

**TOWN OF WOLFEBORO**  
**PLANNING BOARD**  
**MASTER PLAN REVISION**  
**COMMUNITY FACILITIES CHAPTER SUB-COMMITTEE**  
**SITE VISIT MINUTES MAY 11, 2018**

Meeting called to order at Electric Department/Armory Building at 8:47 AM

Members present: Mike Hodder, Julie Jacobs, Justin Marbury, Aaron Morrissey, Linda Murray, Dave Senecal, John Thurston, Paul Whelan.

Staff present: Barry Muccio, Operations Manager; Matt Sullivan, Town Planner.

The Electric Department/Armory Building facility located on Middleton Road is an industrial complex with a brick and steel framed building and a pair of cold storage pole barn sheds. It serves as the central dispatch and command center for the Town's electrical infrastructure and distribution needs.

The main building is an over-sized two bay garage incorporating a workshop, vehicle storage area, and office space. The space is currently used beyond capacity. Three full offices and a crew room provide support facilities for 11 employees. Interiors are in good condition. Recent (2004) upgrades to the roof and insulation have been made. Parking and access areas are also in good condition. The facility needs to upgrade its generator (installed 2004) and construct a 28 x 40 cold storage barn.

Meeting continued to Clark House Complex.

The land (including Clark Park), parking area and public access ways, and the Pleasant Valley Schoolhouse building, the Clark Homestead, the Fire House are owned and maintained by the Town. The Barn is owned and maintained by The Wolfeboro Historical Society. The Wolfeboro Historical Society operates the site and its facilities under a 99-year leasehold agreement that expires in 2026.

The Clark Homestead cape is dated 1795 and offers insight into the manner of life typical of Wolfeboro's earliest years. The building is in good condition and benefits from recent structural foundation repair. The Schoolhouse is a wood framed late 19<sup>th</sup> c. structure moved on-site. Its structural support is poor with rotted sills and shifting foundation stones; some floor support has been compromised. This building requires repair and improved maintenance. The Fire House is in good condition but the exhibits need a humidity control system for proper preservation. The Barn is not native to Wolfeboro. It is in good condition.

John Thurston & Mike Hodder

*Planning Board, Community Facilities Chapter Sub-Committee Site Visit Minutes 5-11-18.*