

Wolfeboro Board of Selectmen
Public Meeting Minutes-Unapproved
February 19, 2020

Board Members present: Vice Chairman Brad Harriman, Linda Murray and Paul O'Brien

Board Members absent: Chairman Dave Senecal and Dave Bowers

Staff present: Town Manager Jim Pineo, Police Captain Mark Livie and Recording Secretary Michele Chamberlain

Vice Chairman Harriman opened the meeting at 6:30 PM.

Vice Chairman Harriman stated the three public hearings for Brewster Academy will not be discussed tonight as well as the Lakes Region Household Hazardous Product Facility agenda. Sorry for any inconvenience.

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

Mr. Pineo stated a non-public session is needed to discuss litigation.

Consideration of Minutes

Vice Chairman Harriman asked for approval from the Board of the January 15, 2020 Special Meeting Minutes.

It was moved by Linda Murray and seconded by Paul O'Brien to accept the minutes of January 15, 2020 as written. Members voted and being none opposed, the motion passed.

Vice Chairman Harriman asked for approval from the Board of the February 5, 2020 Regular Meeting Minutes.

It was moved by Paul O'Brien and seconded by Linda Murray to accept the minutes of February 5, 2020 as amended. Members voted and being none opposed, the motion passed.

Public Hearings

A. Temporary Event Permit

Vice Chairman Harriman stated these public hearings will not be discussed tonight. Sorry for any inconvenience.

- i. Brewster Academy to host On the Green 1 Arts & Crafts Festival on DeWolf Field July 10, 2020 to July 12, 2020 from 10:00 AM to 4:00 PM with tent removal on July 13, 2020. Permit #2009
- ii. Brewster Academy to host Christmas in July Arts & Crafts Festival on DeWolf Field July 24, 2020 to July 26, 2020 from 10:00 AM to 4:00 PM with tent removal on July 27, 2020. Permit #2010
- iii. Brewster Academy to host On the Green 2 Arts & Crafts Festival on DeWolf Field August 14-August 16, 2020 from 10:00 AM to 4:00 PM with tent removal on August 17, 2020. Permit #2011

Bulk Vote

A. Weekly Manifests

- i. February 7, 2020
- ii. February 14, 2020

B. Property Tax Abatement/ Refund

- | | |
|----------------------------|--------------------|
| i. Stonehenge Rd 2019 #12 | Tax Map 260 Lot 10 |
| ii. Stonehenge Rd 2018 #31 | Tax Map 260 Lot 10 |

C. Intent to Cut Wood or Timber

- | | |
|-----------------|----------------------|
| i. River Street | Tax Map 204 Lot 94-2 |
|-----------------|----------------------|

D. Yield Tax Levy

- | | |
|----------------------|---------------|
| i. 50 Martin Hill Rd | Tax Map 182-4 |
|----------------------|---------------|

It was moved by Linda Murray and seconded by Paul O'Brien to approve the Bulk Vote items A-D. Members voted and being none opposed, the motion passed.

New Business

A. 2020 Boat Agent Agreement-Goodhue Hawkins

Mr. Pineo stated Mr. Burke from Goodhue Hawkins is not present today.

Vice Chairman Harriman stated we have approved this in the past. We questioned if the Board was comfortable with approving this.

Ms. Murray stated she was comfortable approving it. It has worked out well for the Town.

Vice Chairman Harriman stated it is a nice service and it keeps money in Town.

It was moved by Paul O'Brien and seconded by Linda Murray to approve the 2020 Boat Agent Agreement with Goodhue Hawkins Navy Yard. Members voted and none being opposed, the motion passed.

B. Cross Country Association-Easement Update

James Nupp, Representative of the Cross Country Association, addressed the Board. He stated we would like to campaign for permanent protection of Sewall Woods. An opportunity to permanently protect the trailhead entrance, parking area and warming hut on Clow Road has presented itself. Since 1999, Cal and Verna Flagg have graciously allowed the use and paid the taxes for this piece of property. It is the only improved and maintained year-round parking and access to Sewall Woods - a trail system that allows skiing, snow shoeing, bike riding, walking, and general enjoyment of a beautiful conservation area close to Town. In an effort to permanently protect this valuable asset, the Flaggs have signed an easement that will ensure permanent access to Sewall Woods, even when they no longer own the property. The Wolfeboro Cross Country Ski Association will be responsible for the parking area and maintenance of the warming hut. There was a value placed on the easement of \$60,000.00 and the Cross Country Ski Association has agreed to donate \$20,000.00 and the cost of the legal fees to draw up the easement. We must raise \$40,000.00 to complete the transaction by October 2020. We have asked The Lakes Region Conservation Trust, Conservation Commission and Wolfeboro/Tuftsboro Land Bank all for assistance. We have asked the Lakes Region Conservation Trust and the Conservation Commission to be backup easement holders in case something was to happen to the Wolfeboro Cross Country Association, a 501(c)3 organization. This is still in process. The Land Bank has agreed to donate dollar for dollar up to \$20,000.00 towards this campaign. Mr. Nupp stated he is asking for a formal letter of support from the Board of Selectmen. This trail is used year-round for skiing, biking and walking. It is one of the first and most important links to Town as an economic driver. We have already received donations and Mary DeVries, Executive Director of the Wolfeboro Chamber of Commerce is excited to assist us.

Vice Chairman Harriman stated this is a huge asset for the Town. He thanked Steve Flagg for all his years of serving of maintaining the trails starting at 3 AM in the morning. He stated he was in support of the campaign.

Ms. Murray stated she agreed. We are a recreational destination. She has skied at Sewall Woods and her daughter and grandchildren have as well. It is an important part of Wolfeboro. She will support a letter backing the campaign. She asked for clarity on the

amount that needs to be raised. It is the full \$60,000.00 or do you have \$20,000.00 so you need to raise \$40,000.00.

Mr. Nupp stated the Wolfeboro Cross Country Ski Association have already given to the Flaggs \$20,000.00 in a show of good faith offer. The remaining \$40,000.00 needs to be raised. The Land Bank has agreed to support dollar for dollar up to \$20,000.00. We essentially need to raise \$20,000.00. Mr. Nupp stated he had a copy of the deed easement and promissory note if the Board wanted to look at it. He thinks the community will support this.

It was moved by Linda Murray and seconded by Paul O'Brien to send a letter of support to the Wolfeboro Cross Country Association supporting their campaign to purchase an easement on the parking lot, warming hut and trailhead entrance to Sewall Woods. Members voted and being none opposed, the motion passed.

C. Lakes Region Household Hazardous Product Facility and Lakes Region Planning Commission- program updates

Vice Chairman Harriman stated this will be addressed at another meeting.

D. Request to Lease the Wolfeboro Railroad Station

Pat Hodder, Resident of Wolfeboro, addressed the Board. She read the following:

Suzanne Ryan and I are interested in opening our joint Antiques and Vintage Jewelry businesses in the Wolfeboro Railroad Station space currently subleased by the Chamber of Commerce. Our businesses have been popular with tourists and residents alike and can be expected to draw more shoppers to downtown Wolfeboro during the season. An antiques shop was located in that space years ago in the summer and was a strong draw card to Railroad Square. There is currently no other antique business in downtown Wolfeboro.

We are in discussion with the Wolfeboro Chamber of Commerce regarding this space. We will keep the Board updated with our progress. We are excited about this prospect for new business for Wolfeboro and look forward, eventually, to a favorable opinion from this Board.

Pat Hodder and Suzanne Ryan

Ms. Murray questioned if she meant this summer because it still is under the lease of the Chamber.

Ms. Hodder stated no. We know the lease is not up until the end of this year. We just wanted to have our ideas known.

Ms. Murray stated when the lease is up in December then you would like us to put it out to bid so businesses can bid on renting the space.

Ms. Hodder stated yes. We have a meeting with the Chamber next week.

Mr. O'Brien questioned if the business would be seasonal.

Ms. Hodder stated yes.

E. Amendment to the Wolfeboro Area Chamber of Commerce Lease

Mr. Pineo stated he spoke with Mary DeVries and they have an amendment to the lease. The Chamber would like to extend the use of the building for one month. The lease has been reviewed by the Town Attorney.

Ms. Murray stated we have approved extending the lease by one month other years.

Ms. DeVries thanked Mr. Pineo and stated they would like to extend the use of the space until the end of the year again.

It was moved Linda Murray and seconded by Brad Harriman to approve the Amendment to the Wolfeboro Chamber of Commerce Lease as outlined in the amendment provided at this meeting on February 19, 2020; both approved by the Town Attorney and Executive Director of the Wolfeboro Chamber of Commerce. Members voted and being none opposed, the motion passed.

F. Set a date for Libby Museum Trustees Meeting

Mr. Pineo stated there have been significant discussions about the Libby Museum in the past several months. The Board previously discussed the need to set a date to meet as Trustees of the Libby Museum so we can form a direction for the museum.

Vice Chairman Harriman agreed they should meet as trustees. He suggested a separate meeting instead of putting it on a regular agenda.

Mr. O'Brien agreed.

Ms. Murray suggested waiting until after the Town Meeting so they could get the vote on the warrant article. Then we will know how the public feels.

Mr. O'Brien agreed.

Ms. Murray stated it would need to be a noticed meeting since we will be there as a group. She would like public comment to be on the agenda.

Vice Chairman Harriman agreed.

Mr. O'Brien stated we need a charter if we don't already have one. We need the rules as trustees. What are our responsibilities as trustees? We need to know this before our first meeting.

Ms. Murray stated the will lays out what we are responsible for so we should look at the will.

Mr. O'Brien stated whatever the document is we need to look at it so we have reference material on our responsibilities as trustees to museums.

Ms. Murray stated she will be away March 11th through March 20th. She suggested waiting since there were two selectmen missing from the meeting tonight.

Vice Chairman Harriman suggested March 25th. Dave Senecal has a vacation in March as well but Mr. Harriman was not sure of the dates. We will finalize the date at our next meeting.

Mr. Pineo stated we will discuss again at the next meeting.

G. Draft Voter's Guide

Mr. Pineo stated he sent out the Draft Voter's Guide to the Board and Ms. Murray gave him some suggestions concerning some of the content. He has a meeting on Monday morning with members of the Budget Committee. He would like everyone to be able to review it. The date for publication is the first week in March. (March 5th)

Mr. O'Brien stated he has not read it yet but will in the next day or two and get back to Mr. Pineo with any suggestions.

H. Libby Museum Letter

Mr. Pineo drafted two letters regarding the Libby Museum so they could send one to Mr. Harding. Mr. Pineo asked for the Board's opinion on which letter they preferred.

Mr. O'Brien stated he felt the perspective donor was asking if there was continued interest on the part of the Wolfeboro to look deeply into whether we should restore or expand the Libby Museum. If we were to expand, the donor will make some kind of commitment. He felt the donor was asking if that was where the Town was heading. Mr. O'Brien stated he felt that is as far as we should go. We are interested in sorting this out. We are divided on whether we should restore or expand. We need to figure this out. We are divided.

Ms. Murray stated she does not think that was what he was asking. She agreed she liked the shorter letter. On November 20th we made a motion to move the project forward. She asked Mr. Harding at that meeting if he wanted a letter of support and he said yes. Mr. Harding is

asking for that letter of support. She stated we need to tell him this is the only letter of support we are willing to give at this time. We need to give Mr. Harding the letter.

Mr. O'Brien stated he seconded that motion on November 20th.

The Board discussed and decided on the second letter. (See attachment)

Ms. Murray asked that the minute's state this was the letter the Board was willing to send pertaining to the discussion on November 20th.

Mr. O'Brien read the following paragraphs from the letter:

I believe that I am accurate in that we all share a desire to restore the Libby. What is not clear, and where we are divided, is whether we believe that the taxpayer should fund expanding the Libby and whether the Town can confidently outline and fund the ongoing costs of an expanded operation.

We also believe that the voter needs to be given a clear choice between a restoration effort and an expanded effort. And we also want a plan for more and active fund raising support for the restoration phase, and not just the expansion phase.

Mr. O'Brien agreed with Ms. Murray that we owe the perspective donor clarity.

Ms. Murray stated she would support the second letter if another paragraph was added referencing the November 20th vote and that this letter was the answer based on that discussion.

Mr. Pineo agreed to add the language into the second letter.

It was moved by Linda Murray and seconded by Brad Harriman to approve sending the second letter to Mr. Harding as long as another paragraph was added referencing the November 20th vote and that this letter was the answer based on that discussion. Members voted and being none opposed, the motion passed.

Other Business

None

Committee Reports

Paul O'Brien stated he was in Conway this week with Wolfeboro Community Television. We are continuing to look at perspective bidders for building a fiber network across the town and county. We are finding that the towns all have different needs. We still would like to work on this as a team. Mr. O'Brien received two phone calls this week from Verizon and T-Mobile asking about the ordinance package. He told both companies that the wireless ordinance will be looked at and voted by the public on March 10th. Mr. O'Brien stated he met with Mr. Pineo and Ms. Murray about the Railroad Station Museum lease.

Ms. Murray stated we met to discuss an agreement that clarified the relationship between the Railroad Museum and the Town.

Mr. O'Brien stated thank you for clarifying.

Ms. Murray stated we are looking for an operational plan and we wanted to clarify how the our \$95,000.00 payments were going to happen in relationship to the LCHIP grant.

Mr. O'Brien stated we wanted to have clarity for John Simms.

Brad Harriman stated he did not attend any meetings but they all attended Voting Day. Wolfeboro Community Television met but he was plowing so he could not attend the meeting.

Linda Murray stated she met with the treasurer of the Friends of Pop Whalen to look at some cost figures and to look at possible ways to have savings in the operating budget. She attended the Elections and there were 2, 700 voters. She attended the Chamber's Executive Board Meeting. She met with Mr. Pineo and the Energy Committee to talk about the town's solar energy goals and ways to save energy.

Town Manager's Report

Mr. Pineo stated the following:

The Board summed up all the items that we have been working on.

The offices are fighting the flu bugs.

Questions from the Press

None

Public Input

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

Michael Hodder, Resident of Wolfeboro, addressed the Board. He suggested the Board look at the by-laws for the Library to help them with the by-laws for the Libby Museum. They should be helpful. He attended they should find the trust from the Attorney General's office. The trust will tell you what to do.

Suzanne Ryan, Resident of Wolfeboro, addressed the Board. She questioned when the Town Report would be available.

Mr. Pineo stated we received the draft today and it is being reviewed so it should not be long.

Ms. Ryan stated she liked the presentation on Sewall Woods by Mr. Nupp. The Master Plan shows concerns for keeping access to these types of things and our walkways.

Ms. Ryan questioned how they handled the Libby Museum on the Voter's Guide.

Mr. Pineo stated we are looking to establish a Capital Reserve Fund for the Libby Museum.

Ms. Ryan stated it was not defined if it was restore or expand.

Ms. Murray stated no. We need to know what repairs are needed for the museum to open.

Mr. Harriman stated we had a discussion about leaving the word expansion in the warrant article. We left the word in the warrant article.

Ms. Ryan stated okay.

Ms. Ryan stated Article 32 reads like a book. She stated this is like putting together a jigsaw puzzle. Luckily it is in the 2017 report. Warrant Article #22 in 2017 was simple. It was to raise the \$95,000.00 for the match.

Ms. Murray stated that \$95,000.00 capital reserve is funded.

Ms. Ryan stated warrant article #24 then ten year lease. The lease may provide them with another ten years. The Board stated at the Deliberative Session that the lease has not been drafted.

Ms. Ryan stated the new warrant article #32. She is concerned about the language. This article would supersede articles #31 and #22. He left out warrant article #23 which was voted on in 2017. It passed. She read the article to the Board. He did not say warrant article #32 would supersede this article. The Charrette is coming and we are not sure what will come of this so she asked the Board to be mindful of warrant article #23.

Ms. Murray stated Mr. Simms was dealing with the money warrant articles.

Ms. Ryan stated take it as you will.

Ms. Ryan stated at the Deliberative Session you received a copy of the Ego System Management Plan. She questioned if they looked at it regarding Albee Beach.

Mr. O'Brien stated he read it.

Ms. Ryan stated she is asking the Board as individuals if they are in favor of it and if asked by friends and neighbors to give them information and to support it.

It was moved by Paul O'Brien and seconded by Linda Murray to enter into non-public session under RSA 91-A: 3 II litigation. Roll call vote, Linda Murray – yes, Brad Harriman – yes and Paul O'Brien - yes. Being none opposed, the motion passed.

The Board re-entered public session at 7:18 PM.

Linda Murray moved the Wolfeboro Board of Selectmen to seal the minutes of the February 19, 2020 non-public meeting. Paul O'Brien seconded. Roll call vote, Linda Murray – yes, Brad Harriman – yes and Paul O'Brien – yes. Being none opposed, the motion passed.

It was moved by Vice Chairman Harriman and seconded by Paul O'Brien to adjourn at 8:40 PM. Members voted and being none opposed, the motion passed.

Respectfully Submitted,
Michele Chamberlain

Suggested letter to Mr Harding

Dear Alan

Thank you for being so invested in the ongoing vitality of the Libby Museum.

I hope that you will stick with us as we appropriately focus our attention on the most appropriate going forward plan for the Museum.

I believe that I am accurate in that we all share a desire to restore the Libby. What is not clear, and where we are divided, is whether we believe that the tax payer should fund expanding the Libby and whether the Town can confidently outline and fund the ongoing costs of an expanded operation.

We also believe that the voter needs to be given a clear choice between a restoration effort and an expanded effort. And we also want a plan for more and active fund raising support for the restoration phase, and not just the expansion phase.

I plan to call the Board together as Libby Trustees to begin to sort through these questions.

In the interim, and consistent with your comments concerning the building, I plan to see repairs taking place immediately on the facility.

Thank you

James Pineo