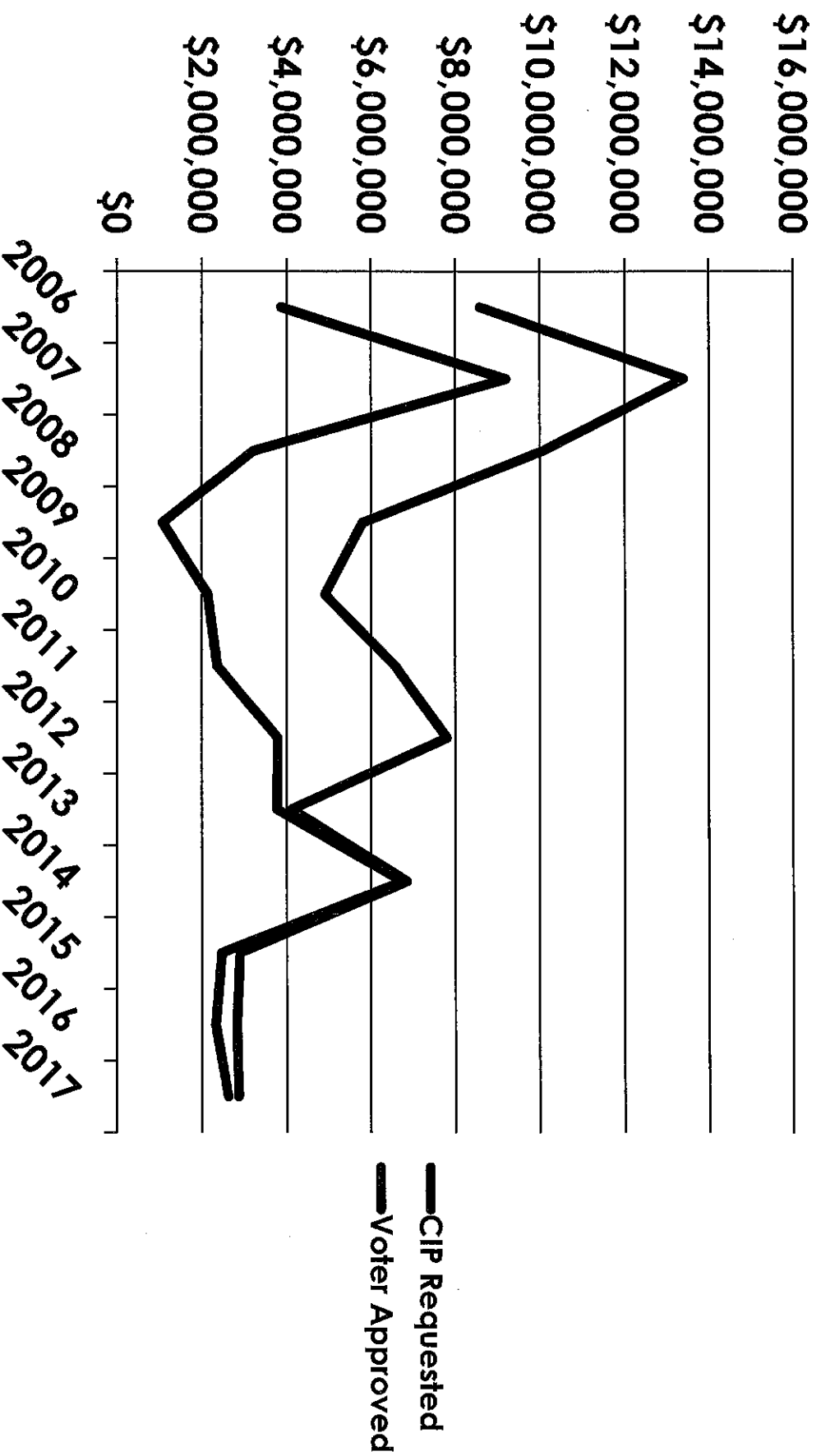
Charles Sumner, Member-at-Large

Paul Whalen, Member-at-Large

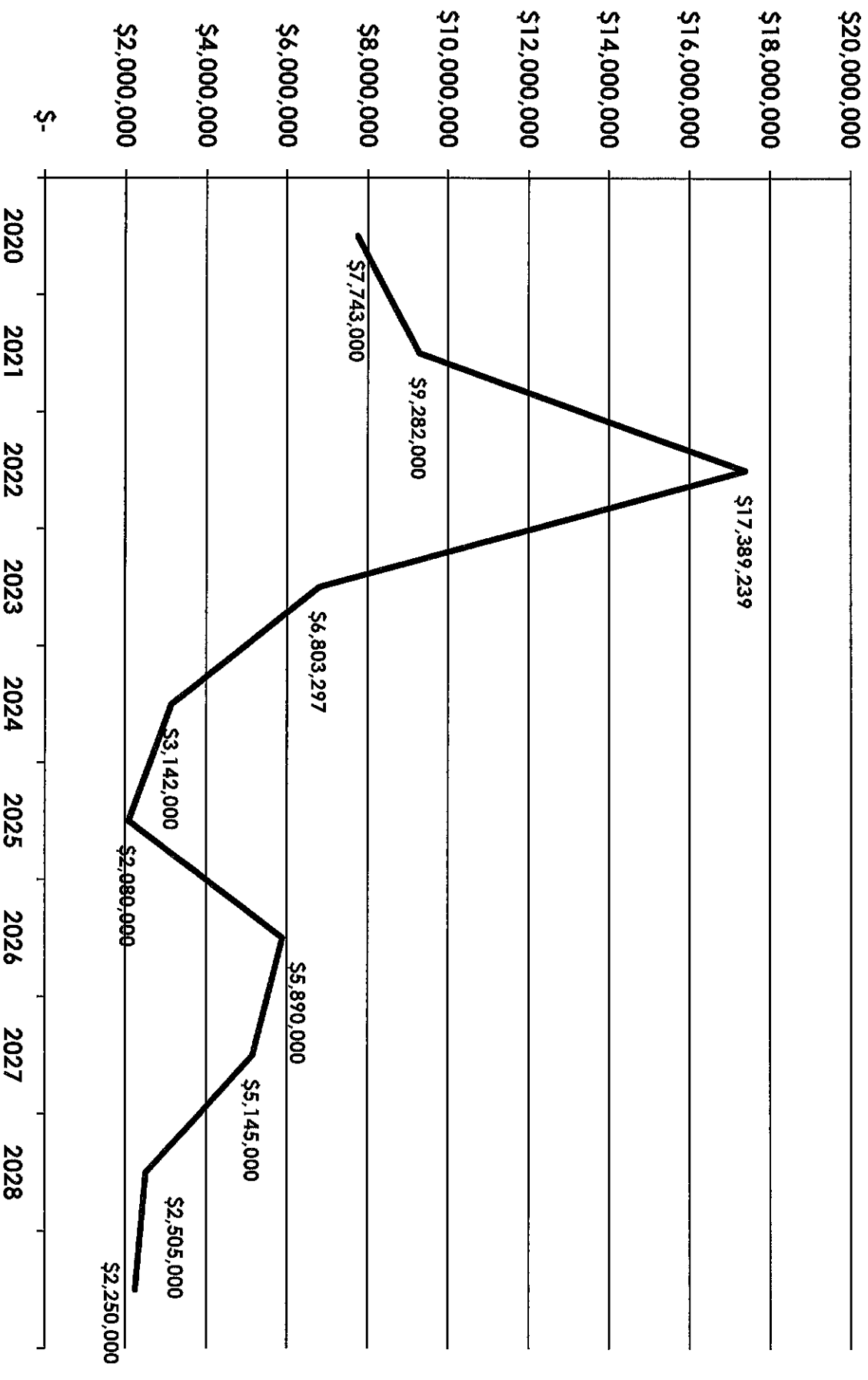
CAPITAL IMPROVEMENT PLAN BACKGROUND

- **Authorized by voters in 1987**
- **Prioritize capital projects in context of Master Plan**
- **10 Year advisory planning tool of major (capital) Town expenditures**
- **Projects submitted by Department Heads**
- **Reviewed by CIP Committee**
- **Completion of Draft CIP and Supporting Documentation for Review by Planning Board**
- **Participation by School District**
- **Will be formally adopted by PB on 10/22/2019**

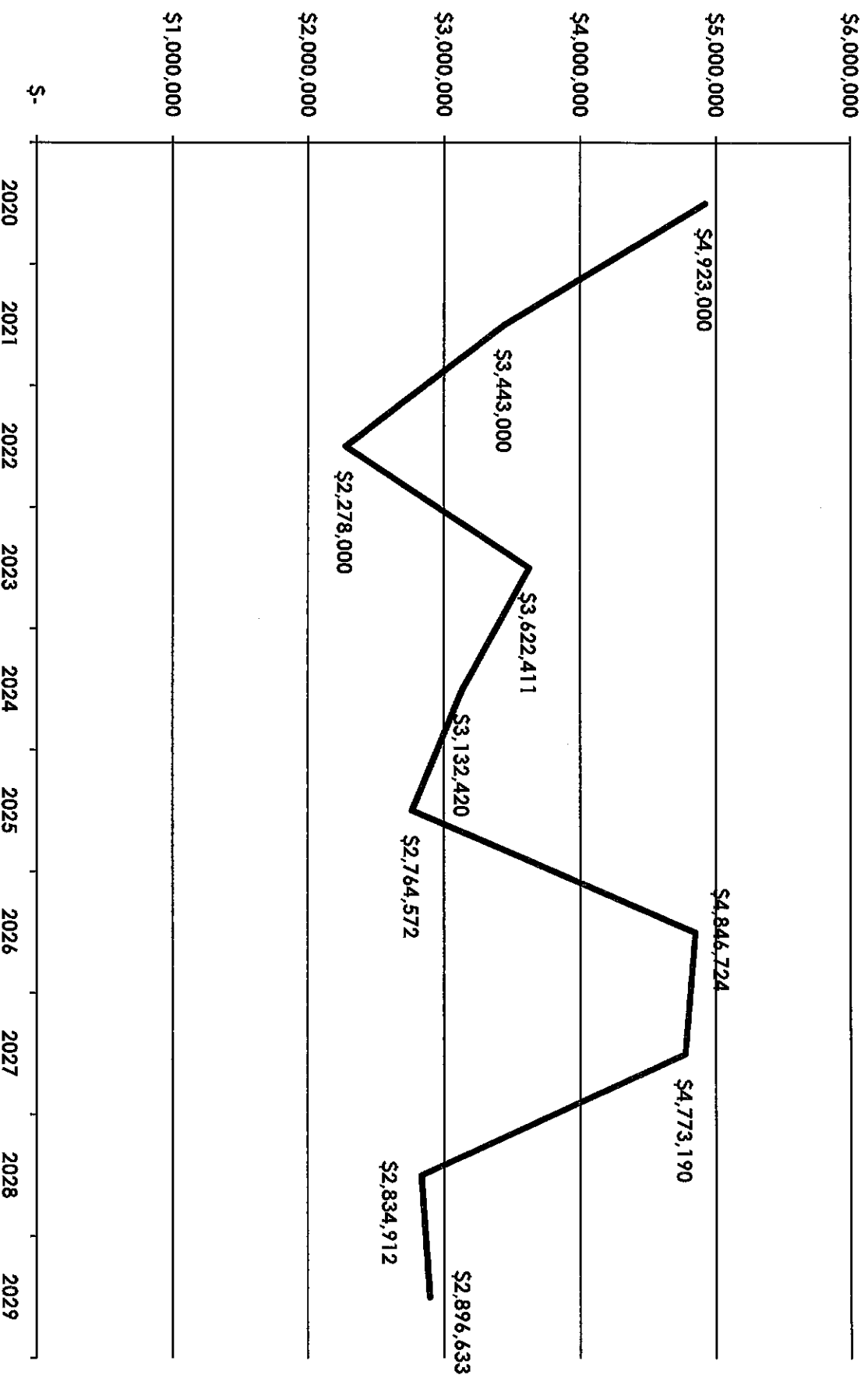
HISTORICAL REQUESTED VS. APPROVED CIP AMOUNTS



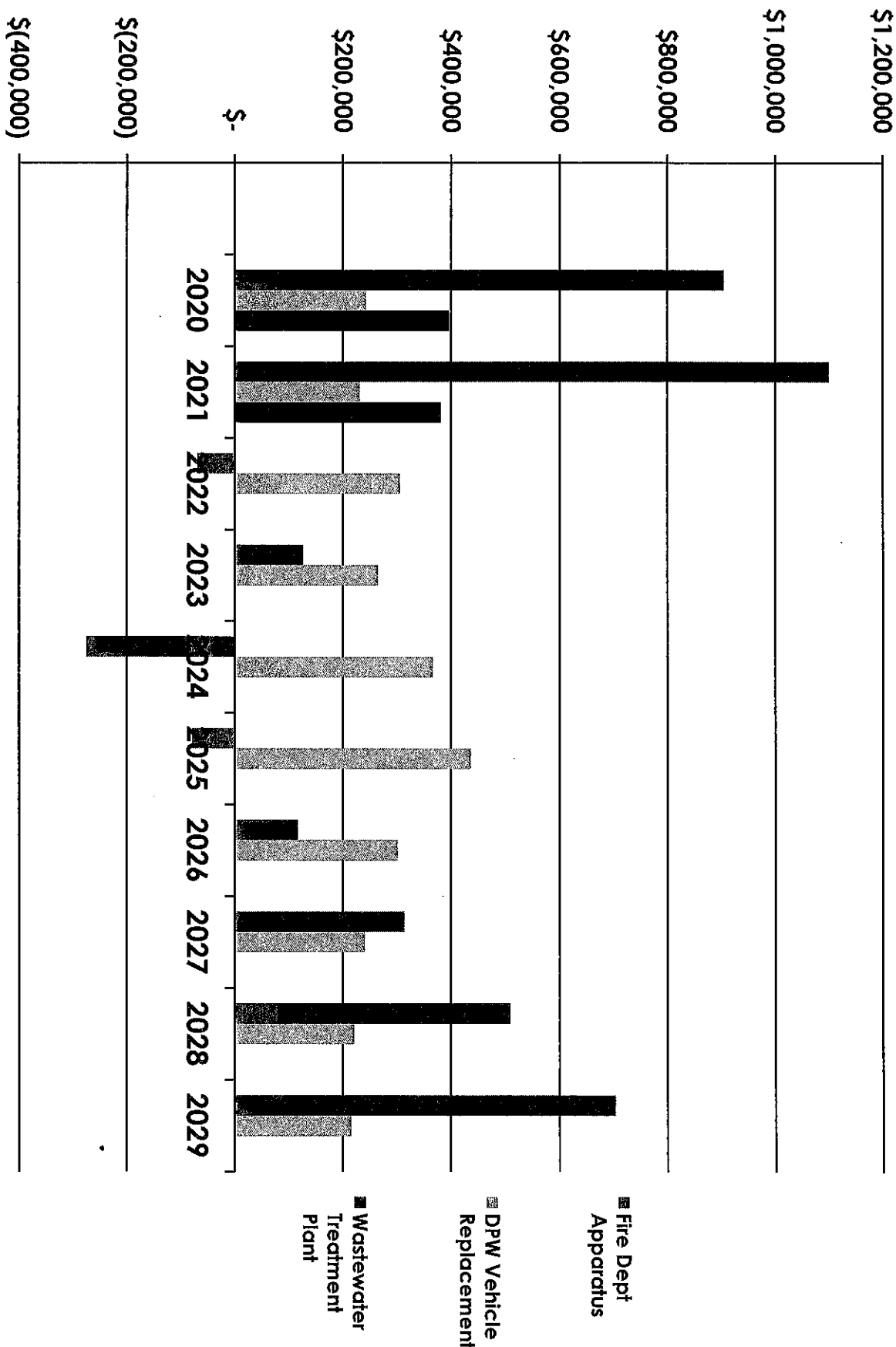
TOTAL CIP PROJECT EXPENDITURES



TOTAL CIP PROJECT TAX IMPACT



PROJECTED CAPITAL RESERVE ACCOUNT BALANCES



2020 PROPOSED PROJECTS

ELECTRIC DEPARTMENT

ME-2 Bucket Truck: \$280,000

Used daily to perform new construction projects, maintenance and response to emergency power restoration calls. This truck will be eleven (11) years old upon delivery of a new truck in 2020.

CIP Committee Recommendation: 2020, Bond, Enterprise Fund

Phase #5 Voltage Conversion Substation #4/Forest Road Conversion: \$1,130,000 / \$1,126,000

- This project is the next phase of the Phase #5 Voltage Conversion
- 4-year phased project, which began following the reconstruction of the 390 Line approved in 2018
- Conversion of Wolfeboro's entire electric distribution system from 4.16kV to 12.47kV.

CIP Committee Recommendation: 2020, Bond, Enterprise Fund

PUBLIC WORKS DEPARTMENT

Public Works Vehicle Capital Reserve Purchases: \$307,000

- Based on Department of Public Works Replacement Schedule and Equipment Index
- 2020 - HD-2, a full-size dump truck the replacement of HD-10, a 1.5-ton truck, and the replacement of HD-14, a sidewalk plow

CIP Committee Recommendation: 2020, Current Revenue, Capital Reserve Account (\$175,000 Annual Contribution)

Annual Road Rebuilds/Upgrade/Maintenance: \$900,000

- Rebuild Allen Road
- Overlay of North Wolfeboro Road
- Overlay on Pine Street and small section of Lehner
- Reconstruction of Bryant Road
- Engineering and permitting costs for Stoneham Road

CIP Committee Recommendation: 2020, Current Revenue, General Fund

PUBLIC WORKS DEPARTMENT

'Recreational' Dock Repair – Docks A-D: \$400,000

- Based on 2017 Tighe & Bond through the Assessment and Asset Management Study
- 3 Phase Project 2020-2022
- 2020: Replace and upgrade Finger docks A-D (Replace and upgrade, decking, pile caps, stringers and fender piles)
 - \$100,000 CRA Payment
 - \$170,000 Cash Request from Voters
 - \$130,000 BIG Tier 1 Grant
- 2021: Dock Expansion via BIG Tier 2 Funding
- 2021: Repairs to Docks E-G
- 2022: Seawall repairs along Smith River

CIP Committee Recommendation: 2020, Current Revenue, Grant, CRA, General Fund

PUBLIC WORKS DEPARTMENT

Dockside Parking Lot

- No 2020 Capital Projects are proposed for the Dockside Parking Lot
- Capital Reserve Account contribution of \$50,000 is proposed in 2020
- Public Works Department will continue to evaluate the ability to provide stormwater treatment and mitigation, providing greenspace, while limiting the removal of parking spaces
- Funding schedule:
 - \$50,000 to the existing CRA in 2020 and 2021
 - \$75,000 for 2022 and 2023
 - Construction occurring in 2023 at total cost of \$400,000

CIP Committee Recommendation: 2020, Current Revenue, General Fund

PUBLIC WORKS DEPARTMENT

Carry Beach Parking Lot and Beach Stormwater Improvements: \$450,000

- Next Phase of 2019 Appropriation for Design/Engineering
- Project includes the construction of a gravel, paved, grass, and permeable surface which will allow stormwater to infiltrate into a stone base under the proposed parking area
- Project also includes an ADA access mat, outdoor shower, paved pathways, kayak launching area, and a location for portable toilets

CIP Committee Recommendation: 2020, General Fund, Bond

Building Maintenance Capital Reserve: \$50,000 Capital Reserve Account Contribution

- \$50,000 Contribution (Deferral will cause greater impact to taxpayer)
- Needs for Building Maintenance exist despite structured plans for all facilities
- Currently Developing Asset Management Plan Template for Facilities through Utility Cloud

CIP Committee Recommendation: 2020, Current Revenue, General Fund

WATER/SEWER DEPARTMENTS

Water Department Backhoe: \$120,000

- Useful life remaining
- Must be retired out of intense work duty and transferred to light duty at SW Facility
- This is a replacement of an existing WS-6 John Deere

CIP Committee Recommendation: 2020, Current Revenue, General Fund

Wastewater Treatment Plant Upgrades: \$125,000 Annual Capital Reserve Account Contribution

- Annual \$125,000 to fund capital projects as listed on the facility inventory.
- New plan will be developed for 2022
- 2020 project of \$256,490 requests upgrades to electric system
- Expected to reduce energy consumption by approximately 5%

CIP Committee Recommendation: 2020, Current Revenue, Capital Reserve Account

Fire Department Equipment Capital Reserve Account Contribution: \$196,000

- 2020 Capital Projects are not proposed by the Fire Department
- Request of increase in the Capital Reserve \$196,000 from the existing \$186,000
- Increases of cost 3-5% annually
- Trade in Engine 3 as part of the package to replace Ladder 1 in 2022
- Replacement of Engine 4 would be accelerated from 2029 to 2024

CIP Committee Recommendation: 2020, Current Revenue, General Fund

Communication Capital Reserve Account Establishment and Contribution: \$102,000

- Will recur annually until the 2022 purchase of a new Dispatch Console system.

CIP Committee Recommendation: 2020, Current Revenue, General Fund

Public Safety Building Capital Reserve Account Contribution: \$150,000

- 2019 the Town will review multiple sites for a standalone Police Department, standalone Fire Department, and combined Public Safety Building
- After completion, Board of Selectmen will set a course for how to proceed with the current budget and space needs
- Proposed 2020 and 2021 CRA Appropriations: Preliminary Architecture and Engineering and refinement of costs

CIP Committee Recommendation: 2020, Current Revenue, General Fund

PARKS AND RECREATION

Bridge Falls Path Lighting Project Capital Reserve Account Contribution: \$50,000

- Address deficiencies with old and outdated electrical boxes along Bridge Falls Path from Railroad Station to Center Street
- Temporary repairs made in 2019
- 2020 recommendation is to establish a Capital Reserve Account for this project and appropriate \$50,000 in 2020, 2021, and 2022

CIP Committee Recommendation: 2020, Current Revenue, General Fund

GOVERNOR WENTWORTH REGIONAL SCHOOL DISTRICT

Annual Building Capital Maintenance Proposal: \$200,000

- 10-year plan that guides capital investments in existing buildings, particularly roof improvements
- Current funding plan dedicates \$150,000 annually to this program
 - Part of School Warrant Articles
- 2020 funding level was increased to \$200,000 in 2020

CIP Committee Recommendation: 2020, Current, General Fund

LIBRARY SOLAR PROJECT

Library Solar Project Capital Reserve Account Creation/Contribution: \$50,000

- Installation of a 75 kW rooftop solar system on the southeast and south sides of the library building at \$141,000
- Project will bring building closer to goal of being a net zero facility if installed
 - CIPC has recommended that a Capital Reserve Account be established with a \$50,000 contribution in 2020 and 2021
- remaining funds to be raised via private donation.

CIP Committee Recommendation: 2020, Current, General Fund

LIBBY MUSEUM

Building Renovation and Expansion Project: \$2,400,000

- Project includes improvements to the existing building AND the addition of a space to house a museum exhibit gift
- Documented history of structural/system issues with building
 - Some have been addressed
- Existing agreement with the Biber Foundation pledges 2/3 of total construction cost through a private donation
 - Further clarification is needed on pledge scope
- Application for several competitive grants that will reduce the tax impact of the project
- CIP has recommended the project in 2020 as a placeholder conditional upon refinement of total costs and private pledges to the project

CIP Committee Recommendation: 2020, Bond, General Fund

2021 HORIZON PROJECTS

- **Phase #5 Voltage Conversion – North Main Street Conversion: \$1,333,000 (No Tax Impact)**
- **Reconstruction of Turtle Island Tap: \$175,000 (No Tax Impact)**
- **Crescent Lake Ave. and Pine Street Sidewalks: \$50,000**
- **Bay Street Sidewalk Construction: \$650,000**
- **Road Upgrades: \$950,000**
- **Solid Waste Building Expansion \$140,000**
- **Main Street-Pickering Corner-Forest Road Upgrades: \$100,000**
- **Dockside Docks Phase 2: \$250,000**
- **Water Treatment Plant Upgrades: \$150,000**
- **Water Main Upgrades – North and South Main Street: \$100,000**

2021 HORIZON PROJECTS

- **Sewer Infiltration Reduction: \$250,000**
- **Sewer Pump Station: \$50,000**
- **Sewer line Upgrade - South & North Main Street: \$100,000**
- **Capital Reserve for Wastewater Treatment Plan Upgrades: \$125,000**
- **Effluent Disposal Long Term Upgrades- Pilot testing /Engineering/Infiltration Repairs: \$3,000,000 (No Tax Impact)**
- **High Street Sewer Upgrade: \$50,000**
- **Fire Apparatus Capital Reserve Contribution: \$196,000**
- **Police Communications Capital Reserve Contribution: \$102,000**
- **Library Solar Project Capital Reserve Contribution: \$50,000**
- **Pop Whalen Mechanical, Electrical, Roofing, Insulation Upgrades: \$1,068,000**

'OUT' YEAR PROJECTS

YEAR	PROJECT NAME	DEPARTMENT	COST
2022	Melody/Kenniston/Barn Door Island Reconstruction	Electric	\$825,000
2022	South Main Street Sidewalks	Public Works	\$100,000
2022	Crescent Lake/Pine Street Sidewalks	Public Works	\$150,000
2022	North Main Street Sidewalks	Public Works	\$50,000
2022	Dockside Dock Repairs Phase III	Public Works	\$250,000
2022	Sewer Pump Station Improvements	Sewer	\$1,000,000
2022	Replace Ladder 1	Fire	\$1,365,000
2022	Public Safety Building	Police/Fire	\$11,599,198
2023	Substation #2 Decommission	Electric	\$66,000
2023	North Main Street Sidewalks	Public Works	\$150,000
2023	South Main Street Sidewalks	Public Works	\$100,000
2023	Main Street/Forest Road Upgrades	Public Works	\$200,000
2023	Dockside Dock Repairs Phase IV	Public Works	\$250,000
2023	Water Main Upgrades (South and North Main Street)	Water	\$100,000

'OUT' YEAR PROJECTS

YEAR	PROJECT NAME	DEPARTMENT	COST
2023	Sewer Pump Station Improvements	Sewer	\$1,000,000
2023	Sewer Line Upgrade (South and North Main Street)	Sewer	\$100,000
2023	Pop Whalen Facility Expansion	Parks and Recreation	\$2,707,297
2023	Dockside Parking Lot Construction	Public Works	\$250,000
2024	ME-3 Bucket Truck	Electric	\$300,000
2024	Center Street Sidewalks	Public Works	\$100,000
2024	South Main Street Sidewalks	Public Works	\$100,000
2024	Replace Engine 4	Fire	\$598,000
2025	Sewer Line Upgrade (South and North Main Street)	Sewer	\$250,000
2026	Main Street/Forest Road Upgrades	Public Works	\$1,000,000
2026	Sewer Line Upgrade (South and North Main Street)	Sewer	\$250,000
2027	Main Street/Forest Road Upgrades	Public Works	\$1,000,000
2028	ME-4 Digger	Electric	\$320,000
2028	Community Center	Town Manager	Placeholder
2028	MED Generation Building Reuse	Town Manager	Placeholder

THANK YOU!

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Master Plan at a Glance

Wolfeboro is America's oldest summer resort and as such, the Town is graced by structures that preserve largely intact their original appearances, in many cases two centuries and more old. The Arts and Heritage chapter places the Town into its historical context, offers an up to date listing of arts and heritage venues and events, and recommends measures that can emphasize Wolfeboro's place as an arts and heritage destination for future vacation and business planners.

Town owned and maintained facilities, Wolfeboro's physical plant, receive a detailed analysis in the Community Facilities chapter. While the general recommendations the chapter writers present point the way forward for the whole Town, each facility listing also recommends specific improvements as needed to maintain the productive life of that particular part of the Town's infrastructure.

Wolfeboro's local economy has improved following increased sustainability of existing and new businesses, improved educational and health care facilities, and more cultural and recreational activities. Members of the chapter-writing committee, many of whom are also members of the Town's Economic Development Committee appointed by the Selectmen, underscore the need to increase and improve Wolfeboro's four-season business opportunities. The Implementation Index section crafted for recommendations by this chapter is detailed and thoughtfully presented.

Energy costs are on everybody's mind as consumption increases. The Energy chapter points out "The related energy issues impacting Wolfeboro include energy production, conservation and distribution, home heating, transportation, and energy use in other sectors of our lives." The chapter underscores that Wolfeboro's position in this matrix of rising costs for traditional energy source is favorable as the Town owns its energy distribution system and has the flexibility to buy power generated outside at the most favorable price. Recommendations made concern studying alternate and emerging power resources generated outside as well as in situ.

The Natural Resources chapter points out that what makes our Town an alluring and pleasant place for its citizens to live is the natural beauty of our forests, lakes, open fields and wetlands and farms. The chapter emphasizes the need for vigilant conservation and preservation measures if we are to maintain our favorable natural environment.

The Population and Housing chapter shows Wolfeboro's population is aging faster than the average for New Hampshire. School enrollment is declining while apartment rents are rising. The Town is facing a demographic shear line. The chapter suggests several ways of making Wolfeboro more affordable for younger working families as well as elderly persons needing close care.

Ways of balancing public access by automobile and foot traffic in heavily travelled parts of Town is a major concern of the Transportation and Infrastructure chapter. Town potable water, sewer collection and treatment, pedestrian sidewalk and manifold boat launch assets receive individual discussion and appropriate recommendations.

The Land Use chapter is divided into two sections: Existing and Future Use. The chapter shows the Town to a vibrant small community with large open spaces, populated lake frontages, and a downtown corridor along which lie many of the Town's businesses. Steep slopes and water bodies account for just over one-third of the Town's size, putting the rest under constant pressure of development and use. The chapter anticipates the need to protect and preserve the water quality of the lakes that are so vital to the Town's economic and social health. Protective open space regulation is just one of the many recommendations made in this chapter.

Recommendations and suggestions for preserving what the Town treasures while accomodating necessary growth would remain aspirations were it not for the Implementation Matrix crafted by each of the Master Plan chapter-writing committees. Each has assigned one or more Town executive and/or administrative agencies as well as private groups such as the local chamber of commerce to accept responsibility for

putting each recommendation into effect. The Master Plan's anticipated window for accomplishing the tasks it has set is the decade 2019-2029. This ambitious schedule means that Wolfeboro's citizens may anticipate necessary, as well as salutary, improvements and change that will, by decade's end, have left our lakeside resort community an even more thriving and vibrant center of New Hampshire's unique way of life.