

Wolfeboro Board of Selectmen  
Public Meeting Minutes-Approved  
December 7, 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, Captain Dean Rondeau, Parks and Recreation Director Christine Collins, Public Works Director Dave Ford, and Recording Secretary Michele Chamberlain

Chairman Harriman 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 collective bargaining and real estate.

**Consideration of Minutes**

Chairman Harriman asked for approval from the Board of the November 16, 2016 Regular Meeting Minutes.

**It was moved by Linda Murray and seconded by Dave Senecal to accept the minutes of November 16, 2016 Regular Meeting with an amendment to page 6. Members voted and being none opposed, the motion passed.**

**Bulk Vote**

- A. Weekly Manifests**  
November 25, 2016  
December 2, 2016  
December 9, 2016

**B. Property Tax Credits/Exemptions**  
**Approvals:**

- |     |                   |                     |
|-----|-------------------|---------------------|
| i.  | 7 Berrywood Drive | Tax Map 202, Lot 91 |
| ii. | 6 Heritage Road   | Tax Map 19, Lot 5   |

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

- |                                |  |
|--------------------------------|--|
| i. Tibbetts Road/Center Street | Tax Maps 85, Lot 2<br>Tax Map 84, Lot 2<br>Tax Map 101, Lot 1<br>Tax Map 116, Lot 21 |
|--------------------------------|--|

ii. New Garden Road

Tax Map 255, Lot 4

iii. Waumbeck Road

Tax Map 159, Lot 21

iv. Trotting Track Road

Tax Map 146, Lot 8

Tax Map 146, Lot 15

#### **D. Equalization Municipal Assessment Data Certificate**

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

#### **Appointments**

##### **A. Transportation Advisory Committee (TAC)**

Dave Owen stated our new Town Planner, Matt Sullivan, would like to be appointed to the Transportation Advisory Committee of the Lakes Region Planning Commission (LRPC) so that he can officially attend and participate in those meetings. The LRPC advises that such appointments are for 2-year terms.

**It was moved by Dave Senecal and seconded by Dave Bowers to approve the appointment of Matthew Sullivan to the Transportation Advisory Committee of the Lakes Region Planning Commission for a term of two years through to December 31, 2018. Members voted and being none opposed, the motion passed.**

#### **New Business**

##### **A. Fisherville Bob Houses**

Linda Murray stated Kathy Eaton had requested to have a place to put her Bob House by Dockside. Ms. Murray stated Ms. Eaton would need to discuss this with Mr. Owen. Ms. Murray stated she would discuss the possibility of this request with the Selectmen but if it was denied then she would have to remove the Bob House. Ms. Murray stated Fisherville would like to take part in decorating Downtown Wolfeboro with a spot for Bob Houses by Cate Park. Also, this would serve as a reminder to residents that Fisherville will be coming to Wolfeboro in late January. Ms. Murray stated that Ms. Eaton would be responsible for taking care of removing her Bob House when the time came to do so. Ms. Murray stated there are a few other members of the Fisherville Committee that would like to participate as well. Ms. Murray asked the Board for their approval.

Chairman Harriman asked if there would be a certain number allowed.

Ms. Murray stated a one point they were suggesting eight but she didn't feel that was possible because the area needed to be plowed.

Dave Senecal stated there was a second Bob House put down there today. Mr. Senecal suggested keeping track of how many Bob Houses and where they were placed. Mr. Senecal stated if an issue was to arise then they would have to deal with it at that point.

Dave Bowers suggested calling Christine Karstedt at his office if more spots were needed. He thought maybe some of the Bob Houses could be put in his parking lot.

Chairman Harriman asked Mr. Ford if the Selectmen allowed the Bob Houses to be put at Cate Park would the Town crew still be able to maintain the parking lot.

Mr. Ford stated they could work around them but if we get a big snow storm then they will need to be moved.

Ms. Murray stated they will be responsible for digging the Bob Houses out.

Mr. Ford stated he would pull out the Bob Houses but he didn't want to be responsible for any damage that might occur to the Bob Houses. Also, he suggested putting the Bob Houses on some type of foundation so they don't freeze to the ground.

**It was moved by Linda Murray and seconded by Dave Senecal to allow Fisherville Bob Houses on the Cate Park side down at Dockside prior to the ice freezing. Members voted and being none opposed, the motion passed.**

#### **B. Set Public Hearing Date to Hear Application for Tax Relief Pursuant to RSA 79-E**

Mr. Owen stated the Town has received its first application for Tax Relief Incentives under RSA 79-E, which was adopted by the Town at the March Town election. The application is from the new owners of the Pickering House, Peter and Patti Cooke who are proposing to make a very substantial investment in that building to convert it for use as an inn. Mr. Owen stated the Board needs to set a date to hold a public hearing on this application as required by the statute. Mr. Owen stated Town Counsel advises at least 14 days advance public notice be provided for such public hearing. Mr. Owen stated the first time that we could meet that requirement would be the Board's meeting of January 4, 2017.

**It was moved by Linda Murray and seconded by Dave Senecal to approve setting a public hearing on the application for Tax Relief Incentives by Peter and Patti Cooke on the agenda of the Board of Selectmen's January 4, 2017 meeting. Members voted and being none opposed, the motion passed.**

#### **C. 2017 Default Budget**

Pete Chamberlin, Finance Director, addressed the Board. He stated he had a new number for the default budget of \$25,497,435.00.

**It was moved by Dave Senecal and seconded by Luke Freudenberg to approve and sign the 2017 Default Budget in the amount of \$25,497,435.00. Members voted and being none opposed, the motion passed.**

#### **D. Water and Sewer Rates Update**

Dave Ford, Director of Public Works, addressed the Board. Mr. Ford stated the Budget Committee had eliminated \$45,000.00 from the hydrant fees to the Water Department which the Board had voted in 2007 to have the amount at 20 percent. He had anticipated the amount to be around \$345,000.00 but the Budget Committee had voted only \$300,000.00. Mr. Ford stated that this would create a deficit in 2017. He stated the Budget Committee had also talked about reducing it further so it would be at 15 percent which would make the amount approximately \$50,000.00 less. Mr. Ford stated water rates could remain the same but a detailed rate study would need to be done in 2017.

Chairman Harriman asked Mr. Owen that when the Selectmen go into Deliberative Session would the Board have the ability that night to ask for changes in the budget.

Mr. Owen stated absolutely you can request to amend the budget at that time.

Mr. Harriman questioned if they could ask the audience at that time to put the \$45,000.00 back in to the budget.

Mr. Owen replied yes you could.

Linda Murray stated the Board had about \$90,000.00 for capital improvements when they set the rate before and she wanted to know with this cut if they would still have the money to do those capital improvements projects within the water department. Ms. Murray stated right now we are paying cash for the smaller projects and we have the money for the bond payments for the larger projects. She questioned if the philosophy would change on how we pay for these projects.

Mr. Ford replied no but we will have to make a hard decision. He stated we have three choices a) reducing our costs which would mean backing out of our capital outlay projects, b) increase our water rates so we can continue having the best water system in the state, or c) we bond more. Mr. Ford suggested having a capital reserve fund for the water department.

Linda Murray asked Mr. Ford if Chairman Harriman's suggestion to ask the voters to put the \$45,000.00 back into the budget made sense.

Mr. Ford stated on one hand he loved the idea but wasn't sure how the Budget Committee would respond. He suggested having the Selectmen and the Budget Committee have a meeting to discuss a plan for a goal for the future.

Chairman Harriman stated the Selectmen could attend the Budget Committee Meeting when they vote on the final budget and could have a discussion at that point.

Linda Murray stated she liked Mr. Ford's suggestion about the Board of Selectmen and the Budget Committee sitting down together to discuss the information when they have the final numbers.

Mr. Ford stated the Budget Committee has been very supportive. He stated they are doing a hard job and needed to cut spending.

### **E. Warrant Article Review (Continued)**

Mr. Owen stated Town Counsel has now provided his review comments and recommendations, and the warrant articles have been revised to incorporate them. Also, a comparison of capital warrant article appropriations for the last couple of years as compared to this year's proposed capital project appropriations is included in your packet. It reveals that total capital warrant article requests for 2017 now total around \$2.1 million, as compared to last year's \$1.6 in capital warrant article spending. If the Board wishes to avoid significant impact on the tax rate, reductions in proposed capital warrant article appropriations will need to be made. Mr. Owen stated Mr. Ford and Ms. Murray have made some suggestions on how to achieve these reductions.

Chairman Harriman stated the charts that were given to us showing where some of the cuts could be made were very helpful.

Dave Bowers stated he felt the Board of Selectmen needed to be careful with cutting Dockside Parking Lot and Mast Landing Parking lot because of the impact on tourism. He stated tourism is our main revenue. He stated that he was in favor of cutting items that did not have an effect on tourism. He stated Dockside Restaurant and Mast Landing warrant articles affect tourism.

Linda Murray stated that she had at least a dozen different ways to cut warrant articles. She felt the Foss Field replacement building warrant article is needed since it has been scheduled for the last couple of years. She stated that she then looked at the Dockside Parking Lot and the Mast Landing Parking Lot. She stated with the Dockside Parking Lot we now have an issue with the boat ramp and we are changing what we might do to the bathrooms in that area. Therefore, she felt that project could be put on hold and they should proceed with Mast Landing Parking Lot. She stated her first two warrant articles would be Foss Field and Mast Landing. Ms. Murray stated if we cut out Dockside Parking Lot and the Dockside Restrooms the amount would come down to \$1.742 million. She stated she was counting the \$100,000.00 for Center Street but that really was going to be a bonded issue so she felt she could take that out as well and then we would be at \$1.642 million. She stated another option she had was to do the same cuts but to have \$90,000.00 in the Dockside Capital Reserve account which would put the figure at \$1.732 million. She stated in 2016 the amount was \$1.6 million and in 2015 the amount was \$2.1 million so she felt that \$1.732 million was an increase from last year but

that they could still accomplish a bunch of things and put a little money aside for the articles we were cutting. She stated she had other options as well.

Chairman Harriman stated he liked Ms. Murray's suggestion about at least keeping something in the Dockside Capital Reserve Fund.

Mr. Owen stated the boat ramp is \$90,000.00.

Chairman Harriman agreed.

Mr. Ford stated the reason he suggested \$90,000.00 was because that was the high end of the estimate for the ramp. Mr. Ford questioned the language of the warrant article. He stated we need to be sure that the boat ramp is considered the parking lot. He stated if the money is put into the capital reserve it is very specific and it needs to be spent for that particular purpose.

Ms. Murray stated how we worded the warrant article was the money was for the parking lot including the ramp.

Mr. Owen stated for this warrant article but if you were to try to change the purpose of a capital reserve fund that was previously approved it would take a 2/3rds vote as opposed to a majority vote.

Linda Murray suggested having a separate warrant article for the ramp.

Mr. Ford agreed.

The Board agreed as well.

Mr. Ford stated on the Center Street project he originally quoted \$233,000.00 but that is a very conservative number which would have been the cash amount we would have to pay. He stated after talking to the engineers he was hoping to reduce scope. He stated if NH DOT approves the reduced scope then he would be more confident with carrying the littler numbers. He stated the warrant article still would have to be for the full authorization but the cash amount we could reduce to \$100,000.00. Mr. Ford questioned if the \$100,000.00 was going to be bonded instead of cash.

Linda Murray stated that was the way it came through in the last rendition of the warrant article.

Mr. Owen stated initially it was for \$233,000.00 but if it is only going to be \$100,000.00 then there would not be a need to bond it.

Mr. Ford stated that is a question we need to discuss.

Linda Murray stated the first time we did it was not bonded but the wording of the warrant article showed it was bonded.

Mr. Ford stated it makes sense because we bonded the \$700,000.00 but the only problem is that it puts it into the 2/3rds majority and it is going to be a much larger number, say \$533,000.00 with only \$100,000.00 bonded. He felt this might scare people away and they needed the 2/3rds vote to allow the project to move forward.

Linda Murray stated the last way the warrant article was written it had it bonded.

Mr. Ford stated ok, that it your decision. Also, Mr. Ford stated he had talked to Mr. Roark and the \$100,000.00 estimate for the Dockside Restrooms looks like the correct number. He stated another thing is they will be working on the Dockside Building and he felt they were going to need more money. Mr. Ford stated whether the amount for building maintenance capital reserve account is \$30,000.00 or \$50,000.00 he envisions that amount to have to grow in future years.

Linda Murray stated she left that amount at \$50,000.00.

Dave Senecal stated pertaining to Dockside when you start moving things then you could run into broken floors, problems with the walls or electrical problems. Mr. Senecal stated the capital reserve fund could be quite important especially this winter. He stated nothing has been done in that building for years so he felt there could be some surprises.

The Board agreed.

Chairman Harriman stated he would go down through the list of warrant articles and the Board could confirm the amounts.

Linda Murray wanted to make a decision whether they were going to bond or not bond.

Chairman Harriman stated he would like to see the \$100,000.00 not bonded but stay as cash.

Linda Murray stated if we just take out Dockside then we are at \$1.742 million. Therefore, the question is one year we were at \$2.1 million and the next year at \$1.6 million, so where do we want to be between those two numbers.

Mr. Owen asked if Ms. Murray was proposing to take out Dockside Parking Lot and Public Restroom Improvements.

Ms. Murray stated yes, everything to do with Dockside.

Mr. Owen stated ok but are you going to include the \$90,000.00 for the boat ramp.

Ms. Murray stated with the figure \$1.742 million the boat ramp is not included. If the boat ramp is included the figure will be at \$1.842 million.

Chairman Harriman asked for clarification of Ms. Murray's figures. He had a figure of \$1.757 million.

Ms. Murray stated the Renovation of the Old Railroad Freight House Building was not included.

Chairman Harriman agreed.

Dave Senecal stated he was ok with taking out Dockside but thought the boat ramp should be done before the parking lot is started. He felt the \$90,000.00 for the boat ramp should be included this year so it could be done.

Chairman Harriman stated the Board needed to make a decision to bond the \$100,000.00 or not bond the \$100,000.00.

Dave Bowers suggested not bonding the \$100,000.00.

The Board agreed.

**It was moved by Linda Murray and seconded by Luke Freudenberg not to bond the Center Street Construction Project. Members voted and being none opposed, the motion passed.**

Chairman Harriman stated so our portion will be \$100,000.00.

Ms. Murray stated that is correct.

The Board voted on the final list of 2017 Warrant Articles. The results are:

Town Road Upgrades - \$750,000.00 -yes

Dave Bowers questioned if the Town Road Upgrades were \$750,000.00 last year.

Mr. Owen stated they were \$675,000.00.

Mr. Bowers asked if the amount was cut to \$650,000.00 what the impact would be. He would like to see the \$100,000.00 go to Dockside or something to do with tourism. He stated tourism is the life of our community.

Mr. Owen stated it would reduce the amount of miles of roads that could be done such as Spruce Road and Tip Cove Road.



Mr. Ford stated Oakwood Road as well. Mr. Ford stated if he had to save \$100,000.00 then he probably would have to cut one of the projects or only do base paving. Mr. Ford felt it would be very difficult to do all the projects without delaying them further.

Linda Murray stated the number one concern for the voters is having the Town roads repaired. She stated the public wants these roads fixed.

Chairman Harriman agreed to keep the amount at \$750,000.00.

Effluent Disposal Study - \$500,000.00 -yes

Mast Landing Parking Lot - \$170,000.00 - yes

Survey/Design Engineering for Reconstruction of 390 Line - \$145,000.00 - yes

Center Street Reconstruction-Additional Authorization - \$543,333.00 -yes

Dockside Parking Lot Project changed to Boat Ramp - \$90,000.00 -yes

Linda Murray stated she agreed with Mr. Ford a new capital reserve for \$90,000.00 for the boat ramp needed to be included.

Chairman Harriman agreed so we are renaming the article as Boat Ramp.

Linda Murray asked Mr. Ford if he would have a closer price in the next couple of weeks.

Mr. Ford replied yes, they are working on the quote right now and hopefully the amount will come down a little bit.

Mr. Owen questioned whether the Board wanted to change the purpose of the existing capital reserve fund to include the boat ramp.

Chairman Harriman stated he believed the Board just wanted to rename it the boat ramp.

Linda Murray agreed we want a separate warrant article for the boat ramp.

Mr. Owen stated it won't be a capital reserve then, it will be a stand-alone project.

Luke Freudenberg stated so we are zeroing out Article J, Dockside Parking Lot Project and renaming it Boat Ramp.

Dockside Public Restrooms Improvements - \$100,000.00 – no It was taken out.

Dave Senecal asked Mr. Ford if the restrooms at Dockside were useable.

Mr. Ford stated they have a few more years left.

Fire Trucks and Apparatus Replacement Capital Reserve Account - \$186,000.00 – yes

Public Works Vehicle and Equipment Capital Reserve Account - \$170,000.00 – yes

Abenaki Ski Area Capital Reserve Account - \$16,750.00 – yes

Wastewater Treatment Plant Capital Reserve Account - \$125,000.00 – yes

Foss Field Replacement Building - \$299,320.00 – with to \$100,000.00 of new funds.

Mr. Owen stated there is approximately \$200,000.00 in the capital reserve fund so it is only \$100,000.00 of new money.

Building Maintenance Capital Reserve Fund - \$50,000.00 – yes

Renovation of the Old Railroad Freight House Building - \$75,000.00 –yes

Luke Freudenberg stated he did not approve although he loves the idea. He felt the Town needed more parking.

Linda Murray stepped down from any discussion on any Old Railroad Freight House Building business because of a conflict of interest.

Mr. Owen stated the closing for the acquisition of the Old Railroad Freight House Building is scheduled for next Monday, December 12<sup>th</sup> so we are going forward with the purchase as the Board requested.

Linda Murray stated the final total will be \$1,832,750.00.

Chairman Harriman stated the figure is about \$230,000.00 more than last year.

Mr. Ford asked what the \$75,000.00 for the Old Railroad Freight House Building would be for because he felt a lot more money would be needed to spend on the building.

John Simms, addressed the Board. He stated the non-profit has been incorporated and their first board meeting will be this coming Friday, December 9<sup>th</sup>. Mr. Simms stated at the meeting he hopes to be able to sway the Board to have the architect prepare a more detailed and credible estimate for the rehabilitation of the building. Mr. Simms stated it would take approximately two weeks for the architect to give them an estimate that they could depend upon. Mr. Simms stated since the estimate of \$150,000.00 was submitted they were told an ADA bathroom was needed. Therefore, the estimate probably will be at least \$200,000.00.

Dave Senecal asked if the Board could postpone acting on the article until they had more information.

Mr. Owen stated the Budget Committee will be reviewing warrant articles soon.

Linda Murray stated the date for reviewing warrant articles is Wednesday, December 14<sup>th</sup>.

Mr. Owen stated the Budget Committee will start their review on December 14<sup>th</sup> and finalize on Monday, December 19<sup>th</sup>. He stated the Board of Selectmen will not meet until December 21<sup>st</sup> unless they would like to schedule a special meeting.

Mr. Senecal stated the Board could act on the other warrant articles because they were comfortable but could they wait on the Old Railroad Freight House warrant article.

Mr. Owen stated they could if they wanted.

Mr. Owen stated the cost estimate came from the Heritage Commission contractor last summer. The cost was for \$150,000.00 in total before the model Railroad Museum became involved and the needs for a museum could be different including the needs for an ADA accessible restroom and ADA access. Mr. Owen stated the warrant article was written to create a capital reserve fund and to deposit \$75,000.00 into that account. Also, it shall be contingent upon a receipt of at least a minimum of \$75,000.00 in private donations. The warrant article does not state the donations can't be more than \$75,000.00.

Chairman Harriman stated the museum could raise the funds in private donations if the amount was more. He stated the warrant article only agrees to the \$75,000.00.

Dave Bowers stated he was in favor of the Model Railroad Museum but if the voters do not vote for it what will we do with the building in its present condition.

Mr. Owen stated it would come back to the Board of Selectmen for a decision to be made on whether to demolish it or seek to rehabilitate it for some other purpose.

Mr. Simms stated he felt that the corporation believed the Town would be matching the funds whether it was to be \$75,000.00 or more and it was something they would need to discuss further. He stated a few more ideas could be possible and he would try his best to have the estimate back in ten days.

Mr. Senecal asked if the Board gets to the deliberative session and they find the number to be way out of whack can we take it off or make a motion to remove it.

Linda Murray asked if it could be deleted or if it needed to have the amount changed.

Mr. Owen stated the amount would have to be changed to zero.

Mr. Senecal stated so that is possible.

Mr. Owen stated yes, it is possible.

Chairman Harriman stated by leaving the \$75,000.00 in the amount of the final number is at \$1,832,750.00. He asked the Board if they were comfortable with that amount.

Linda Murray stated the amount is not as high as 2015 but it is also not as low as 2016. She stated she was comfortable with the amount because there are some projects that need to be done.

Chairman Harriman agreed.

Dave Senecal asked for the final number.

Chairman Harriman stated \$1,832,750.00.

Linda Murray asked if the Board needed to vote on each individual warrant article.

Mr. Owen stated yes.

The articles were voted as follows:

Town Road Upgrades voted 5/0.

Effluent Disposal Study voted 5/0.

Mast Landing Parking Lot Upgrades voted 5/0.

Survey/Design Engineering for Reconstruction of 390 Line voted 5/0.

Center Street Reconstruction – Addition Authorization voted 5/0.

Dockside Boat Ramp voted 5/0.

Dockside Public Restrooms Improvements deleted off.

Fire Trucks and Apparatus Replacement Capital Reserve Account voted 5/0.

Public Works Vehicle and Equipment Capital Reserve Account voted 5/0.

Abenaki Ski Area Capital Reserve Account voted 5/0.

Wastewater Treatment Plant Capital Reserve Fund voted 5/0.

Foss Field Replacement Building voted 5/0.

Building Maintenance Capital Reserve Fund voted 5/0.

Renovation of the Old Railroad Freight House Building voted 3/1/0. Luke Freudenberg voted no. Linda Murray had stepped down

Linda Murray stated there are two more articles in our packet to discuss, Dockside Lease Extension Authorization and Lease to the Wolfeboro Model Railroad Museum.

Chairman Harriman read the article as follows: to see if the Town will vote to authorize the Board of Selectmen to enter into a 10-year lease extension agreement with Garwoods, Inc. for the lease of the Town's property known as the Dockside Restaurant Building and the land appurtenant thereto, for the period from January 1, 2017 to December 31, 2026.

The Board voted with all members being in favor of the warrant article.

Chairman Harriman stated the vote was 5/0.

Chairman Harriman read the article of the Wolfeboro Model Railroad Museum as follows: to see if the Town will vote to lease the Old Railroad Freight House property located at 61 Railroad Avenue (Wolfeboro Tax Map 217, Lot 46) to the Wolfeboro Model Railroad Museum, a New Hampshire non-profit corporation, for a period of ten (10) years, and to authorize the Board of Selectmen to negotiate the terms and conditions of said lease. The lease may provide the museum the option to renew for a second ten (10) year period. The property shall be used to store and display items and equipment associated with model railroads. This article shall be null and void if the warrant article for the renovation of the Railroad Freight House Building fails to be approved by the voters.

Chairman Harriman stated the vote was 3/1/0. Luke Freudenberg voted no. Linda Murray had stepped down.

Linda Murray asked if the warrant articles needed to be put in order.

Mr. Owen stated that would be helpful.

The Board decided the order to be as follows:

1. Effluent Disposal Study
2. Center Street Reconstruction – Additional Authorization
3. 2017 Operating Budget
4. Town Road Upgrades
5. Mast Landing Parking Lot Upgrades
6. Survey/Design Engineering for Reconstruction of 390 Line
7. Dockside Boat Ramp
8. Foss Field Replacement Building
9. Fire Trucks and Apparatus Replacement Capital Reserve Account

10. Public Works Vehicle and Equipment Capital Reserve Account
11. Abenaki Ski Area Capital Reserve Account
12. Wastewater Treatment Plant Capital Reserve Fund
13. Building Maintenance Capital Reserve Fund
14. Renovation of the Old Railroad Freight House Building
15. Lease to Wolfeboro Model Railroad Museum
16. Fund AFSCME Union Agreement
17. Fund Police Union Agreement
18. Lease Option Extension for Dockside Restaurant Facility
19. Citizens Petition (Community Crime Control)

#### **F. Set Schedule for Taping Presentation on Town Warrant Articles**

Chairman Harriman stated the warrant articles are scheduled to be taped on Thursday, January 19<sup>th</sup> at 1:30 PM.

The Board agreed to the scheduled time as Thursday, January 19<sup>th</sup> at 2:00 PM.

**It was moved by Luke Freudenberg and seconded by Linda Murray to approve setting the annual video-taping of an informational presentation about the Town warrant articles to take place on January 19, 2017 at 2:00 PM at the studios of Wolfeboro Community TV. Members voted and being none opposed, the motion passed.**

#### **Old Business**

None

#### **Other Business**

None

#### **Town Manager's Report**

Mr. Owen stated the following:

Last evening there was a public hearing in New Durham about a proposed gravel pit that is going to be developed off of Middleton Road just beyond the Wolfeboro line. The Town received a lot of feedback from residents of Wolfeboro and New Durham. Mr. Ford wrote a letter to the New Durham Planning Board stating the Town of Wolfeboro's concerns and issues with the proposed gravel pit. Mr. Owen stated the letter was not well received because they thought it should have come from the Board of Selectmen. Mr. Owen stated his understanding was the New Durham Planning Board did not accept the application last night so he felt it was something they should be paying attention to. Chairman Harriman stated a letter from the Board of Selectmen should be sent to the New Durham Board of Selectmen when the hearing comes up again.

A reminder that Chief Chase's Retirement Party is Friday, December 9<sup>th</sup> from 3:00 PM to 5:00 PM at the Great Hall.

Primex has agreed verbally to pay for the clock repairs for the damage that was done to the hands and numerals.

The Economic Development Committee is proposing to send out flyers to the residents in their electric bills to promote the use of the Town Website.

This is the time of year that we are giving notice to the Town Departments to start preparing their contributions to the Town Report. This is when the Board decides what will be on the cover of the Town Report. Mr. Owen stated last year we had the Town Hall on the cover and the new Abenaki lodge on the back.

Dave Bowers suggested for the front cover the Great Hall in Use.

The Board decided to think about ideas.

Mr. Owen stated the Budget Committee had received a request from the Town Clerk for security shutters. The cost estimate is \$8,945.00 and that includes it being installed. Mr. Owen stated he had sent it to the Budget Committee as a possible inclusion in the operating budget as an additional capital outlay item.

Mr. Owen has appointed a new Code Officer, Dave O'Brien, and he will start the first of the year. Mr. O'Brien has agreed to seek certification in areas such as electrical and plumbing.

### **Committee Reports**

Dave Bowers stated he meet with the Library Committee and he has been spending a lot of time with the NH Public Television. He stated they were here last Thursday, Friday and Saturday interviewing people in the Town about their life experiences.

Chairman Harriman stated he attended the Wolfeboro Community Television Board Meeting and a Planning Board Meeting.

Linda Murray stated she attended the quarterly Chamber of Commerce Meeting, a Dock Committee Meeting and a Special Events Committee Meeting of the EDC. The Special Events Committee was working on planning for the Last Night of Wolfeboro. Ms. Murray stated unfortunately they were unable to get Hot Dog Bob for the event but they are still looking. She stated there will be a few restaurants opened in Town that will not require reservations. Also, she attended some Fisherville Meetings and the Public Restrooms Committee. Ms. Murray stated the Public Restrooms Committee decided they liked the suggestion for the restrooms at Dockside with the baby changing table included. Ms. Murray stated a cost estimate was received from Mr. Roark's builder for \$94,000.00.

Dave Senecal attended a ZBA Meeting, a seminar at Sunnyville presented by Lakes Coalition and a Dock Committee Meeting. He stated the Dock Committee discussed extending the Town Docks out further and making the boat ramp wider and having it at an angle so larger boats can use it.

Luke Freudenberg stated he attended several Budget Committee Meetings.

### **Questions from the Press**

None

### **Public Input**

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

Anne Blodget, Wolfeboro resident, addressed the Board. She stated Dave Ford's letter about bed rock quarry was greatly appreciated.

Jean Shultz, New Durham resident, addressed the Board. She stated her concern with the proposed gravel pit operation on Middleton Road. She stated we need to come together as a Community because it will affect Wolfeboro, New Durham and Middleton.

**It was moved by Dave Bowers and seconded by Linda Murray to enter into non-public session under RSA 91:3 II (a) to discuss collective bargaining and real estate. 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 8:46 PM.

**Dave Bowers moved the Wolfeboro Board of Selectmen to seal the minutes of the December 7, 2016 non-public meeting. Luke Freudenberg 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 Dave Senecal and seconded by Luke Freudenberg to adjourn at 8:48 PM. Members voted and being none opposed, the motion passed.**

Respectfully Submitted,  
Michele Chamberlain