

Wolfeboro Board of Selectmen  
Public Meeting Minutes-APPROVED  
COVID-19 Meeting- GoToMeeting  
January 20, 2021

**Board Members present:** Chairman Brad Harriman, Paul O'Brien, Dave Senecal, Dave Bowers, and Linda Murray

**Staff present:** Town Clerk Pat Waterman, Town Manager Jim, Finance Director Kathryn Carpentier, Executive Assistant Amy Capone Muccio and Recording Secretary Christine Doherty

Chairman Harriman opened the GoToMeeting at 6:30 PM.

Chairman Harriman read the following Preamble into the record:

**MEETING PREAMBLE DURING COVID-19 EMERGENCY**

*Good Evening, as Chairman of the Wolfeboro Board of Selectmen, I am declaring that an emergency exists and I am invoking the provisions of RSA 91-A:2, III (b). Federal, state, and local officials have determined that gatherings of 10 or more people pose a substantial risk to our community in its continuing efforts to combat the spread of COVID-19. In concurring with their determination, I also find that this meeting is imperative to the continued operation of town government and services, which are vital to public safety and confidence during this emergency. As such, this meeting will be conducted without a quorum of this body physically present in the same location.*

*At this time, I also welcome members of the public accessing this meeting remotely. Even though this meeting is being conducted in a unique manner under unusual circumstances, the usual rules of conduct and decorum apply. Any person found to be disrupting this meeting will be asked to cease the disruption. Should the disruptive behavior continue thereafter, that person will be removed from this meeting.*

*Please note that all votes that are taken during this meeting shall be done by Roll Call vote. Let's start the meeting by taking a Roll Call attendance. When each member states their name please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.*

**The Board Members gave a Roll call vote, Paul O'Brien – present and alone in his house, Dave Senecal - present and alone in his office in his house, Linda Murray– present and alone in a room in her house, Brad Harriman – present and alone in a room in his house and Dave Bowers – present and alone in a room in his house.**

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

Mr. Pineo stated a non-public session is not needed.

## **1. Consideration of Minutes**

### **i. December 29, 2020**

Mr. O'Brien: Page 2 under Public Hearings I would like you all to consider a rewrite of the notation Chairman Harriman reads to the following rewrite...

Chairman Harriman reads a letter that will be presented to the Budget Committee at their December 30 meeting. The letter addresses the Board of Selectmen's concerns, regarding assertions of gender bias in compensation. The letter also addresses the Budget Committee exceeding its statutory authority over several meetings by singling out 3 individuals for salary treatment and the letter addresses the Budget Committee holding un-noticed meetings discussing a Town Department Head's ongoing salary as witnessed on Community TV.

Page 4 Article U the last 3 words "wait right now", should be weight.

Ms. Murray: Page 5 Article F says Ms. Murray in the 2020 the town warrant article General Fund Cash Appropriation was around \$2 million. Why would we not use Unassigned Fund balance money to bring down the balance

Page 6 Article D last sentence. Mr. Pineo: 550k from Unassigned Fund balance

Page 6 Article T: there is a motion that needs the roll call added. And Under Z & X

Page 9 1<sup>st</sup> sentence Ms. Carpentier: I took the 2020 estimated revenues and compared it to actual revenues. These are preliminary figures and not final.

Need to attach letter we sent to the Budget Committee and the warrant article list.

Mr. Harriman: No problem with Mr. O'Brien's text changes.

**It was moved by Dave Senecal and seconded by Paul O'Brien to accept the the minutes of December 29, 2021 as amended. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Bowers – yes, Dave Senecal – yes, and Paul O'Brien – yes. Being none opposed, the motion passed.**

## **2. Public Hearings**

### **Unanticipated Funds**

- i. The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, January 20, 2021 at 6:30 PM virtually via GotoMeeting platform for the acceptance of unanticipated funds for an amount awarded that is less than \$5,000 in accordance with RSA 31 :95-b, relative to a donation from the Wolfeboro Chamber of Commerce, Our T.O.W.N. project in the amount of \$1,927.95 to be used at the Town's discretion on beautification of Wolfeboro, such as a new light posts.

Mary DeVries: Our T.O.W.N. Project was established many years ago. Since the project is for the beautification of the town we would like to donate these monies.

Mr. Harriman: Is there an account to accept a fund like this to be earmarked for a specific project?

Ms. Carpentier: I haven't seen where the town puts items like this. In the future it will be put into a donation account that will roll over year to year.

Ms. Murray: Should we make a motion to set up a donation account?

Ms. Carpentier: We don't need a motion, I will take care of it. The RSA says I have to show a quarterly report to the Board of Selectman for an account such as this.

Harriman Opens Public Hearing

Nothing – Public Hearing closed

Mr. O'Brien: Thank you Mary for the boldness of the plan and for what you did.

**It was moved by Paul O'Brien and seconded by Linda Murray to accept unanticipated funds for an amount awarded that is less than \$5,000 in accordance with RSA 31 :95-b, relative to a donation from the Wolfeboro Chamber of Commerce, Our T.O.W.N. project in the amount of \$1,927.95 to be used at the Town's discretion on beautification of Wolfeboro, such as a new light posts and add put into an account the Financial Director will designate for it. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Bowers – yes, Dave Senecal – yes, and Paul O'Brien - yes. Being none opposed, the motion passed.**

Temporary Event Permit(s)

- i. The Wolfeboro Board of Selectmen to consider a Temporary Event permit for the Wolfeboro Historical Society to hold Antique/Crafts Fairs, Flea Markets, Historical Tea, Lectures and Workshops from June 12, 2021 to October 9, 2021 from 11 :00 AM to 4:00 PM at the Clark Museum, 233 South Main Street.

Ms. Murray: This is a blanket temporary event permit. I don't think it falls into the temporary event permit. I don't have an issue granting it. But that is not how the ordinance reads?

Gene Denu, Historical Society: we have specific dates that Pat has. Similar to what we have done in the past.

Ms. Capone Muccio: There should be a list with the permit.

Mr. Pineo: Yes, it lays out the dates and rain dates.

Ms. Murray: Different events/dates are different event permits. If we agree then we may need to change the ordinance.

Gene Denu: Ok I will go back to the Historical Society and discuss with them.

- ii. The Wolfeboro Board of Selectmen to consider a Temporary Event permit for the Wolfeboro Garden Club to hold the Annual Christmas Wreath Sales from November 15, 2021- November 20, 2021 from 9:00 AM to 5:00 PM at the Railroad Station on 15 Railroad Ave.

Ms. Capone Muccio: They revised this program due to COVID (doing drive up) and it worked so well and with the unknowns for next year they would like to do the same thing again next year.

Harriman opens Public Hearing

Nothing – Public Hearing closed

**It was moved by Dave Senecal and seconded by Paul O'Brien to approve a Temporary Event permit for the Wolfeboro Garden Club to hold the Annual Christmas Wreath Sales from November 15, 2021- November 20, 2021 from 9:00 AM to 5:00 PM at the Railroad Station on 15 Railroad Ave. contingent upon whatever the Governors COVID guidelines are that time. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Bowers – yes, Dave Senecal – yes, and Paul O'Brien - yes. Being none opposed, the motion passed.**

- iii. The Wolfeboro Board of Selectmen to consider a Temporary Event permit for the Wolfeboro Cross Country Ski Association to hold a Nordic Ski Race from February 20, 2021- February 28, 2021 from 8:00 AM to 12:00 PM starting at Abenaki Ski Area (390 Pine Hill Rd) and along the Abenaki Cross Country Ski trails.

Jim Bean: Christine Collins and I ran a race last year, we had 16 people and it went very smooth. I would like to keep the tradition going and build the numbers back up. The reason for two weekends is in case of bad weather. Will not affect any ski practices or the ski tow. Parks & Rec was reluctant to work on the race with me this year.

Harriman Opens Public Hearing  
Nothing – Public Hearing closed

Mr. Harriman: Christine Collins is aware of this?

Jim Bean: she has seen the request and had some questions we are working on.

Ms. Capone Muccio: When Christine reviewed the permit, she had a question about the map. Jim brought it in. And if they were doing rentals on site and Jim said they are not.

Ms. Murray: Are you only going to have the race on one of the 2 days? So the 28<sup>th</sup> can be a rain date? Your insurance rider is only for the 20<sup>th</sup> of February. You will need to get a rider for the 28<sup>th</sup> if there is a rain date.

Jim Bean: Correct and yes

**It was moved by Linda Murray and seconded by Dave Senecal to accept a Temporary Event permit for the Wolfeboro Cross Country Ski Association to hold a Nordic Ski Race from February 20, 2021- February 28, 2021 from 8:00 AM to 12:00 PM starting at Abenaki Ski Area (390 Pine Hill Rd) and along the Abenaki Cross Country Ski trails, contingent upon them following all the Governor's COVID orders and get an update on the insurance policy if it moves to February 28<sup>th</sup>. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Bowers – yes, Dave Senecal – yes, and Paul O'Brien - yes. Being none opposed, the motion passed.**

Mr. Pineo: Extend a thank you to the Wolfeboro Cross Country Association. We had a problem at Abenaki and they let us use their groomer.

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

Suzanne Ryan a resident of Wolfeboro: Mr. Pineo at the Board of Selectmen meeting for public presentation of your warrant, there was your typical required BOS vote and Budget Committee vote but there was also scattered in between what the CIP voted and it wasn't consistent. Was that to guide the board in their process. Hoping it won't be on ballot  
 Mr. Pineo: It will be removed for the deliberative session and not on the warrant article.

#### 4. Bulk Vote

##### A. Weekly Manifests

- i. January 15, 2021

##### B. Current Use Application

- i. Waumbeck Rd
- ii. Beach Pond Rd
- iii. Beach Pond Rd
- iv. Beach Pond Rd

##### C. Property Tax Refund / Abatement(s)

- i. 2020-#13 51 Mill Street                      Tax Map 217 Lot 23

Ms. Murray: Would like this to be removed from the Bulk Vote and handled separately.

**Linda Murray made a motion and it was seconded by Mr. O'Brien to emove from the Bulk Vote item Property Tax Refund/Abatement(s) C.i 2020-#13 51 Mill Street, Tax Map 217 Lot 23. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Bowers – yes, Dave Senecal – yes, and Paul O'Brien - yes. Being none opposed, the motion passed.**

- ii. 2020#14 22 North Main St              Tax Map 217 Lot 102
- iii. 2020#15 70 Whitten Neck Rd.      Tax Map 191 Lot 26
- iv. 2020# 17 615 Center St.              Tax Map 132 Lot 12
- v. 2020#16 North Main St              Tax Map 217 Lot 33
- vi. 2020#18 South Main St              Tax Map 217 Lot 36
- vii. 2020#19 98 & 100 N Main St      Tax Map 217 Lot 192

##### D. Intent to Cut Wood or Timber

Forest Management Plan Updates

- i. 336 Haines Hill Rd                      Tax Map 22 Lot 1  
     Tax Map 32 Lot 1  
     Tax Map 71 Lot 1
- ii. Center St/Route 28                      Tax Map 34 Lot 12  
     Tax Map 45 Lot 9  
     Tax Map 58 Lot 8

##### E. Property Tax Exemptions/Credits

Approval

- i. 9 Juniper Green                      Tax Map 201 Lot 34-105

- |      |                      |                    |
|------|----------------------|--------------------|
| ii.  | 29 Orchards Rd       | Tax Map 254 Lot 3  |
| iii. | 37 Orchards Rd       | Tax Map 248 Lot 12 |
| iv.  | 137 Cotton Valley Rd | Tax Map 137 Lot 7  |

**It was moved by Linda Murray and seconded by Dave Senecal to approve the Bulk Vote items A-E with the removal of item C.i, as submitted. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Bowers – yes, Dave Senecal – yes, and Paul O’Brien - yes. Being none opposed, the motion passed.**

**It was moved by Dave Senecal and seconded by Mr. O’Brien to approve Property Tax Refund/Abatement(s) C.i 2020-#13 51 Mill Street, Tax Map 217 Lot 23. Roll call vote Brad Harriman – yes, Linda Murray – abstain, Dave Bowers – yes, Dave Senecal – yes, and Paul O’Brien - yes. Being one abstention, the motion passed.**

## **5. Board/Committee Appointments**

N/A

## **6. New Business**

### **A. Approval: Wedding Cate Park 2021**

October 9 of 2021 wedding in cate park by Caitlin Fisher.

Ms. Capone Muccio: Caitlin Fisher requested to use Cate Park and the band stand for her wedding. She has paid the \$50 and has insurance through our carrier.

Caitlin Fisher: The wedding will be on October 9, 2021 from 1:30 to 4:30 pm. We will use the time 1:30-3:00 to set up. Our wedding planner is Cheryl Scott. I also have a violin and cello player. The ceremony is at 3:30 and we will wrap up and be done by 4:30.

**It was moved by Paul O’Brien and seconded by Dave Senecal to approve the permit for Caitlin Fisher to hold her wedding on October 9, 2021 from 1:30-4:30 at Cate Park contingent upon the insurance certificate and followin the Governor’s COVID orders. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Bowers – yes, Dave Senecal – yes, and Paul O’Brien - yes. Being none opposed, the motion passed.**

### **B. Discussion: Conservation Commission-Front Bay Park-Invasive Species Control**

Lenore Clark, Chairman of the Conservation Commission: I am here with Warren Muir (Member) and Dan Coons (Vice Chairman). I have forwarded you the proposal. We have approved the first step of the proposal and it was done in December. The second step has not been approved as of yet.

Mr. Harriman: We were made aware through social media it would be good to have a discussion and get the details about what will be happening.

Ms. Clarke: We are looking at the Town Garden end of Goodrich Road and Front Bay Park. We are not looking at spraying anything in the garden but we are specifically looking at applying a late summer application to invasive species. It will be a onetime application for this year, not a broadcast spray, it will be targeted. The company is a licensed commercial applicator. The next

step is to cut back to low stumps to suppress growth and seed germination. The petition that was started seemed to pertain to cancer causing agents. Warren Muir is here to speak to this issue, chemistry

Mr. Harriman: When you do the spray, you look at weather conditions, will there be signage put up to let people know?

Ms. Clarke: We would commit to that.

Mr. Muir: The background on Roundup is that it's a controversial herbicide that uses glyphosate, which is a cancer-causing agent. However, not all experts agree. They look at the risk of exposure. We are talking about a directive spray on any small regrowth in a very localized area. It does not bioaccumulate, it would degrade over a period of weeks and it binds to soil (iron rich soil which we have) so it has virtually no opportunity to expose any citizens of Wolfeboro nor to get into the lake. It is registered for use and is used near bodies of water in the United States.

Mr. O'Brien: There was a question on a social media page about the use of goats. Please speak to that as it seems to be something people do use. We used them up at the transfer station.

Ms. Clarke: Nobody would be more delighted to use goats for this then I would. I discussed it with our consultant. There is no science behind its effectiveness. Goats eat everything, including the native species. If we knock out all the native species, the first thing to grow back would be the invasive species. Front Bay Park, you have goats pooping you risk fecal contamination. The Commission has not met since the petition went online so we also haven't had a chance to discuss that. We plan to discuss that at our March meeting.

Dan Coons: We have attempted mechanical processes in the past and things grew back quicker and it was costly. This we kind of feel like a method of last resort and our best alternative.

Mr. Muir: This is not being done in the exclusion of cutting. We did that and now are going back to apply it to some of the regrowth.

Mr. Harriman: Any danger to pets?

Dr. Muir: It's pretty non-toxic to humans. Homeowners use it. It's not a risk to pets or to people.

Ms. Murray: This does sound very familiar to the problem we had with milfoil. We pulled and pulled and then we had to put on chemicals. I think sometimes in order to control it you may need to use an herbicide. We put up signs when we used the milfoil treatment and so the signage will be important to have up and that will help people know what is happening.

Ms. Clark: I did mail the abutting neighbors to let them know what our intentions were. I will be continuing to keep them updated.

Dr. Muir: Any exposure will be limited (couple of hours) as it goes into the plant right away.

Mr. Pineo: I have done a little bit of reading on some of this and concur with what Mr. Muir said about the toxicity to animals. Lenore, if when you are in contact with your contractor ask them to provide an MSDS (Material Safety Data Sheet) which would be very helpful to us making an educated decision.

Mr. Harriman: Thank you all for joining us and educating us this evening.

### **C. Discussion: Finance Director - Actual vs. Budget Report 12/2020 Year End**

Ms. Carpentier: I want to stress this was done halfway through January, bills were still being paid and we still have year-end to be done. We will start preparing entries for the Auditors.

Mr. O'Brien: I would like to congratulate the all the departments and Kathy Carpentier for all the work they've done.

#### **D. Discussion: Payment in Lieu of Taxes Agreements**

Mr. Pineo: Not recommending a change on Hearthstone Homes and the Ledges. These two are lower income facilities and it makes sense to keep it at \$21,000 which is the same as last year.

**Linda Murray made a motion and it was seconded by Dave Senecal to keep the Payment in Lieu of Taxes (Pilot) Agreement for Heartstone Homes Inc. at \$21,000. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Bowers – yes, Dave Senecal – yes, and Paul O’Brien - yes. Being none opposed, the motion passed.**

#### **E. Approval: 2021 IRS Standard Mileage Reimbursement rate**

Mr. Pineo: This is an annual event. It has been changed to 56¢. We would like the board to adopt this. Would we you rather make this a motion we continue to follow the IRS recommendation on a regular basis and just inform the public when it changes?

**It was moved by Linda Murray and seconded by Dave Senecal to approve to follow the IRS Standard Mileage Reimbursement rate and present it to the public. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Bowers – yes, Dave Senecal – yes, and Paul O’Brien - yes. Being none opposed, the motion passed.**

#### **F. Discussion: Deliberative Session Location Change Announcement / Town Report Continued**

Mr. Harriman: The Deliberative Session will be held Tuesday, February 2<sup>nd</sup> with a snow date of February 4th at the Kingswood Art Center at 21 McManus Rd in Wolfeboro. We will be following all COVID guidelines. Masks will be mandatory.

Mr. Pineo: Tomorrow afternoon some of us will be going to the Arts Center to go through the layout for staff, the board and citizens. We hope to have the layout complete by tomorrow.

Ms. Capone Muccio: Board of Selectmen Town Report, Mr. O’Brien sent me some topics to address and write a summary.

Mr. O’Brien: Mr. Bowers and I will take a look at it.

Ms. Capone Muccio: A have a new report, the Libby’s Annual report.

Mr. O’Brien: I will help you with that. Anyone wants to give me top 5 ideas to put in the Chairman’s Report for the Libby’s Annual Report, please send it to me ASAP.

Ms. Capone Muccio: We have to have them available to the public by March 2<sup>nd</sup>.

#### **7. Other Business**

Mr. Harriman: Have we heard anything back from the town attorney about the MOU (Memorandum of Understanding) with the Friends of the Libby?

Mr. Pineo: Nothing as of yet.

Ms. Murray: I had Jim send out to the board yesterday a draft, the EDC would like to send out a survey to businesses. There were some changes made and I wanted to speak with the board if the EDC can say they “support” the extension of the town docks. It has been sent to the town attorney to make sure the verbiage was ok.

Mr. O’Brien: The question is are they or are they not soliciting a vote?



Ms. Murray: Yes, that is correct, can the EDC use the term support. So once the town attorney looks it over the EDC can move forward with the survey.

Mr. O'Brien: We did a survey in December (Atlantic Broadband Customer Input Survey). Kudos and concerns were raised by the public. Maybe a public input session with the Wolfeboro Cable Franchise Committee would be in order.

Mr. Pineo: Procedurally, regarding the Agenda, I received some feedback from a citizen today who would like to see under the Bulk Vote, amounts (Weekly Manifest, Tax Refund & Abatements, Tax Exemptions & Credits).

Ms. Murray: It's public information and if it doesn't take too much time I have no problem with that.

Mr. Pineo: I think this is a good idea.

Ms. Carpentier: I am just concerned when we are making a large payment, that will show up there and people may think it's just actual spending. Footnotes can be used on your Bulk Manifest when this occurs.

Mr. Pineo: We have run into a hiccup on Article 13 regarding the Pop Whalen Enterprise Fund purpose. We reached out to DRA and spoke to Attorney Puffer. We need to find out what the purpose of the Pop Whalen Enterprise Fund when it was established in 1997. We will need to investigate that warrant article (#15) regarding what we want to do moving forward. Then we will have to hold public hearings and then bring it to deliberative session. We feel like placing a non-binding warrant article on this one, we can figure out.

Mr. Harriman: This won't have any affect with the engineering one moving forward?

Mr. Pineo: It should not.

Mr. O'Brien: Question of purpose, does anyone have an answer to that?

Mr. Pineo: The WA #15 in 1997 stated.... (see attached)

Mr. Pineo: There is a lot of work to be done on this to be prepared for the 2022 warrant articles.

Mr. Harriman: Do we have the timeframe for public hearings?

Mr. Pineo: We would have to have both public hearings in advance of the deliberative session.

Mr. O'Brien: We need to find out how revenues go into that entity and how costs flow out. We should have that clear to the voters.

## **8. Committee Reports**

Ms. Murray: Bond Hearing, EDC Meeting, Budget Committee

Mr. O'Brien: Bond Hearing, Budget Committee

Mr. Harriman: Planning Board, WCTV Meeting, Bond Hearing

## **9. Town Manager Report**

Mr. Pineo: Budgets, Bond Hearings, warrant article work. We finished the recording for the warrant article presentation. I want to reiterate to the voters if all warrant articles were to pass it would be a 33% increase in assessed valuation.

## **10. Questions from the Press**

Elissa Paquette: I would like to receive a copy of your PowerPoint with all your warrant articles.  
Mr. Pineo: I will get that over to you.

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

Suzanne Ryan, a Wolfeboro resident: Regarding the budget books and warrant articles at the library, I would like to clarify they are always sent over before the deliberative sessions, and if there are any changes a supplemental sheet is sent to add to the book.

Mary DeVries, Chamber of Commerce: I was thinking about the temporary permit and would like to offer to publish events on the Chamber's Community Calendar. Please feel free to submit any events you want to add.

Suzanne Ryan: Regarding the EDC wishing to put out a flyer promoting/lobbying their point of view. Are we paying for this out of taxpayer money? Because this would not be appropriate?

Ms. Murray: It's a cover letter with a survey to a targeted group about number of employees during certain times of the year.

**12. Non-Public Session RSA 91-A**

N/A

**It was moved by Dave Senecal and seconded by Linda Murray to adjourn at 8:34 PM. Roll call vote, Dave Bowers – yes, Linda Murray – yes, Brad Harriman – yes, Paul O'Brien – yes and Dave Senecal – yes. Being none opposed, the motion passed.**

Respectfully Submitted,  
Christine Metcalfe Doherty

# PAYMENT-IN-LIEU-OF-TAXES (PILOT) AGREEMENT

FOR TAX YEAR 2021

between

Hearthstone Homes, Inc.

and the

Town of Wolfeboro

Hearthstone Homes, Inc. and the Town of Wolfeboro agree to enter into a new Payment-in-Lieu-of-Taxes (P.I.L.O.T.) agreement for tax year 2021 to supplant their soon to expire P.I.L.O.T agreement for tax year 2020. Such an agreement is necessary "to defray the costs of municipal, non-utility services" as per RSA 72:23k.

Specifically, this PILOT agreement covers two residential housing projects in Wolfeboro, namely,

The Ledges	Tax Map	204-49	67 Center Street	\$2,837,900
Christian Ridge	Tax Map	218-78	20 Crescent Lake Ave	<u>\$1,797,000</u>
				\$4,634,900

Taken together, these two housing developments have a combined assessed value \$4,634,900, using the Town's 2020 municipal portion of the year's tax rate of \$5.26/ thousand, this agreement provides for P.I.L.O.T. payment of \$24,379.57 from Hearthstone Homes, Inc. to the Town for the coming year, but this agreement provides for a discounted PILOT payment of **\$21,000**. It should be noted that the vacant backland property at the Ledges, Tax Map 204, Lot 99, is not covered by this agreement.

Payment of the PILOT amount shall be made within thirty days of receipt of a bill from the Town of Wolfeboro Board of Selectmen through the Tax Collector and shall be made payable to the Town of Wolfeboro, NH. This extended agreement shall expire on December 31, 2021.

HEARTHSTONE HOMES, INC.

BOARD OF SELECTMEN

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Brad Harriman, Chairman

Date: \_\_\_\_\_

\_\_\_\_\_  
Paul O'Brien, Vice-Chairman

\_\_\_\_\_  
David A. Senecal

\_\_\_\_\_  
Linda T. Murray

\_\_\_\_\_  
Q. David Bowers

PAYMENT-IN-LIEU-OF-TAXES (PILOT) AGREEMENT  
FOR TAX YEAR 2021

between  
New Hampshire Boat Museum  
and the  
Town of Wolfeboro

The New Hampshire Boat Museum, a 501 ©3 organization, and the Town of Wolfeboro agree to enter into a renewed Voluntary Payment-in-Lieu-of-Taxes (P.I.L.O.T.) agreement for tax year 2020 for the properties the Museum acquired for its new Museum complex off Bay Street, but which are not yet occupied and used for their tax-exempt purpose. Such an agreement is desirable to defray the costs of non-municipal services to provide tax relief to the Museum during the period that it is raising funds for its new Museum facility on Bay Street site, as permitted by RSA 72:23-n.

Specifically, this PILOT agreement covers four properties on Bay Street namely

Tax Map 203-62	59 Bay Street, Wolfeboro	Land Only	\$308,200
Tax Map 203-63	57 Bay Street, Wolfeboro	Land Only	\$305,300
Tax Map 203-64	Bay Street, Wolfeboro	Land Only	\$292,700
Tax Map 203-65	Bay Street, Wolfeboro	Land Only	<u>\$284,500</u>
			\$1,190,700

This agreement provides that the New Hampshire Boat Museum will only have to pay the Municipal and County portions of the tax rate, 5.26/thousand and \$1.11/thousand respectively, to the Town for the coming year, for a total tax rate of \$6.37 and tax bill of **\$7,584.76**.

Payment of the PILOT amount shall be made within thirty days of receipt of a bill from the Town of Wolfeboro Board of Selectmen through the Tax Collector and shall be made payable to the Town of Wolfeboro, NH. This agreement shall expire on December 31, 2021.

New Hampshire Boat Museum

BOARD OF SELECTMEN

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Brad Harriman, Chairman

Date: \_\_\_\_\_

\_\_\_\_\_  
Paul O'Brien, Vice Chairman



1997

Selectmen or by law of the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only.

**ARTICLE 11:** To see whether the Town will vote to raise and appropriate the sum of thirty thousand dollars (\$30,000) as the Town's estimated remaining share for the construction of sidewalks by the State of New Hampshire through the Transportation Enhancement Program from the Kingswood Regional High School south to the intersection of Middleton Road along Route 28. (Recommended by the Board of Selectmen) (Recommended by the Budget committee)

**ARTICLE 12:** To see whether the Town will vote to raise and appropriate the sum of two hundred, fifteen thousand dollars (\$215.00) for the purchase of a replacement tanker/engine for the Fire Department and further to authorize the withdrawal of one hundred thousand dollars (\$100,000) from the Fire Truck Capital Reserve to offset such expenditure. (Recommended by the Board of Selectmen) (Recommended by the Budget Committee)

**ARTICLE 13:** To see whether the Town will vote to raise and appropriate the sum of twelve thousand, five hundred dollars (\$12,500) to make certain improvements to the Cate/Town Park and Dockside area, specifically for lighting. (Recommended by the Board of Selectmen) (Recommended by the Budget Committee)

**ARTICLE 14:** To see if the Town will vote to raise and appropriate the sum of eighty-five thousand dollars (\$85,000) for the engineering for the reconstruction of the Crescent Lake Dam, and to authorize the use of the Town's Fund Balance for this purpose. (Recommended by the Board of Selectmen) (Recommended by the Budget Committee)

**ARTICLE 15:** Shall we adopt the provisions of RSA 31:95-c to restrict revenue from the operation of the Pop Whalen Ice Arena to expenditures for the purpose of operating and maintaining the Pop Whalen Ice Arena. Such revenues and expenditures shall be accounted for in a special revenue fund to be known as the Pop Whalen Ice Arena Fund, separate from the

general fund. Any surplus in said fund shall not be deemed to be part of the general fund accumulated surplus and shall be expended only after a vote by the legislative body to appropriate specific amount from said fund for a specific purpose related to the purpose of the fund or source of revenue. (Recommended by the Board of Selectmen)

**ARTICLE 16:** To see whether the Town will vote pursuant to RSA 154:24, to authorize the Wolfeboro Fire Department to go to the aid of another city, town, village, or fire district for the purpose of extinguishing a fire, rendering other emergency assistance, or performing any detail as requested, said authorization being for the purpose of allowing the Town of Wolfeboro, together with other municipalities, to form a district fire mutual aid system pursuant to RSA 154:30-a, 1 (specifically the Ossipee Valley Mutual Aid Association). (Recommended by the Board of Selectmen)

**ARTICLE 17:** To see whether the Town will accept a deed to the Wolfeboro Center Cemetery property from the Wolfeboro Center Cemetery Association at no cost to the Town. Said acceptance shall be on the condition that the Association's records and financial assets, including all funds, are turned over to the Town, and provided further that there be no implied financial liability to the Town for the maintenance of the cemetery, over and above the trust fund income. The Town may raise and appropriate additional funds for the care of said cemetery. (Recommended by the Board of Selectmen)

**ARTICLE 18:** Shall we modify the elderly exemptions from property tax in the Town of Wolfeboro, based upon assessed value, for qualified taxpayers, to be as follows: for a person 65 years of age up to 75 years, \$20,000; for a person 75 years of age up to 80 years, \$30,000; for a person 80 years of age or older \$40,000? To qualify, the person must have been a New Hampshire resident for at least five (5) years, own the real estate individually or jointly, or if the real estate is owned by such person's spouse, they must have been married for at least five (5) years. In addition, the taxpayer must have a net income of not more than \$18,500 or, if married, a combined net income of less than \$24,000; and own net assets not in excess of