

Wolfeboro Board of Selectmen  
Public Meeting Minutes-Approved  
November 16, 2016

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

**Staff present:** Town Manager David W. Owen, Finance Director Pete Chamberlin, Public Works Director Dave Ford, Captain Dean Rondeau, Planning Director Matt Sullivan, Parks and Recreation Director Christine Collins, and Recording Secretary Michele Chamberlain

Chairman Harriman opened the meeting at 6:30 PM.

**Non-Public Session RSA 91-A:3, II (e)**

Mr. Owen stated a non-public session is needed to discuss personnel and litigation.

**Consideration of Minutes**

Chairman Harriman asked for approval from the Board of the minutes of the October 25, 2016 Budget Hearing.

**It was moved by Linda Murray and seconded by Luke Freudenberg to accept the minutes of the October 25, 2016 Budget Hearing with an amendment to page 7. Members voted and being none opposed, the motion passed.**

Chairman Harriman asked for approval from the Board of the October 27, 2016 Budget Hearing.

**It was moved by Dave Senecal and seconded by Linda Murray to accept the minutes of the October 27, 2016 Budget Hearing as written. Members voted and being none opposed, the motion passed.**

Chairman Harriman asked for approval from the Board of the November 2, 2016 Regular Meeting minutes.

**It was moved by Luke Freudenberg and seconded by Dave Senecal to accept the minutes of the November 2, 2016 Regular Meeting with an amendment to page 14. Dave Bowers abstained. Members voted and being none opposed, the motion passed.**

Chairman Harriman introduced the new Planning Director, Matt Sullivan.

Planning Director, Matt Sullivan addressed the Board.

## **Public Hearings**

### **A. Alcoholic Beverages Permit**

- i. Lakes Region Newcomers Club to hold a bring your own beer and wine (B.Y.O.B.) event at the Great Hall at Town Hall on January 13, 2017 from 5:00--9:00 PM pursuant to Town Code Chapter 5, Alcoholic Beverages**

Chairman Harriman opened the public hearing.

Randy Zimmerman, Vice President of the Lakes Region Newcomers Club, addressed the Board. He asked for the Board's permission to hold a Bunco Game at the Great Hall and to allow people to bring their own beer. He stated there would be about 80 people attending and it is a pot luck dinner.

Chairman Harriman closed the public hearing.

Linda Murray stated she liked to see the Great Hall used.

Mr. Owen stated the applicants have provided the certificate of insurance with the alcoholic beverage rider.

**It was moved by Dave Bowers and seconded by Dave Senecal to approve issuing a permit for a B.Y. O. B. (beer and wine only) to the Lakes Region Newcomers Club for their event at the Great Hall on January 13, 2017 from 5:00--9:00 PM pursuant to Town Code Chapter 5-Alcoholic Beverages. Members voted and being none opposed, the motion passed.**

- i. Rotary Club of Wolfeboro to hold Christmas Tree sales at Clark Park from November 27—December 23, 2016**

Chairman Harriman opened the public hearing.

Mr. Owen asked permission for the Rotary Club to hold their annual Christmas tree sale at Clark Park from November 27, 2016 through December 23, 2016 from 10:00 AM to 4:30 PM.

Chairman Harriman closed the public hearing.

Linda Murray thanked Mr. Owen for providing the insurance certificate that was not in the packet.

**It was moved by Dave Senecal and seconded by Luke Freudenberg to approve the issuance of a temporary outdoor event permit to the Rotary Club of Wolfeboro to hold Christmas tree sales at Clark Park from November 27—December 23, 2016 from 10:00 AM – 4:30 PM. Members voted and being none opposed, the motion passed.**

### **Bulk Vote**

#### **A. Weekly Manifests**

November 11, 2016

November 18, 2016

#### **B. Property Tax Credits/Exemptions**

##### **Approvals:**

- |      |                            |                        |
|------|----------------------------|------------------------|
| i.   | 1 Point Sewall Road        | Tax Map 229, Lot 23    |
| ii.  | 1 Granite Lane             | Tax Map 177, Lot 10-19 |
| iii. | 220 Springfield Point Road | Tax Map 259, Lot 15    |

##### **Denials:**

- |     |                |                     |
|-----|----------------|---------------------|
| iv. | 9 Finch Street | Tax Map 142, Lot 40 |
|-----|----------------|---------------------|

#### **C. Notices of Intent to Cut Wood or Timber**

- |     |                  |                    |
|-----|------------------|--------------------|
| i.  | Martin Hill Road | Tax Map 182, Lot 4 |
| ii. | Suncrest Drive   | Tax Map 41, Lot 7  |

**It was moved by Linda Murray and seconded by Dave Senecal to approve the items listed on the agenda in the Bulk Vote items A through C. Members voted and being none opposed, the motion passed.**

### **New Business**

Linda Murray reminded the Board that at the September 7<sup>th</sup> meeting it was decided to have a public hearing on Mr. Ford's 319 grants and she wanted it noted that the people should have the opportunity to speak on this matter during the presentation tonight. She asked if the Board was agreeable.

The Board agreed.

Chairman Harriman stated let's start with Mr. Ford's presentation first.

#### **A. Best Management Practices (BMP) Projects**

Dave Ford discussed the BMP projects for Lake Wentworth and Rust Pond. He presented a slide show about these projects, Lake Wentworth BMP for Gene's Beach and Rust Pond. The first project is Gene's Beach. He stated the use of these areas could be affected by the work that needs to be implemented and he wanted the Board to be aware of how these areas were currently being used. Currently the areas are being used for parking, as a beach and launching boats. Mr. Ford showed the areas of erosion and the plans on how the areas would be fixed. He stated there would be three separate treatments. Mr. Ford stated NHDOT was ok with the current area as a pull over, meaning people could pull over and admire the lake and take pictures. Mr. Ford was concerned with advertising the area as a beach because it would not meet any standards for a parking lot and have ADA access to the beach. Therefore, he was concerned about liability. He stated the intention was to perform a Storm Water Treatment project and now this has potential to impact the use of the land.

Chairman Harriman asked if the NHDOT only could take care up to the fog line and everything else belonged to us.

Mr. Ford stated NHDOT would enter into a written agreement with the Town. The Town would only be responsible for taking care of the BMP. The State would take care of the right of way and the Town would be responsible for the BMP within the right of way. The Town would be responsible for maintaining the BMP.

Linda Murray stated I'm gathering you are going to go through with the project and put gravel down based on what NHDOT has said by allowing cars to pull over to look at the lake or to stop to take pictures which may affect some of the uses of the beach.

Mr. Ford stated the choice was about parking. He felt the Lake Wentworth Association might have some ideas as well.

Mr. Ford questioned if the area should be left as it is and post signs stating no boat launching.

Linda Murray stated she supported no boat trailers or launching boats there because she felt it was dangerous. She asked Mr. Ford the negative impact on allowing cars to pull over in that area and stated all of her questions had been answered.

Chairman Harriman asked for public input.

Robert Cole, Executive Director of the Lake Wentworth Foundation, addressed the Board. He stated the foundation has been working on water quality for years and he thanked Mr. Ford for his work and support. Mr. Cole stated it was important for the foundation to have a working relationship with the Town. He stated this project is the 3<sup>rd</sup> project on the Water Shed Treatment project that began in 2012. There are 180 projects that we hope to work on in the years to come. Mr. Cole stated he hoped all the good work that went into making the project would be matched with implementing the plan. He stated we have to remember that the number one resource for this Town is water.

Therefore, its protection and water quality are a vital importance not just for people that live on the shore but for the Town's economy. He stated this project has a great impact on Lake Wentworth's water quality and it also flows into Crescent Lake and then into Lake Winnepesaukee. Mr. Cole stated if we don't act quickly with the plans that have been set forth then we run the risk of losing grant money that has been assigned to this Town to execute the Water Shed Plan and these projects. He stated the last thing we want to do is get a reputation with DES and other environmental organizations that we can't pull off these kinds of projects. This particular project is very visible and is particularly impactful for water quality. Mr. Cole stated that every time storm water runs into the lake whether off of roads or other pieces of land with high slopes erosion occurs and water that isn't filtered through natural ground and this kind of buffer dumps phosphorus into the lake. This is what creates milfoil and other algae that can choke up the lake in no time. Dublin Lake and Chocorua Lake off of Route 16 are examples of where this type of buffer work has been done with great success. Mr. Cole stated one of the troubling issues at this site was allowing boats to be trailed into the lake. Mr. Cole questioned the substantial ability of the project if parking is allowed. He stated they want to do the project once not a few times. He stated they could have no parking or more substantial parking. Mr. Cole explained that the Lake Wentworth Foundation has treated Lake Wentworth and Crescent Lake for milfoil for many years and has never asked the Town for money to do this. The Lake Wentworth Foundation also has money in its budget to match the Town in order to support these projects. He stated the Foundation wants to spend this money. He stated the bottom line was they were running out of time and they needed to move now.

Linda Murray asked about the maintenance issues and how they will be kept track of if we do allow parking there. She asked if the gravel will be maintained.

Mr. Ford stated the Town will have to maintain the gravel surface, railroad ties and the meter will have to be replaced after so many years.

Dave Senecal asked for the timetable of the project.

Mr. Ford stated late April or early May.

Mr. Senecal asked in 2017.

Mr. Ford stated yes, in 2017.

Chairman Harriman questioned the design with the railroad ties with maybe something more permanent made from concrete like ready-made walls.

Mr. Ford stated that is a good idea and should be possible but he would have to talk to the engineer.

Mr. Ford explained the Rust Pond proposed BMP at the boat launch.

This project has not had the design completed yet and after it has then we will ask Rust Pond Association to become involved.

Keith Simpson, Board Member of the Rust Pond Association, addressed the Board. He stated the only thing he wanted to add to Mr. Ford's presentation was there was an issue of water quality in this project.

Chairman Harriman asked if this project would be done in the spring as well.

Mr. Ford stated they would begin in the spring of 2017.

### **B. Monthly Budget Expenditures and Revenues Report**

Pete Chamberlin, Director of Finance, addressed the Board. He stated the overall expenditures should be less or equal to 83.33% at this point in the budget. He stated we were meeting those goals with the General Fund being at 79%, Water Fund 84%, Electric Fund 75%, Sewer Fund 88%, Pop Whalen Fund 76% with an overall at approximately 78%. He stated also he had updated the revenue reports as of October 31, 2016.

Linda Murray stated that in the Brewster Building there is still quite a bit in maintenance that needs to be completed and she hopes this will be done. Ms. Murray stated there were a lot of Capital Outlay Projects that still needed to be done as well.

Mr. Chamberlin stated there has been some movement involved in the Clark House. He stated Christine Collins, Director of Parks and Recreation could explain what was happening there.

### **C. Payment in Lieu of Taxes Agreement with Hearthstone Homes**

Mr. Owen stated the Board of Hearthstone Homes requested that the Payment-In-Lieu-Of-Taxes (P.I.L.O.T.) agreement be renewed at the same dollar amount as last year, which is \$19,000.

Linda Murray questioned whether they had asked about a certain time about of their budget and we had looked a couple of years out on where we were going to put the fee. Ms. Murray asked if they questioned this.

Mr. Owen stated we had gotten a late start and after being contacted their board was not going to meet for a while and this was the first time they had to review it. It was a few weeks time since when they were contacted and when they responded. Unfortunately, this was not making any progress towards closing the gap but they are willing to contribute towards their contribution, towards the Town's services.

Linda Murray stated that Christian Ridge and the Ledges are two very important housing projects in Town and we had started to work on a process with them and she would like to see if we could get back to doing that.

**It was moved by Dave Senecal and seconded by Linda Murray to approve and sign the Payment in Lieu of Taxes Agreement with Hearthstone Homes, Inc. in the amount of \$19,000 for Tax Year 2017. Members voted and being none opposed, the motion passed.**

#### **D. Proposal for Community Yoga in Great Hall**

Linda Murray stated she had asked Mr. Owen to put this on the agenda because Ann Blodgett had asked her about it. Ms. Murray felt the type of exercise it was and the amount of noise it would produce would make it agreeable to using the Great Hall. Ms. Murray stated the Board had agreed to allow the Great Hall to be used as a community space. She stated a policy had been written allowing for non-profits but the Town does have a partnership that we have other places to allow businesses to use our revolving fund. She stated we do this with Yoga on the Beach and Paddleboard lessons. Ms. Murray stated the Community Center was offered but they have no heat in the basement so it would have cold floors which would not be suitable. Ms. Murray stated the Great Hall had only been used 9 times during the day in the last five months. She stated the facility could be used with a partnership but does the Board want to get into programs using the revolving funds in this facility. Ms. Murray stated she would like to see a discussion on how the Board feels this facility should be used.

Ann Blodgett, Wolfeboro resident, addressed the Board. Ms. Blodgett would like to see Amy Kiley's yoga classes taught at the Great Hall. She felt the Great Hall should be used as a community space and felt this was a good starting point. She stated that Ms. Kiley has a lot of followers and is a great teacher of yoga. Yoga is known to strengthen bones, keep excess pounds off, reduce anxiety, build strength and balance, sharpen the mind and it boosts mood levels. Ms. Blodgett felt yoga was a very gentle and benign use of this space.

Mr. Owen stated Town staff has concerns about this proposal. Mr. Owen stated the Board adopted a Great Hall Use Policy which indicates primary use of the space for non-profit organizations. He stated there is a \$50.00 use fee and in addition if it is to be run as a recreation department program then 20% of the proceeds would be paid to the department that sponsored it.

Ms. Blodgett stated she thought the use policy was for non-profits and the Town use.

Mr. Owen stated but here you have a for-profit organization that wants to make use of it, but such use would not be consistent with The Great Hall Use Policy.

Mr. Bowers stated he felt it was a violation of the rules. He stated the Great Hall was not to be used as a commercial space and if we allowed this then it could open up a huge can of worms. He stated he was against this idea unless the rules for the use of the Great Hall were changed.

Christine Collins addressed the Board. She stated Parks and Recreation does have a lot of partnerships with people. Ms. Collins stated she reached out to Ms. Kiley to explain that she does not schedule the Great Hall facility and we have limited staff. She stated the way we partner is that we actually run the programs through our system so we have registrations for all applicants, we know the schedule and can cancel programs if needed. She stated when she discussed this with Ms. Kiley dates and times were not known and the maintenance fee was explained. Ms. Collins stated she offered Ms. Kiley the use of the Community Center. Ms. Collins stated the use of the Great Hall facility needed to be decided by the Board of Selectmen.

Linda Murray agreed that it was a decision for the Board but stated the facility was not being used very often.

Mr. Bowers stated it should be offered to other yoga instructors as well.

Ms. Murray stated the other yoga instructors could make a partnership as well.

Mr. Bowers stated it would be opening up a can of worms.

Ms. Murray stated she didn't have a problem with how Mr. Bowers felt; it was something the Board should look at if they wanted the Great Hall to be used more often.

Mr. Senecal asked Mr. Owen who did the scheduling for the use of the Great Hall.

Mr. Owen stated Anne Marble does the scheduling for the Great Hall.

Mr. Senecal stated he agreed with Mr. Bowers unless the Board changed their requirements. He stated the requirements are very clear and he did not have a problem with discussing it at some point to maybe change some of the regulations but at this point he didn't want to go against our own policy.

Mr. Bowers stated the Great Hall was getting used more often and it was still in development because we don't know how it will be used. He stated if we are going to change our policies it should state we will allow commercial enterprises to come here and charge administrative admission under the following circumstances so that everyone can know what is happening. Then everyone can have a chance if they want to make a proposal.

Luke Freudenberg stated the policy was set up about a year ago and the Board should look at the facility not being used as Ms. Murray stated. Mr. Freudenberg stated it would be nice to see the Great Hall used more but on this particular item tonight it is pretty clear based on our policy that it would not fall within those lines. He felt the Board should schedule a review of the policy soon.

Barbara Laverick, Wolfeboro resident, addressed the Board. She stated she would like to make two points. The first being one of her favorite things to do in this Town in the

summer is water aerobics. She stated she has taken yoga classes around Town and the cost is nothing compared to what it usually costs and the idea that anyone would think it was being offered for a profit for an enterprise in her opinion would be a complete misnomer. She stated Ms. Kiley did not come up with the idea, it was the class. Ms. Laverick recommended sitting down together to discuss the idea instead of just dismissing it.

Chairman Harriman stated as the policy reads at this time the idea would not fit but it is something that should be looked at for the future as long as it does not affect the workers downstairs.

Linda Murray stated she felt it would come under Parks and Recreation not a commercial use.

Chairman Harriman stated the other partnerships are using different facilities that make the programs fall into place a little easier.

Ms. Collins stated she was not opposed to the idea but she could not make a decision on something that she does not control. She stated if the program was at night or for weekends then there would not be staff available.

Chairman Harriman stated the consensus of the Board at this time was to review the policy of use of the Great Hall and to address this at a later date.

Linda Murray stated she was comfortable with that idea.

Mr. Senecal stated certainly a yoga class is different than a karate class and right now as the policy reads he would not be in favor of this. He felt the policy needed to be reviewed.

Amy Kiley, Wolfeboro resident and Yoga Instructor, addressed the Board. She stated when Ms. Blodgett approached her with the idea she was unsure of how it could work because of scheduling and the fees involved. She stated she agreed that more discussion was needed.

### **E. Capital Projects Update Reports**

Dave Ford discussed the Capital Projects Update Report.

Linda Murray asked about the Center Street project. She wanted to know when the work stopped over the summer would the parking lot by Harvest Market and all those areas going to be able to be used. She questioned if the piping was going to be done into the drainage area.

Mr. Ford stated he was anticipating the bid to come back in January and to be awarded sometime in March and part of that would be very specific to keeping the businesses

open but at the same time allowing as much flexibility for the contractor to get a better price. He stated there definitely would be no construction within the right of way between the 3<sup>rd</sup> week in June until the first week in September but we might be doing some work on the side streets and behind the buildings.

Linda Murray questioned if both entrances would be able to be used going into Harvest Market and TD Bank. She asked if they were going to have construction to the drainage in the back.

Mr. Ford stated the entrance going into Louis Pizza would be an area where they would be working on drainage and behind the building as well. The drive thru for the bank would probably have to be shut down but it probably wouldn't happen until the fall. The project will take place over three seasons and most work would be completed in the spring of 2018.

Mr. Ford updated the Board on the Capital Project of the WWTF Effluent Disposal Study. He stated the RIB Pilot test was on going and the meeting with the NHDES went well. Pilot 4 will be moving forward in 2017.

Mr. Ford stated the Town Highway crews have installed drainage upgrades on the worst sections of the sidewalks and they have been base paved as well. There are still other sections to be rebuilt and paved but it should be finished in the spring.

Mr. Ford stated the Dockside Parking Lot Project had been put on hold but it has been simplified and we are just looking at rebuilding the parking lot. The big issue that has come up is the boat ramp because it needs to be repaired and expanded. The boat ramp could cost around \$100,000.00.

Mr. Ford stated the Town Asset Management Plan was behind schedule but Mr. Ford hoped to continue forward with the plan although next year's funding in Capital Outlay had been cut by \$25,000.00. Mr. Ford stated he had to agree with the Budget Committee because money from 2015 had not been spent yet.

Linda Murray questioned if there was just enough money to finish the Town Hall but not enough to start on Abenaki. She stated she was trying to get the new facilities done because it would cut the project down considerably because you don't have to reevaluate where the building is.

Mr. Ford stated he could not commit to it but hoped to give it a good shot.

Mr. Ford stated Whitten Neck Road Project was complete but the final paving needed to be done in the spring.

Mr. Owen stated the oil tanks have been removed yesterday from the old railroad building. He asked the Board if they wanted to proceed towards the closing and the Town's acquisition of the building.

The Board stated they wanted to move forward.

Mr. Ford stated Lyman Construction had completed phase 1 of the project on Port Wedeln Road. He stated all the drainage was in and it had been base paved. The sides of the road will need to be reseeded in the spring. Lyman Construction will continue with the project on Winterhaven road in the spring and then the final paving will be done to Port Wedeln and Winterhaven.

Mr. Ford stated they were waiting for the approval from NHDOT on the Pleasant Valley Bridge design.

Mr. Ford stated the Mast Landing Parking Lot survey and engineering was 90% complete and a meeting has been set up with the Lake Wentworth Association.

Mr. Ford stated the construction of the Solid Waste Building Expansion Design has been delayed until 2018.

Mr. Ford stated the WWTP Cap Reserve project was moving forward. He stated they were working with UEI on the design upgrade of the sludge building and the sludge pumps.

Mr. Ford discussed the Capital Outlay Projects.

Mr. Ford stated one BMP for Lake Wentworth had gone out to bid and the other two BMP's were to be constructed by the Town in the spring of 2017.

Mr. Ford stated the Asset Management Plan has been delayed.

Mr. Ford stated the Town Hall Parking Lot Overlay has been completed. The project came in under budget.

Mr. Ford stated the Winter Harbor Watershed Improvements that project should be in his hands next week because the engineer is working on it. He stated the intent was to do a specific design of a mitigation project to stop some of the problems of White Gate Lane from a result of town drainage and then apply for a wetlands mitigation grant.

Mr. Ford stated the Water Treatment Plant had the filter media replaced and additional work to the racks and controls will be done this fall.

Mr. Ford stated they will receive a new 2017 W-S 7 Truck sometime in February for the same price.

Mr. Owen stated there was a small balance on both the Town Hall Renovations and the Abenaki Ski Lodge projects. He stated the Electric Meter Upgrades Project was a five year project and it is continuing.

Linda Murray asked Mr. Owen if he had heard anything about the clock.

Mr. Owen stated no but he would make a note to inquire about it.

#### **F. Warrant Article Review**

Mr. Owen stated he had provided the Board with a potential draft list of the Warrant Articles. He stated Mr. Ford had also provided a draft list as well. He stated Thursday night (November 10<sup>th</sup>) the Budget Committee had deleted the Capital Outlay Project for the public restrooms at Dockside which was in the budget for \$70,000.00 and stated it needed to be addressed as a warrant article.

Chairman Harriman asked if the plan addressed Mr. Roark's proposal.

Mr. Ford passed out a plan from Greg Roark for the design of the Dockside Restrooms and he has had several meetings with Mr. Roark.

Linda Murray corrected the Town Road Upgrades \$750,000.00 and the Dockside Parking Lot project from \$100,000.00 to \$150,000.00 with the boat ramp included.

Linda Murray asked the Board if she could meet with Mr. Owen so they could highlight and bold some of the wording of the warrant articles.

The Board agreed.

Linda Murray stated she had some wording she wanted changed on letter I (the Center Street Reconstruction Project).

Mr. Ford stated he would like that language added in.

Mr. Ford stated the Center Street Upgrade project bids came in much higher than anticipated by the Town and NHDOT. The total project cost was \$445,594.00 over budget. NHDOT has required that the Town, its consultant Stantec and NHDOT staff provide some value engineering and consider scope reduction to help reduce the overall project cost. Meetings were held with Stantec and NHDOT and we reached agreement on a few items, however, it was agreed that no significant scope of work would be cut. Based on the revised project documents we feel the NHDOT portion of the project will not exceed \$2,500,000.00 of which the Town only pays one third of the costs. The Town will have to budget for the estimated amount of the PET Fund work even though we expect to be reimbursed close to 100% of that cost. We recommend carrying an additional \$100,000.00 for contingencies. As shown in the new budget, we will need to ask for an additional \$850,000.00 of authorization of which the Town would be responsible to pay back no more than \$233,260.00 and hopefully we will not require any of the contingency.

Chairman Harriman stated letter J – Dockside Parking Lot Capital Reserve Fund had two different numbers.

Mr. Owen stated Mr. Ford's number includes the boat ramp.

Mr. Ford stated it reduces the Storm water treatment because the boat ramp is going to be more.

Linda Murray stated it needs to be worded so that the amount of the Capital Reserve be listed so they know what the total project is going to cost. She stated this warrant article is specific to the Dockside Parking Lot so she suggested putting Dockside Parking Lot including the boat ramp.

Mr. Ford stated his draft said including the boat ramp.

Ms. Murray stated it should read, **and including the boat ramp.**

Mr. Owen stated he recommended a warrant article for the extension of the Dockside Lease.

Ms. Murray felt that the Foss Field Replacement Capital Reserve Fund should be explained better so the public knows the building is going to be built this year.

Mr. Owen stated there were additional articles submitted by the Klickety Klack Railroad Museum.

Chairman Harriman asked if there would be numbers to address at the December 7<sup>th</sup> meeting.

Mr. Owen stated Mr. Simms could address that issue.

Mr. Simms addressed the Board.

Linda Murray stepped down.

Mr. Simms stated the oil tanks are gone. They are incorporating a non-profit and it should be on file with the Secretary of State within a week. He stated once that is done they will be able to solicit pledges for the private part of the warrant article. He stated an architect has gone through the building and he has prepared a projection of the cost of rehab of the building.

Mr. Bowers stated this was discussed at the Heritage Commission Meeting and everyone approved the concept.

Mr. Owen stated the warrant articles need some work but he would try to have them finalized for the Board's next meeting.

## **Old Business**

None

## **Other Business**

Linda Murray stated the Special Event Committee of the EDC met today and we are moving forward with putting together the Last Night in Wolfeboro. There will be a scavenger hunt from 11:00 AM – 2:00 PM. There will be three shows of Wildlife Encounters at 2:30 PM, 3:30 PM and 4:30 PM. She stated the fireworks will go off at 6:30 PM, Bingo will be from 7:00 PM – 7:45 PM and then there will be music that starts at 8:00 PM through till 10:00 PM and all will take place at the Great Hall. She stated the Committee asked for the Board's permission to allow hot dog Bob's cart for that night.

Chairman Harriman asked if it would be downtown in one of his spots.

Linda Murray stated Bob has a spot on Main Street that he could use.

Linda Murray asked for a motion.

**It was moved by Linda Murray and seconded by Dave Bowers to approve Hot Dog Bob having his cart starting at 5:00 PM on New Year's Eve 2016 to sell hot dogs. Members voted and none being opposed, the motion passed.**

Dave Bowers stated the Christmas Tree is the highest tree we have ever had.

## **Town Manager's Report**

Mr. Owen stated the following:

The Libby Museum Director applications have been received and we have narrowed the field down to three candidates and will be interviewing them next Tuesday.

The Code Enforcement Officer applications' deadline was yesterday and seven applications were received. He stated Matt Sullivan and Dave Senecal will be part of the screening committee for reviewing the applications to determine who should be invited for interviews.

He stated next Tuesday, November 22<sup>th</sup> at noon there will be an event up in the Great Hall to recognize twenty five years of service by two Town employees, Barry Muccio and Sergeant Christopher Keaton. If you would like to attend please RSVP by Friday, November 18<sup>th</sup>.

The Moose Mountain Regional Greenways is holding an event at the Wakefield Opera House on Saturday, December 3<sup>rd</sup> for town officials to attend.

He stated yesterday the Town received a petition zoning warrant article. The Planning Board has been made aware of it. It is a petition warrant article seeking permission to allow a drive thru restaurant facility in Wolfeboro.

Mr. Bowers asked if it was a franchise.

Mr. Owen stated he did not know.

He stated the Budget Committee met last Thursday evening, November 10<sup>th</sup> and reviewed the DPW budget and removed funding for the public restrooms of \$70,000.00, \$25,000.00 for Town Asset Management and \$40,000.00 for Winter Harbor Watershed Management.

### **Committee Reports**

Dave Bowers attended the Heritage Committee Meeting. He has been doing some museum work and traveling.

Chairman Harriman attended elections and a working Planning Board Meeting.

Linda Murray attended the Executive Board Meeting of the Chamber, a Fisherville Meeting, the Dockside Committee Meeting and a EDC Meeting. She stated she had attended two events for the Special Events Committee for Last Night in Wolfeboro. She stated there will be a questionnaire and donation jugs for helping to pay for some events for the following year.

Dave Senecal attended elections. He stated he has been involved with the Town Manager with the Police Department for the negotiations of their two year contract and with ASME with their contract as well. He attended the Dockside Committee Meeting.

Luke Freudenberg attended a lot of Budget Committee Meetings and a Chamber Social.

### **Questions from the Press**

None

### **Public Input**

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

None

Mr. Owen stated Joe Deighan was here to evaluate the audio system.

Mr. Deighan addressed the Board. He gave suggestions on how to use the microphones correctly.

Chairman Harriman introduced the new Wolfeboro Community TV Director, Tim Goodwin.

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

The Board re-entered public session at 9:35 PM.

**Dave Senecal moved the Wolfeboro Board of Selectmen to seal the minutes of the November 16, 2016 non-public meeting. Chairman Harriman seconded. Roll call vote, Chairman Harriman – yes, Linda Murray – yes, Luke Freudenberg – yes, Dave Senecal – yes, and Dave Bowers – yes. Being none opposed, the motion passed.**

**It was moved by Luke Freudenberg and seconded by Dave Senecal to adjourn at 9:37 PM. Members voted and being none opposed, the motion passed.**

Respectfully Submitted,  
Michele Chamberlain