

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

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

Staff present: Town Manager David W. Owen, Police Chief Dean Rondeau, Public Works Director Dave Ford, Finance Director Pete Chamberlin, Fire Chief James Pineo and Recording Secretary Michele Chamberlain

Chairman Freudenberg 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 real estate.

Consideration of Minutes

Chairman Freudenberg asked for approval from the Board of the October 11, 2017 Budget Hearing Minutes.

It was moved by Linda Murray and seconded by Dave Senecal to accept the minutes of October 11, 2017 as written. Members voted and being none opposed, the motion passed.

Chairman Freudenberg asked for approval from the Board of the October 12, 2017 Budget Hearing Minutes.

It was moved by Linda Murray and seconded by Dave Senecal to accept the minutes of October 12, 2017 as written. Members voted and being none opposed, the motion passed.

Chairman Freudenberg asked for approval from the Board of the October 18, 2017 Regular Meeting Minutes.

It was moved by Linda Murray and seconded by Dave Bowers to accept the minutes of October 18, 2017 with amendments to pages 3, 4 and 10. Members voted and being none opposed, the motion passed.

Chairman Freudenberg asked for approval from the Board of the October 19, 2017 Budget Hearing Minutes.

It was moved by Linda Murray and seconded by Dave Bowers to accept the minutes of October 19, 2017 as written. Members voted and being none opposed, the motion passed.

Bulk Vote

A. Weekly Manifests

October 27, 2017

November 3, 2017

B. Property Tax Refunds/Abatements

- | | | |
|------|------------------------------|---------------------------------|
| i. | Abatement/Refund #121 (2015) | Tax Map 259, Lot 47
& Lot 69 |
| ii. | Abatement/Refund #31 (2016) | Tax Map 259, Lot 47
& Lot 69 |
| iii. | Abatement/Refund #67 (2015) | Tax Map 266, Lot 10 |
| iv. | Abatement/Refund #20 (2016) | Tax Map 266, Lot 10 |

C. Yield Tax Levy – Warrant - \$1,784.77

D. Donations of Less than \$10,000.00

- | | |
|----|--|
| i. | Cast iron drain covers and treated wood sign posted
donated by the Society for the Preservation of Rural
Wolfeboro |
|----|--|

E. Raffle Permit – Crescent Lake School Drama Club Raffle

It was moved by Linda Murray and seconded by Dave Senecal to approve the items listed on the agenda in items A through E above, subject to the condition that items to be donated in D. above be subject to the specifications required by the Wolfeboro Department of Public Works. Members voted and being none opposed, the motion passed.

Mr. Owen stated there was a condition to item D. Donations. There is a list of items that are to be approved by the Department of Public Works.

Chairman Freudenberg read the letter from the Society for the Preservation of Rural Wolfeboro.

Public Hearings

A. Petition to Conditionally Lay-Out, Subject to Betterment Assessments, Westwood Drive Existing Private Right-of-Way as a Town Road

Dave Ford, Public Works Director, addressed the Board. He stated he has been working with Mr. Borella and the residents of Westwood Drive for some time. The residents would like to clean up the mess that was left by the developer. Westwood Drive has 24 subdivision lots and all but three have homes on them. The road was built in the 1980's and the pavement has fallen apart and the residents are looking to use RSA's for conditional approval with the Better Assessments. The majority of the property owners have signed the petition asking for Westwood Drive to become a Town Road. Mr. Ford and Mr. Pike updated the cost estimate this week. Mr. Ford stated the way the project works is the Town bonds the project and the residents would pay back the principal and the interest. The revised cost estimate includes the interest which is a significant cost and it is divided by the number of lots over a 10 year period. Mr. Ford explained the cost estimate in detail and gave the final cost for the project to be \$320,000.00. He stated he thought 24 lots that have driveways off of Westwood Drive would be included but there were 3 lots that he questioned. The three lots questioned were one lot off of College Road, one lot on the corner of Tennis Court Lane (there driveway is on Tennis Court Lane) and the other lot was at the end of Tennis Court Lane. If the total cost of \$320,945.00 was divided by the 24 lots each property owner would be responsible for paying \$13,037.00.

Ms. Murray questioned if Mr. Ford would be finding out about the 3 lots that he questioned.

Mr. Ford stated the Town Attorney would have to determine which lots would be included.

Mr. Bowers stated once the Town takes over, we will be responsible for plowing and maintaining the road.

Mr. Ford agreed that would be a benefit for the residents since Westwood Drive is not a formal Association.

Mr. Owen stated Town Counsel did look at the Town Tax Maps and he exempted two lots (Tax Map 117, Lot 11 and Tax Map 134, Lot 15) in the motion he drafted.

Mr. Ford stated then that would be 26 lots. He stated that would reduce the cost to \$12,034.00 per property owner.

Mr. Owen stated he would confirm the number of lots with the Town Attorney.

Chairman Freudenberg opened the public hearing.

Joseph Borella, resident of Westwood Drive, addressed the Board. He stated he represented the residents of Westwood Drive who signed the original petition. Mr. Borella thanked the Board for their help. He stated the cost estimate that the residents received tonight was significantly different than the original quote when we first started this project. The difference is over \$100,000.00 and the 3 lots in question were never included and he thought it would be hard to get their approval. He stated most of the residents think this project should move forward because it makes the road safer for the residents, it raises their property value and most importantly it makes the road safer for those that service the road. However with the new numbers in mind the residents would like to discuss the proposal at another group meeting.

Patrick Mancuso, resident of 24 Tennis Court Lane, addressed the Board. He stated generally he and his wife are supporters of having the Town take over the responsibility of the road but we would also like the Town to take over Tennis Court Lane as well.

Mr. Owen asked Mr. Borella if more time was needed for the residents to meet.

Ms. Murray asked Mr. Borella how long the residents would need.

Mr. Borella stated he did not think an extension was needed. He stated they would meet this weekend. He stated his understanding was that if a second petition was not filed within ten days then the program would go forward as is.

Ms. Murray stated ok. We can do it that way.

Chairman Freudenberg closed the public hearing.

Dave Senecal MOVED, that the Board vote to conditionally lay out Westwood Drive upon compliance with betterment assessments as provided in RSA 231:28-33; that said assessments be payable over a period of ten (10) years; that parcels identified as Tax Map 117, Lot 11 and Tax Map 134, Lot 15 not be assessed; and that the cost of surveying Westwood Drive, if necessary is included in the cost to be assessed against the owners of the properties abutting or served by Westwood Drive. Linda Murray seconded. Members voted and being none opposed, the motion passed.

Linda Murray questioned how Mr. Mancuso should proceed. She asked if a new petition should be completed.

Mr. Owen stated yes because Mr. Ford did not include Tennis Court Lane in the proposals.

Mr. Ford stated that is correct.

Ms. Murray stated it should be a separate petition for Tennis Court Lane because the people on Westwood Drive would not be getting any benefits.

Mr. Ford stated the two residents on Tennis Court Lane would pay a separate assessment for that section. He stated he could run the numbers.

Ms. Murray stated it seemed fair.

Mr. Ford stated those two lots are included so they would have to pay two assessments.

Mr. Ford stated he would do the cost estimate.

Ms. Murray asked if they were ok with that arrangement.

Mr. Mancuso stated he would like to know what the additional cost would be so he could make a decision.

Mr. Ford agreed to get him an estimate.

B. Proposed Amendment to Town Code Chapter 164:7 Prohibited Parking RE: Union Street Parking

Chief Rondeau addressed the Board. He stated the intent is to really add spaces to Union Street, not take away spaces. It is designed to clear up the law and to give a clear line of vision when turning right on Lehner Street. The Handicap Parking space will remain. The intent is to increase lined spaces and to block off 20 feet from the Stop sign to allow clear line of sight.

Chairman Freudenberg opened the public hearing.

David Watley, resident of 46 Union Street, addressed the Board. He stated him and his wife support the amendment leaving the parking on Union Street. He stated they have had parking for the last thirty years on Union Street. He stated there is a lot of activity and with all the children around he sees the need for the parking. The plan would also slow down the traffic on Union Street. He stated he liked the idea of slowing down the traffic and keeping the parking for the over flow because it is a tight congested area. He suggested a one way road from Main Street to Lehner Street.

Mr. Ford stated the lines would not be painted until next spring.

A resident of Union Street questioned if the Handicap parking spot would remain in the same place.

Mr. Ford stated it would remain in the same spot.

Another resident asked to see the map and stated he was fine with the plan.

Chairman Freudenberg closed the public hearing.

It was moved by Chairman Freudenberg and seconded by Dave Bowers to amend the Town Code, Chapter 164:7 Prohibited Parking, Section L. Union Street to read as follows: "L. Union Street: entire length with the exception of the south side between the Town Hall and Lehner Street in lined parking spaces only." Members voted and being none opposed, the motion passed.

New Business

A. Request for a Wedding at Cate Park

Yvette Bohn, mother of Grace Bohn, addressed the Board. She stated this is my lovely daughter Grace. Grace and her finance, Aidan McManus, would like to request to use Cate Park for their wedding ceremony on Saturday, August 4, 2018 at 3:00 PM.

Ms. Murray reminded them that the park would still be open to the public and that it is a lovely place for a wedding.

It was moved by Dave Bowers and seconded by Linda Murray to approve the request of Grace Bohn and Aidan McManus to hold their wedding at Cate Park and the Wolfeboro Community Bandstand on Saturday, August 4, 2018 starting at 3:00 PM, subject to cleaning up the park after their event. Members voted and being none opposed, the motion passed.

B. 2018 Town Operating Budget

Mr. Owen stated there was one additional deduction in a Capital Outlay Project. Fire Chief Pineo received a quote for decommissioning the fire alarm system for \$22,500.00 instead of \$50,000.00. Mr. Owen stated with this change the total operating budget for 2018 is \$27,425,807.00 which is an increase of 3.34% to the General Fund and an overall increase of 5%.

It was moved by Dave Senecal and seconded by Linda Murray to approve the proposed 2018 Town Operating Budget of \$27,425,807.00 and refer it to the Budget Committee for its consideration. Members voted and being none opposed, the motion passed.

Mr. Owen stated the Budget Books will go to the Budget Committee by this weekend.

C. Preliminary Discussion Proposed Lay-Out of Railroad Avenue

Dave Ford, Public Works Director, addressed the Board. He stated Railroad Avenue is currently a paved Town Road. The boat ramp is Town property and then it turns into gravel. The first section of one hundred feet of gravel is owned by the Bean Family. On the left is Bean Park and on the right is an angled parcel and then the second section of gravel parcel is Railroad Station Building which the Town acquired a year ago. If continued the road turns to pavement which used to be known as the Championship Lot.

This is where we have a parking lot and access to the waterskiing area. The Town is proposing an extension to Railroad Avenue and to take the gravel portions and pave them and make a drainage system that would work. Mr. Ford met with the residents of the condominiums. Mr. Ford explained there are two options, the one way traffic option or the two way traffic option. On the one way option we are coming from the paved portion and going to the boat ramp and we would have to get an easement from the Beans. He met with the Bean family and they agreed to the easement. The empty lot could become a green area. The one way would continue all the way until Glendon Street. The benefit of this plan is that it keeps the road narrow at 16 feet wide and there would be a sidewalk as well. The Town owns the land at the end of this area and a grass parking lot could be put in.

Linda Murray stated she liked the one way option because it allowed for more space and sidewalks.

Mr. Ford stated it does create some confusion with a one way street.

Dave Bowers stated there are a lot of one way streets.

Ms. Murray stated it is kind of an extension of Railroad Avenue which is one way.

Mr. Ford stated the two way traffic option would have a 20 foot wide road with a sidewalk running along the curve of the road. This would be a two way traffic road with a sidewalk and crosswalk that would access the summer parking. A few parking spaces might be able to be picked up by the crosswalk. It was suggested to have a crosswalk running to the Bridge Falls Path and Mr. Ford supported this idea.

Linda Murray stated it was a good idea.

Mr. Ford stated speed would be a concern. He stated he was not a fan of speed bumps or humps but it is an area where speed should be restricted to 15 or 20 MPH. He suggested putting in speed bumps that could be removed in the winter. He stated they could wait to install the speed bumps to see if they are needed. There is \$70,000.00 put aside for the project and if approved the work would occur next spring.

Dave Senecal stated he liked the two way traffic option but he was not in favor of the grass area parking. He would rather see parking picked up near the crosswalk. He suggested people use the Foss Field parking lot.

Linda Murray stated she did not like the idea of the grass parking lot either. She stated the Ski Club runs about four tournaments with at least 100 people attending and that is where they sit. The Ski Club has used this space since 1981 and their ski jump is stored there. There are picnic tables in this area and people go down there to have lunch. She stated she would like to keep this area as a park. She stated she loved the idea of using the Bridge Falls Path for a sidewalk. She was fine with either a one way road or a two

way road. She stated a crosswalk by Bean Park would be a good idea because it would slow traffic down.

Chairman Freudenberg agreed and suggested putting a crosswalk sign in the area to slow traffic down.

Linda Murray stated a crosswalk sign at the Bridge Falls Path would help to slow traffic down as well.

Mr. Ford agreed. He stated he would finalize the two way traffic option drawing and take out the grass parking area.

Old Business

None

Other Business

Chief Rondeau addressed the Board. He stated as a matter of clarification, I would like to inform the Board of Selectmen that at the Police Department's last budget hearing held on October 26th I was under the impression that the J-one (Justice On-line Network Environment) system of Communications, of which the MDTs and E-tickets grants are a part of, were mandates from the State. That term is not correct. The State has stopped just short of using that term. They are, however, mandates in all but name only. I learned this yesterday in a discussion with SGT Brian Baker of the NH State Police who is one of the individuals intimately involved in setting up of this system for the State, which will allow the Courts, DMV, Department of Public Safety, and the municipalities the ability to communicate, file tickets, Court Complaints, access documents and information seamlessly. It is unknown when the system will be required for all municipalities, but since it was initiated in 2001, and 2018 is the last year to execute grants for this equipment, we should assume that it will be just a matter of a few years. Nothing else in the narrative has changed; this expense simply reflects the changing environment of Law Enforcement and prosecution in the 21st Century.

The Board thanked Chief Rondeau for the clarification.

Town Manager's Report

Mr. Owen stated the following:

The Electric Department was still out working on the outages caused by the storm today. There were some Massachusetts's municipal utilities helping us and there remain 100 to 200 residents left that still do not have their power restored yet. We have about 90 to 95 percent of customers restored but Robert's Cove Road in Alton has a lot of issues and about 100 customers living on the islands do not have power yet. The crews have been working 16 hours shifts, sixteen hours on and then eight hours off to sleep. They will be working until midnight tonight. They have done an outstanding job. The Town activated

a shelter at the All Saint's Church last evening. There were a few people who used the shelter today to get warm. The shelter is available this evening and we plan to close it tomorrow. Things have gone very well.

Dave Bowers stated he would like to make a resolution thanking the Electric Department.

Linda Murray stated we should send them a letter thanking them for the outstanding job.

It was moved by Linda Murray and seconded by Dave Bowers to send a thank you letter to the Electric Department. Members voted and being none opposed, the motion passed.

Mr. Owen stated last Friday was the deadline for receiving proposals from architectural engineering firms for the consulting services for doing a space needs analysis and providing options for the current location of the Public Safety Building. Eight proposals were received. A review panel will be set up consisting of myself, Matt Sullivan, Chief Rondeau, Chief Pineo and one member of the Board of Selectmen.

Dave Senecal offered his services.

The Town Employees' Holiday Party is scheduled for Friday, December 8th at the Inn on Main.

The Center Street Project is going to be starting up again next week. They are scheduled to start digging the drainage ditch next Monday, November 6th.

The construction of the sewer line at Dockside area is scheduled to start next Monday, November 6th as well.

A letter was received from a resident requesting signs when entering Town about reminding people that Wolfeboro has restrictions on fireworks.

Committee Reports

Dave Senecal stated he attended many Budget Meetings.

Linda Murray stated she attended two Special Events Meetings. We are putting together Last Night in Wolfeboro 2017. At this point a scavenger hunt, bingo, Just Marla and Bob a puppet show, a balloon man, Contra dancing and a magician are planned. A lasagna dinner will be offered for a fee by All Saint's Church. The evening will end with fireworks. It will be a fun filled family night. She attended the Seven to Save Event last week.

Chairman Freudenberg, Brad Harriman and Dave Bowers attended many Budget Meetings.

Public Input

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

None

Questions from the Press

Ms. Paquette asked how many parking spaces there were in the two way traffic option.

Dave Senecal stated there will be 27 spaces.

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

The Board re-entered public session at 7:59 PM.

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

It was moved by Chairman Freudenberg and seconded by Linda Murray to adjourn at 8:00 PM. Members voted and being none opposed, the motion passed.

Respectfully Submitted,
Michele Chamberlain