Wolfeboro Board of Selectmen

Public Meeting Minutes

In-Person at the Great Hall, 9 Union St. Wolfeboro

November 3, 2021

**Board Members present:** Chairman Linda Murray, Brad Harriman, Dave Senecal, Luke Freudenberg, and Brian Deshaies

**Staff present:** Town Manager Jim Pineo, Finance Director Kathy Carpentier, Director of Parks and Rec Christine Collins, Director of Planning and Development Tavis Austin and Recording Secretary Christine Doherty

Chairman Murray opened the meeting at 6:30 PM.

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

Mr. Pineo stated a non-public session is needed.

1. **Consideration of Minutes**
2. October 13, 2021 – Special/Budget Meeting

**It was moved by Brian and seconded by Dave to approve the minutes of October 13, 2021 as amended.** **Roll call vote Linda Murray—yes, Luke Freudenberg—abstain, Brad Harriman – yes, Dave Senecal—yes, and Brian Deshaies—yes. Being none opposed, the motion passed.**

1. October 18, 2021 Special/Budget Meeting

**It was moved by Luke and seconded by Brian to approve the minutes of October 18, 2021, as amended.** **Roll call vote Linda Murray—yes, Luke Freudenberg—yes, Brad Harriman – yes, Dave Senecal—yes, and Brian Deshaies—yes. Being none opposed, the motion passed.**

1. October 20, 2021 Regular Meeting

Ms. Murray: Page 1 above the motion, Luke stepped down from discussion.

Page 4 appointment of new treasurer John Burt not MacDonald

Harriman: Page 7 we met with, Carl is the correct spelling. Also, use FOLM not FOL.

**It was moved by Dave and seconded by Brian to approve the minutes of October 20, 2021 as amended.** **Roll call vote Linda Murray—yes, Luke Freudenberg—yes, Brad Harriman – yes, Dave Senecal—yes, and Brian Deshaies—yes. Being none opposed, the motion passed.**

1. **Public Hearings**

*Unanticipated Funds*

* 1. The Wolfeboro Board of Selectmen to consider accepting an unanticipated donation that is valued at less than $5,000 in accordance with RSA 31:95-b, a TREX bench from the Wolfeboro Lions Club to be located at Foss Field.

Nancy Askew, President of Lions Club: We did a community service program that TREX offered. If we collected 500lbs of soft plastic, they would (ran from Jan to June and we started in April) collected 535lbs. donate a bench. We are wondering if the town would like it.

Chairman Murray opened up the public hearing

No other comments

Closed public hearing

Mr. Deshaies: Thank you for collecting all that plastic.

Christine Collins: We can do Foss Field or the Library.

**A motion was made by Luke Freudenberg and seconded by Luke to accept the unanticipated funds that is valued at less than $5,000 in accordance with RSA 31:95-b, a TREX bench from the Wolfeboro Lions Club location to be coordinated with Christine Collins of Parks and Rec. Roll call vote Linda Murray – yes, Luke Freudenberg – yes, Brad Harriman – yes, Dave Senecal – yes, and Brian Deshaies - yes. Being none opposed, the motion passed.**

*Consider A Building Permit on a Class VI Road*

1. The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, November 3, 2021 at approximately 6:30 PM in the Wolfeboro Town Hall Great Hall, 84 South Main Street, Wolfeboro, NH to consider the application received from D & C Cornelissen Revocable Trust for a building permit on the Class VI portion of 527 North Line Road.

Chairman Murray opened up the public hearing

Mr. Pineo: In addition to the power lines, they are looking to have a septic and well installed and potentially creating a three-season room to connect to the existing camp. This did go in front of the Planning Board. The Planning Board (6:40)…. It is not maintained by the highway dept. and is simply some minimal upgrades to an existing structure.

Mr. Deshaies: I would like to see the infrastructure in place before.

Trust Guy: I have the septic designs and can have the other plans in place

Ms. Murray: We have a Class VI policy and will have to look at this. We sent notices to all the abutters and received nothing back. Going through the items, I don’t see

No other comments

Closed public hearing

**A motion was made by Dave to sign the agreement and seconded by Brian Deshaies to accept….. Roll call vote Linda Murray – yes, Luke Freudenberg – yes, Brad Harriman – yes, Dave Senecal – yes, and Brian Deshaies - yes. Being none opposed, the motion passed.**

*Temporary Event Permits*

1. The Wolfeboro Board of Selectmen to consider a Temporary Event Permit for the Rotary Club of Wolfeboro to host the annual Christmas Tree scholarship fundraising sale at 233 South Main Street, the Clark Museum from November 26, 2021 to December 19, 2021 from 10:00 AM to 4:00 PM. Permit #2021-52

Zachary Porter, Rotary Club Member: Our aim will be to sell 350 native NH xmas trees. We have done this for a long time and get really good feedback. The money goes to our scholarships for seniors at Kingswood and Brewster Academy.

Chairman Murray opened up the public hearing

No other comments

Closed public hearing

Harriman: If there is no snow on the ground to coordinate with the fire dept. for the outdoor fire.

Zach: we will

**It was moved by Brian Deshaies and seconded by Dave Senecal to approve a Temporary Event Permit for the Rotary Club of Wolfeboro to host the annual Christmas Tree scholarship fundraising sale at 233 South Main Street, the Clark Museum from November 26, 2021 to December 19, 2021 from 10:00 AM to 4:00 PM. Permit #2021-52. Roll call vote Linda Murray – yes, Brad Harriman – yes, Luke Freudenberg – yes, Dave Senecal – yes, and Brian Deshaies - yes. Being none opposed, the motion passed.**

1. The Wolfeboro Board of Selectmen to consider a Temporary Event permit for Tri Trek Events to hold a Triathlon at Albee Beach and the Nick on July 30, 2022 from 5:30 AM to 12:30 PM with a set up the day before. Permit #2022-2

Vincent DeCarro, Tri Trek Events: Parking area of Albee beach will be used as a transition area for the bicycles. I have spoken with Christine Collins and have also spoke with the captain of the Fire Dept. We would use lifeguards from the town. Set up would be Friday during the day and not affect the beach itself. On Saturday the swim in the morning will be done by 9 AM. The parking lot would still be used for the bike racks. The parking would be at the Nick where we will end up. In addition to the lifeguards, there will be a team of kayakers to assist any swimmer. Plus the fire dept. boat with an EMT on board.

Chairman Murray opened up the public hearing

No other comments

Closed public hearing

Ms. Murray: You really need to find a non-profit to sponsor you. Our temp event policy states a non-profit group. Once you get that you can resubmit it.

The other issue is the parking lot. If the parking lot is closed down on Friday and Saturday then no local residents can use the beach.

Brian: Could he use Molly the Trolley to move people from the race to the Nick?

Murray: The bicycle racks will be in the parking lot.

Dave: Info from Tom that hadn’t been completed. Maybe we should table this?

Brad: Once swimmers are done, the bike racks will still be there. Can you maybe find a crew to move the racks to the Nick?

Luke: Have you talked to Peter Ford who owns the Wentworth Inn and maybe he would let you put the bike racks there?

Vincent: I have not yet.

Luke: Talk to Holly at the Nick and maybe they can sponsor it.

Brian: Use the Nick as the staging area for everyone to park.

Murray: How about we table this and you find a non-profit and figure out the rack situation. People who pay for a beach pass will not be happy if they do not have access.

Brad: About the Wentworth Inn, possibly the Boat Museum would be able to help you with the bike racks.

Vincent: Would it be possible if I hired Molly to take people from the Nick down to the waterfront?

Brian: If you want to contact me we could walk the site and try and come up with some solutions.

**Dave made a motion and second by Linda to table for more information. Roll call all yes.**

1. **Public Input (**Limited to 3 Minutes per resident, not to exceed 15 minutes in total)

Suzanne Ryan, Wolfeboro Resident: The BOS got a memo from the planning board regarding RSA 79E increasing the density in a certain zone for support. The planning board wants to increase the density for more housing. I pulled the statute and it was clear the 79e is for the core, downtown and surrounding area not the entire town. At another meeting they had further discussion on it but called it new housing opportunities. Under New Business A it states 79E but does not mention what subsection. I would ask the BOS to defer this until everyone has read the statute in its entirety. There is also no analysis on how it would affect the tax basis and the town overall.

1. **Bulk Vote**
2. **Weekly Manifests**
   * 1. October 22, 2021 $380,564.33
     2. October 29, 2021 $238,522.20
3. **Current Use Applications / Updates**
   1. 309 Cotton Valley Road Tax Map 152 Lot 13
   2. North Line Road Tax Map 67 Lot 1-1
   3. North Line Road Tax Map 71-1 Lot 2 & 3
4. **Property Tax Abatement / Refund**
   * 1. 7 Center Street #7 2021 Tax Map 218 Lot 102
5. **Intent to Cut Wood or Timber**
   * 1. Route 28 Tax Map 33 Lot 10

**It was moved by Dave and seconded by Luke to approve the Bulk Vote items A through D. Roll call vote Linda Murray – yes, Brad Harriman – yes, Luke Freudenberg – yes, Dave Senecal – yes, and Brian Deshaies - yes. Being none opposed, the motion passed.**

1. **Board/Committee Appointments**
   * 1. Nancy J. Bell - Library Trustee Member term expire 3/22

Brian move to appoint Nancy second by Murray. All yes

* + 1. Deborah Long-Smith - Library Trustee Member term expire 3/22

Brian move to appoint Deborah second by Senecal. All yes

* + 1. Candace Thayer - Alternate Library Trustee Member term expire 7/22

Brian move to appoint Candace second by Luke. All yes

* + 1. Diane Bolduc - Alternate Library Trustee Member term expire 7/22

Brian move to appoint Diane second by Murray. All yes

Mr. Deshaies: 7:15 PM Appointment with David Skelly of Yale Peabody Natural History Museum. In 2024 when their project is complete, they would entertain our director to come down.

David Skelly: I am very impressed what you all are taking on in an era where Nat History museum is low. It is a wonderful thing to see. On my own experience running a natural history museum is that it really pays to start with the audience (who you are trying to reach). Cap investments should be driving toward audience and programs. I would suggest doing some work with professionals in focus groups.

Mr. Deshaies: We are looking at financing some expenses of the museum with cost of admission. What is the trend currently for museum admissions?

David Skelly: We are just about to announce our admission will be free. The idea of charging admission to see collections of peoples surrounding area. I would take a very hard look at whether or not you can depend on admission fees. One of the reasons I’m sure you are contemplating this project is to bet more people engaged in the museum.

Ms. Murray: How much money do you have to raise a year? Do you fundraise or have an endowment?

David: We are part of Yale U and have an endowment. 2/3 of our operating budget was coming from the University as an allocation even with admission and event revenue.

Ms. Murray: What kind of governing board do you have?

David Skelly: I report to the President and Provos of the University. We have a leadership council, an advisory board as well. We also have a board of curators.

1. **New Business**
   * 1. **Discussion: NH RSA 79-E Community Revitalization Tax Relief Incentive**

Luke stepped down from discussion

Kathy Barnard, Chairman of the Planning Board: Asking you to consider the changes of RSA 79-E. The BOS would need to prepare a Warrant Article. Includes center business district, bay street and Wolfeboro falls business district. The housing chapter recommends the town review increasing the residential density for housing. This seems like a good idea to address the housing issue in Wolfeboro.

Dave: I’m assuming this deals with buildings that are 40 years old, it doesn’t say anything about new buildings. A cording to this we wouldn’t be able to do anything like Harriman Hill. I think we already have that.

Tavis: 79e is used as a municipal tool to use existing buildings essentially.

Murray: How can we enact something that the state has not given us authority to do and won’t until April 1, 2022? It also only gives the tax incentive for 10 years. The major impact will be on the zoning ordinance. It will be hard to decide on something that is not well defined.

Dave: so if I have a 4 unit building I won’t’ get the tax incentive. I would have to buy and create a 4 unit building in order to get the incentive. I can’t support that.

Murray: I need way more information to consider this.

Brian: I’m fine with it

Brad: I think we have a lot of questions that need to be answered.

* + 1. **Discussion: Dasher Boards – Pop Whalen Ice Arena**

Brad Harriman recuses himself for the discussion of the dasher boards at Pop Whalen Ice Arena

Christine Collins: Tom Roberts and Victor Drouin working with them to discuss our dasher rates.

Dave: how many signs are you putting on the dashers? Do you have a limit?

Christine: we currently do not have a limit. We are utilizing the ones we have. Usually people come in and pick a spot.

Dave: these are 2 year

Christine: it’s actually 1 year, the hockey season. We are looking into a 5 year rate

Brian: do they pay for their own sign?

Christine: we have two sign companies that do the signs and the customer would pay for the sign.

(See attached)

Luke made motion to approve the pop advertising as submitted by Christine (put in size and price) seconded by Dave. All yes, brad abstain

* + 1. **Approval: Assessing Contract 2022-2026**

Jim: recommendations from legal counsel have been implemented into the agreement so we should be all set to sign this.

Murray: This is a 5 year contract, at some point we may reevaluate.

Jim: we did not do the cyclical update (??) I will look into that

Dave move to table the signing of contract seconded by brain. All yes

* + 1. **Approval: 2022 Town Operating Budget**

Jim: operating budget is done, implemented changes from the board. (See attached) $ 29, 724,644 proposed budget. This will go to the budget committee. Property tax increase came in above the 8%.

Linda Murray: Non-union raise the general fund will be 67,511, water 5,906, electric 7,681, sewer 1,752, pop will decrease.

I move we add this to the budget seconded by brain, I move that we increase the property from 153,886 to 168,592 second by Luke I move we make the admin allocation as follows…second Dave all yes motion passed.

Brad make a motion to forward the 2022 operating budget in the amount of ….as recommended by the town manager to the budget committee. Second Dave Senecal. All yes

* + 1. **Discussion: 2022 Warrant Articles**

Jim: we do have a preliminary tax rate and will decide whether to us unassigned fund or warrant articles.

Does the board want to use any of the unassigned fund balance to buy down the tax rate?

Murray: I’m comfortable leaving it with the Warrant Articles

Board is in agreement.

Jim: we will probably see tax bills mailed out next week.

I also took the CIP process and I put the funding into a spreadsheet (see attached) two items are missing. Heritage Commission and a discussion regarding a cap reserve fund for reevaluation.

Murray: we may want to put in the wastewater treatment plan

Board agreed to remove (the one above bay street sidewalks)

**Murray move we add in bay street sidewalks Dave Senecal. All yes brain opposed**

Board is in favor of leaving that one in – south main street engineering.

Luke recused himself for dockside upgrade discussion

Murray: do we want to go into a Libby trustees meeting?

Board agrees to go right to section G.

*Libby Trustees Meeting – Not needed*

* + 1. **Discussion: Strategic Partnership with Friends of Libby Museum letter revised**
    2. **Approval: Friends of the Libby Strategic Partnership MOU**

Dave we sign the MOU seconded by brain. All yes

**Roll call vote Linda Murray – yes, Luke Freudenberg – yes, Brad Harriman – yes, Dave Senecal – yes, and Brian Deshaies - yes. Being none opposed, the motion passed.**

1. **Other Business**

None.

1. **Committee Reports**

Mr. Harriman: Planning Board, Brewster Academy Phase 3, path for Harriman Hill, RAB site Dave Ford made a presentation

Mr. Senecal: Budget meetings

Ms. Murray: Charrette meeting, Library Trustee Search Committee, Andrew Lester put together bike trail map (??), Last night in Wolfeboro meeting, (8:37)

Mr. Freudenberg: Charrette

Mr. Deshaies: met with David Skelly from Yale, Charrette, Cindy’s retirement from the library, budget meetings

1. **Town Manager’s Report**

Mr. Pineo: Budgets, Warrant Articles, attended Cindy’s retirement party, attended swearing in for Chief Zotti, Budget Committee

1. **Questions From the Press**

N/A

1. **Public Input (**Limited to 3 minutes per resident, not to exceed 15 minutes in total)

**None.**

**Dave made a motion to move into non-public hearing at 8:39 and it was seconded by Brad Harriman. Roll call vote Brad Harriman—yes, Linda Murray—yes, Luke Freudenberg—yes, Dave Senecal—yes, and Brian Deshaies—yes. Being none opposed, the motion passed.**

**Dave Senecal made a motion to move out of non-public hearing at 9:16 and it was seconded by Brad Harriman. Roll call vote Brad Harriman—yes, Linda Murray—yes, Luke Freudenberg—yes, Dave Senecal—yes, and Brian Deshaies—yes. Being none opposed, the motion passed.**

**Linda Murray made a motion to seal the minutes and it was seconded by Brad Harriman. Roll call vote Brad Harriman—yes, Linda Murray—yes, Luke Freudenberg—yes, Dave Senecal—yes, and Brian Deshaies—yes. Being none opposed, the motion passed.**

**It was moved by Dave Senecal and seconded by Brad Harriman to adjourn at 9:17 PM. Roll call vote Brad Harriman—yes, Linda Murray—yes, Luke Freudenberg—yes, Dave Senecal—yes, and Brian Deshaies—yes. Being none opposed, the motion passed.**

Respectfully Submitted,

Christine Metcalfe Doherty