

Wolfeboro Board of Selectmen
Public Meeting Minutes-Unapproved
December 12, 2018
Special Meeting

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

Members absent: Dave Senecal

Staff present: Town Manager Becky Merrow, Finance Director Deb Zabkar, Public Works Director Dave Ford, Planning Director Matt Sullivan, MED Director Barry Muccio and Recording Secretary Michele Chamberlain

Chairman Murray opened the meeting at 6:30 PM.

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

Chairman Murray stated a non-public session is needed to discuss reputation.

New Business

A. Current Status of the Capital Reserve Accounts and Vouchers

Ms. Merrow questioned if the Board had the document that was prepared by the Finance Director and asked if they had any questions.

Mr. O'Brien stated this is the same document that was passed out at the Budget Committee meeting last night.

Chairman Murray stated there are four vouchers that are being presented tonight.

- i. Foss Field Replacement Building - \$22,425.00
- ii. DPW Vehicle/Replacement - \$3,852.60
- iii. Public Safety Building - \$19,758.73
- iv. Wastewater Treatment Plant - \$3,855.03

It was moved by Dave Bowers and seconded by Paul O'Brien to approve signing the vouchers, Wolfeboro Trustees of Trust Funds Withdrawals or Transfer from Fund Trust: 1. DPW Vehicle/Equipment Replacement in the amount of \$3,852.60; 2. Foss Field Replacement Building in the amount of \$22,425.00; 3. Public Safety Building in the amount of \$19,758.73 and 4. Wastewater Treatment Plant in the amount of \$3,855.03. Members voted and being none opposed, the motion passed.

B. Reappointment of Members to the Zoning Board of Adjustment

Mr. Sullivan stated there were some issues in past years with appointments to the Zoning Board of Adjustment. RSA 673:5, II provides for 3 year terms of the Zoning Board of Adjustment. This

statute is such that the municipality cannot choose to be more restrictive, it must provide for the full 3 years except in the case of filling a term. Mr. Sullivan stated he would like the Board of Selectmen to make a motion to amend these appointments.

It was moved by Chairman Murray and seconded by Paul O'Brien to amend the earlier appointments of the Zoning Board of Adjustment members as follows, pursuant to RSA 673:4, II: Fred Tedeschi for a 3 year term ending in 2020, Tim Cronin for a 3 year term ending in 2021, Luke Freudenberg for a 3 year term ending in 2021 and Peter Colcord for a 2 year term to fill the membership of Susan Raser, ending in 2020. Members voted and being none opposed, the motion passed.

C. Use of Space Next to Chamber for a Holiday Gift Wrapping

Chairman Murray stated Ossipee Mountain Habitat for Humanity is requesting the use of the space next to the Chamber of Commerce building on the weekend of December 15th & 16th to offer a holiday gift wrapping station.

It was moved by Brad Harriman and seconded by Paul O'Brien to approve Ossipee Mountain Habitat for Humanity the use of the space next to the Chamber of Commerce building on December 15th from 10 AM – 3 PM and December 16th from 11 AM – 2 PM to offer a holiday gift wrapping station. There will be no charge for the use of the space. Members voted and being none opposed, the motion passed.

D. 2018 Equalization Municipal Assessment Data Certificate

Ms. Merrow stated the Assessor is not present but he did send a cover letter. There were 194 qualified sales from October 1, 2017 through September 30, 2018. Therefore, we feel this is a good sample to set the ratios. The weighted mean is 88.8% and the median ratio is 87.7%. The measure of fairness is the Coefficient of Dispersion (COD), which is the average percentage most of the sales fell from and the median was 19%.

Chairman Murray stated next year is our reevaluation year. The State requires this to be done every 5 years.

Ms. Merrow stated we will start meeting in June or July to discuss the process of sending out letters to everyone and conducting hearings. We will need to determine how much support the Assessing Department will need to key in all of the data.

Chairman Murray stated it is important to have some dates during the summer.

It was moved by Brad Harriman and seconded by Paul O'Brien to approve the assessment and sales information provided by us on the NH Mosaic Equalization System and has been thoroughly reviewed by this Board and is complete and accurate to the best of our knowledge. Members voted and being none opposed, the motion passed.

E. Request for an Emergency Purchase of Grader

Dave Ford, Public Works Director, addressed the Board. Mr. Ford stated Scott Pike and him spent yesterday and today looking at used graders. We have a 1995 Galion Grader which needs to be

replaced. It is hard to get parts for this old grader. We looked at a 2012 Volvo Grader being offered by Beauregard Equipment for \$114,400 with a trade for our old grader of \$20,500 for a net of \$93,900. It was used by the Dover-Folcroft Maine, DPW. They traded it in because of problems with emissions and electronics. Today we were able to test drive and take a close look at the 2008 Volvo Grader being offered by Chadwick-BaRoss for \$98,000 with an \$18,000 trade for a net of \$80,000. The machine has about 5,500 hours, has a scarifier, is only 4 wheel drive, has a Tier 3 motor (no issues with emissions) and has a much simpler electronics set up. The vehicle looked well maintained. We were told it came from Georgia, without any exposure to the road salt and it showed no signs of corrosion. The 2012 Volvo Grader does not have a scarifier which is needed so we feel the 2008 Volvo Grader would fit our needs the best. We are confident that the 2008 Volvo would last 10 years with routine maintenance.

Chairman Murray stated it can be purchased for \$80,000.00 with our trade in value of \$18,000.00.

Mr. Harriman stated Chadwick-BaRoss is a reputable company and they are close in proximity to help service our needs. Mr. Harriman fully supported the purchase of this grader.

It was moved by Brad Harriman and seconded by Paul O'Brien to approve the purchase of the used 2008 Volvo Grader with the funds coming from the Vehicle Replacement Capital Reserve Fund. Members voted and being none opposed, the motion passed.

Mr. Ford stated he would like to request an emergency purchase order to be approved for the small vehicle lift in the Public Works Garage Budget. The amount would be for \$5,540.97 to Automotive Garage Tools, Inc.

The Board agreed with the request.

F. Bay Street Sidewalk

It was moved by Chairman Murray and seconded by Dave Bowers to approve and designate Becky Merrow, Town Manager to sign the contract. Members voted and being none opposed, the motion passed.

G. Bond Anticipation Note

Deb Zabkar, Finance Director, addressed the Board. She stated the Library Improvements Bond will be for \$3,410,000.00. There were 5 bidders with amounts ranging from 2.38% to 3.2%. The winning bid was approved to Newburyport Five Cents Savings Bank with a 2.38% interest rate. Ms. Zabkar stated Ms. LaPointe, Tax Collector is present to notarize the documents.

Chairman Murray read the Resolution of Governing Bond and the following motions were approved:

It was moved by Chairman Murray and seconded by Brad Harriman to authorize the issuance of \$3,410,000 Bond Anticipation Notes (the "Notes") of the Issuer, which were heretofore authorized by the Issuer on March 13, 2018 such Notes to be dated December 18, 2018. Members voted and being none opposed, the motion passed.

It was moved by Chairman Murray and seconded by Paul O'Brien to sell said Notes to the purchaser (the "Purchaser"), with the principal amounts, maturities, premium, if any, redemption provisions, if any, and interest rates specified on Schedule A, attached hereto and made a part hereof. Members voted and being none opposed, the motion passed.

It was moved by Chairman Murray and seconded by Paul O'Brien to authorize at least a majority of the Governing Board and the Treasurer to sign the Notes or have to have said signatures printed in facsimile on the Notes and to affix the Issuer's seal thereto. Members voted and being none opposed, the motion passed.

It was moved by Chairman Murray and seconded by Brad Harriman to authorize the Treasurer to deliver the Notes to the Purchaser against payment therefor. Members voted and being none opposed, the motion passed.

It was moved by Chairman Murray and seconded by Brad Harriman to issue the Notes in substantially the form set forth in Schedule B attached hereto and made a part of hereof. Members voted and being none opposed, the motion passed.

It was moved by Chairman Murray and Paul O'Brien to authorize at least a majority of the Governing Board and the Treasurer to execute and deliver a Signature and No Litigation Certificate with Receipt, a No Arbitrage and Tax Certificate, a Line of Credit Rider and IRS Form 8038-G in substantially the form presented to this meeting and such other documents as may be necessary or appropriate to accomplish the sale and delivery of the Notes in accordance with the foregoing. Members voted and being none opposed, the motion passed.

It was moved by Chairman Murray and seconded by Brad Harriman to authorize that the Issuer shall serve as its own Paying Agent with respect to the Notes. Members voted and being none opposed, the motion passed.

H. Set Deliberative Session Date

It was moved by Chairman Murray and seconded by Paul O'Brien to set the date for the Deliberative Session for February 5th at 7:00 PM with a snow date of February 7th. Members voted and being none opposed, the motion passed.

I. Finalize the 2019 Warrant

Ms. Merrow passed out the revised 2019 Warrant.

Article D-1 - Electrical Distribution Conversion Phase #5

Barry Muccio, MED Director, addressed the Board. He stated he would like to address warrant article D-1 Voltage Conversion Phase #5. The substation site needs to remain where it is currently located. A few months ago an abutter, Paul Whalen had a number of concerns. This PowerPoint presentation will address these concerns. (See Attached PowerPoint)

Mr. Muccio proposed that the amount of warrant article D-1 for \$3,655,000.00 be changed to \$3,675, 000.00 to allow for some trees and a black fence to be added.

Paul Whalen, abutter, addressed the Board. He stated he was just told about this meeting at 6:26 PM today so he was not prepared to speak tonight. He thanked Mr. Muccio for providing the information but still felt the location of the substation should be moved. He stated he has a petition going around which already has over 50 signatures to have the substation not be located here. He was surprised that they were even discussing this issue considering how Wolfeboro feels about its scenic Town. He does not think planting a few trees will solve the issue. He would like the Board to reconsider Option B.

Ms. Merrow questioned if the petition raised and appropriated funds.

Mr. Whalen stated no.

It was moved by Paul O'Brien and seconded by Brad Harriman to approve adding \$20,000.00 to warrant article D-1 - Electrical Distribution Conversion Phase #5 for additional trees and a black fence. Members voted and being none opposed, the motion passed.

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Pleasant Valley Road Bridge Construction

Mr. Ford addressed the Board. He proposed the article be changed to the following:

To see if the Town will vote to raise and appropriate the sum of One Million Two-Hundred Thirty One Thousand and Five Hundred Fifty-one Dollars (**\$1,231,551**) for the purpose of engineering, permitting, and construction **the Pleasant Valley Road Bridge Replacement project over Heath Brook**. The total project cost for this Bridge replacement is \$1,380,000. This appropriation will be funded as follows: up to \$1,104,00 (80% reimbursement) will come from New Hampshire Department of Transportation (NHDOT) State Bridge Aid, **\$29,687** from the previously authorized and expended amounts, **and \$246,313 (requested herein) from general taxation**. Any funds required for ongoing cost of construction will be taken from the existing fund balance pending receipt of the final NHDOT reimbursement at project completion. Further, to authorize the issuance of bonds or notes for this project in accordance with RSA 33, Municipal Finance Act, and to further authorize the Board of Selectmen to issue and negotiate the rate of interest, maturity, and other terms for this purpose. This is a non-lapsing Article and will not lapse until 12/31/2023 or until the project is completed, whichever comes first.

Chairman Murray asked Mr. Ford to send them a clean copy of the breakdowns.

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Mr. Ford stated he would get it cleaned up so it could go to NHDOT and DRA before we have a public hearing.

Chairman Murray questioned the Board if they wanted to bond the article or pay cash for the \$246,313.00. She stated it is a small amount to bond.

Mr. Harriman agreed.

It was moved by Chairman Murray and seconded by Brad Harriman to remove the bonding from Pleasant Valley Road Bridge Construction. Members voted and being none opposed, the motion passed.

Town Road Upgrades

It was recommended by the Board of Selectmen by a vote of 4 – 0.

2019 Operating Budget

Chairman Murray stated the Budget Committee will fill in this amount.

Dockside Dock Public Restroom Improvements

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Effluent Disposal Pilot Study

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Libby Museum Feasibility Study & Final Design

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Fire Trucks and Apparatus Replacement Capital Reserve Fund

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Public Works Vehicles and Equipment Capital Reserve Fund

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Wastewater Treatment Plant Capital Reserve Fund

Chairman Murray stated she thought the auditor mentioned that this could be voted by the Board of Selectmen to move these funds from Capital Reserve money to the Capital Reserve Fund.

Ms. Merrow stated the \$50,000.00 portion.

It was moved by Chairman Murray and seconded by Brad Harriman to reduce the warrant article by \$50,000.00 so the total would be \$125,000.00. Members voted and being none opposed, the motion passed.

Mr. O'Brien stated the language will be adjusted.

Ms. Merrow stated yes.

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Establish Dispatch Equipment Capital Reserve Fund

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Establish Carry Beach Parking Lot/Septic System Capital Reserve Fund

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Building Maintenance Capital Reserve Fund

Chairman Murray recommended cutting the warrant article to \$50,000.00.

It was moved by Chairman Murray and seconded by Brad Harriman to cut the warrant article to \$50,000.00. Members voted and being none opposed, the motion passed.

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Police Vehicles and Equipment Capital Reserve Fund

Ms. Merrow stated Chief Rondeau recommended reducing the article at last night's Budget Committee Meeting.

Chairman Murray stated Chief Rondeau is requesting \$75,000.00 but she would recommend \$52,000.00 based on figures she received from the Captain that would cover the cost of a car and its equipment.

Ms. Merrow stated those prices are for 2019 so she does not know the cost to equip a cruiser for 2020. The Chief plans on purchasing two cruisers from this fund in 2020.

Mr. Harriman stated he could make up the difference in 2019 with his new article or new figure for the two cars if he is lacking a couple of thousand dollars.

Ms. Merrow stated the Budget Committee is not going to recommend this article. She felt leasing vehicles had become too expensive and that it would be preferred to have cash in an account that is controlled by the Selectmen so that when a vehicle dies or fails it could be replaced immediately.

Mr. O'Brien agreed with Ms. Merrow.

Chairman Murray stated she did not have a problem with the warrant article but she was looking at the price. She felt they could change the amount next year if more money was needed.

It was moved by Chairman Murray and seconded by Brad Harriman to reduce the Police Vehicles and Equipment Capital Reserve Fund to \$52,000.00. Paul O'Brien voted – no, Dave Bowers voted – no, Chairman Murray voted – yes, and Brad Harriman voted – yes. The vote was tied so the motion carried.

It was recommended by the Board of Selectmen by a vote of 2 – 2.

Dockside Dock Repair Capital Reserve Fund

Dockside Parking Lot Capital Reserve Fund
Dockside Dock Expansion Capital Reserve Fund

Chairman Murray stated she did not recommend putting in a small amount of money in Capital Reserve Funds.

Paul O'Brien stated Tighe & Bond gave them a quote of approximately \$1.8 million dollars to repair and expand the docks but it does not include the parking lot. He recommended increasing the amount of money for these Capital Reserve Funds or consider bonding these projects. He recommended bonding.

Chairman Murray stated Mr. O'Brien would like to remove all three Capital Reserve Funds.

The Board agreed these projects should be bonded.

It was moved by Paul O'Brien and seconded by Brad Harriman to remove Dockside Dock Repair Capital Reserve Fund, Dockside Parking Lot Capital Reserve Fund and Dockside Dock Expansion Capital Reserve Fund. Members voted and being none opposed, the motion passed.

Abenaki Ski Area Capital Reserve Fund

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Public Safety Building Capital Reserve Fund

Ms. Merrow stated the Budget Committee withdrew the Capital Outlay for this project.

Ms. Merrow stated after their discussion with Tim Greene, the auditor she thought he felt that withdrawals did not have to come in the form of a warrant article.

Chairman Murray agreed.

Mr. Harriman stated the amount that is in the capital reserve account right now will fund the study.

Ms. Merrow stated she thought it might be short by \$2,000.00. She thought the study was going to cost \$45,000.00.

Mr. O'Brien agreed the cost of the study was estimated to cost \$45,000.00. It could fluctuate a little. He felt the study activity should be funded. He suggested adding \$20,000.00.

It was moved by Paul O'Brien and seconded by Chairman Murray to approve changing the amount from \$100,000.00 to \$20,000.00 for the Public Safety Building Capital Reserve Fund. Members voted and being none opposed, the motion passed.

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Water Quality Improvements Capital Reserve Fund

It was recommended by the Board of Selectmen by a vote of 4 – 0.

AFSCME Contract Agreement and Police Union Contract Agreement

Chairman Murray stated we have not reviewed the contracts so we cannot vote.

Special Detail Fund

Mr. O'Brien questioned if the Tasers were included.

Ms. Merrow stated they were included in the Operational Budget.

Chairman Murray stated she was not sure.

Chairman Murray stated the exact balance of the Special Detail Evolving Account will not be known for a while.

Chairman Murray stated members of the Police Commission should vote on this article and the article on Dispatch.

Chairman Murray stated this has no tax impact.

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Library to Expend Gift Proceeds

Chairman Murray stated this has no tax impact.

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Pilot Senior Meals

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Keno

Chairman Murray questioned if Ms. Merrow had found out about the timing of the public hearing. Ms. Merrow stated she sent an email to them and she has not heard back from them yet.

Chris Ahlgren stated he spoke with Tom from the Lottery Commission today and he said he had not heard from the Town.

Chairman Murray questioned when they could hold a public hearing. It will have to be put on the warrant before we find out if the public is interested in it. She asked the Board if they wanted to table this or keep it on the warrant.

The Board agreed to keep it on the warrant and let the public decide.

Mr. Ahlgren stated he would call Tom from the Lottery Commission and tell him to contact Ms. Merrow.

It was recommended by the Board of Selectmen by a vote of 4 – 0.

Adopt All Veteran's Tax Credit

Chairman Murray stated a vote was not needed.

Mr. Harriman stated this will give us an increase of \$105,665,000.00 to the Town Warrant.

Chairman Murray stated this is approximately a 5% increase from last year.

It was moved by Dave Bowers and seconded by Chairman Murray to send the 2019 Town Warrant to the Budget Committee with the listed votes above. Members voted and being none opposed, the motion passed.

Other Business

None

Questions from the Press

None

Public Input

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

None

It was moved by Paul O'Brien and seconded by Dave Bowers to enter into non-public session under RSA 91:3 II (c) to discuss reputation. Roll call vote, Chairman Murray – yes, Dave Bowers – yes, Brad Harriman - yes and Paul O'Brien – yes. Being none opposed, the motion passed.

Chairman Murray excused Ms. Merrow and Ms. Chamberlain from the non-public session.

The Board re-entered public session at 9:25 PM.

Dave Bowers moved the Wolfeboro Board of Selectmen to seal the minutes of the December 12, 2018 non-public meeting. Brad Harriman seconded. Roll call vote, Chairman Murray – yes, Dave Bowers – yes, Brad Harriman – yes and Paul O'Brien – yes. Being none opposed, the motion passed

It was moved by Paul O'Brien and seconded by Dave Bowers to adjourn at 9:26 PM. Members voted and being none opposed, the motion passed.

Respectfully Submitted,

Article D-1. Voltage Conversion Phase 5

ARTICLE D-1 ELECTRICAL DISTRIBUTION CONVERSION PHASE #5 NEW 12.47KV SUBSTATION AND DISTRIBUTION CONVERSION FROM 4KV TO 12.47 KV (FOREST ROAD AND NORTH MAIN STREET)

To see if the Town will vote to raise and appropriate the sum of **Three Million Six Hundred Fifty-Five Thousand Dollars (\$3,655,000)** from the Electric Enterprise Fund for the purpose constructing a **New 12.47kV Substation at the former Substation #1 site and converting the distribution system voltage from 4kV to 12.47kV on Forest Road, North Main Street and surrounding areas.** Further, to authorize the issuance of \$ in bonds or notes for this project in accordance with RSA 33, Municipal Finance Act, and to further authorize the Board of Selectmen to issue and negotiate the rate of interest, maturity, and other terms for this purpose. This project shall be paid entirely by surplus funds of the Electrical Enterprise Fund and will not result in any increase in the tax rate or the electric rate. This is a non-lapsing appropriation until the purpose is completed or by December 31, 2023, whichever is sooner.

Estimated Tax Rate Impact: 2019-\$0.00 per \$1,000 of Assessed Valuation
(Recommended/Not Recommended by Board of Selectmen by a vote of ____)
(Recommended/Not Recommended by Budget Committee by a vote of ____)

2/3 Vote Required

Abutters Concerns:

Wolfeboro Electric Substation Informational Sheet

August 7, 2018

Responses: December 10, 2018

Personal:

- Electromagnetic Radiation (EMR) and Electromagnetic Field (EMF)
 - According to research and publications put out by the World Health Organization (WHO), EMF increases risk of cancer and other health problems.
- Concerns regarding EMF are typically associated with higher voltage/higher capacity facilities than what would be constructed. The voltage and current levels that would be present are typically found on roadsides all over New Hampshire. The equipment is inside a fenced enclosure which separates it from the public and the field that is present drops off with distance. There should be no measureable change or increase from background levels inside of a building on an adjoining property.
- Noise: Constant hum emitted by the substations
- This site can accommodate a single transformer. Low noise transformers are available and a low noise transformer would be purchased. These are very quiet. The transformer would be quieter than the transformers at the substations on Filter Bed Rd., which have a “standard” noise level because of no abutters.

Abutters Concerns cont.

- Safety Hazard: wires lower to ground, fire, etc.
- All wires within the fenced area that are energized at high voltage cannot be touched from the ground. The wires would also be set back from the substation fence. Fire should be considered a very low probability event.
- Property Value: All sources indicate that it will have an adverse effect
- The substation was a pre-existing condition when the property was purchased, and the price likely reflected that. Actually, the converse is true. The property is currently assessed and noted as being an abutter to an electrical substation. The owner would realize an increase if the substation were to be eliminated, which would come at the expense of the other ratepayers.

Abutters Concerns cont.

Community-Based:

- Simply not the correct place for a power substation in keeping with other Town initiatives: i.e. Planning Board's interest in promoting safe movement between parking lots and downtown businesses, Economic Development of promoting the downtown area.
- All industry-recognized safety standards would be met or exceeded. The installation is not inherently unsafe (one is more likely to be hit by a car crossing the parking lot). Visual screening outside the fence can be installed (vegetation shrubs, etc.). A solid or screened colored perimeter fence or wall could be constructed for greater screening.

Abutters Concerns cont.

- Is a new substation truly needed? – anticipated reduction in power grid usage
- A new 12.5 kV feeder source is absolutely needed in order to complete the upgrade of the town's distribution system that was begun in the early 2000's. Need is driven by obsolescence as well as ability to meet future power usage needs (which the department is obligated to do in a reliable manner). Regarding Filter Bed Rd., it is desirable to have multiple, diverse substation locations within a town so that a single uncontrollable event (lighting strike, vandalism, etc.) does not cause a town-wide power outage.
- Good time to start reducing overhead wires
- The original substation utilized underground cables to exit the site and it is likely that the new substation would also. The interconnection of the substation to the distribution system is located behind the visible areas of Lehner St. and the Glendon Street Parking lot.

Abutters Concerns cont.

- No wet-area impact by not having the overhead wires and poles
- The impact is pre-existing, due to the existing transmission line.
- Optics of the Glendon Street recreational/visitor area - when it was here before, the area was "industrial," not the vibrant community recreational and parking area it is now
- The large parking lot has significantly more potential environmental impact than the proposed substation due to impervious run-off.

Abutters Concerns cont.

Alternative Solutions:

- Upgrade the Filter Bed Road substation to carry a heavier load (new substation to add distribution, not redundancy)
- This does not provide diversity of substation sites nor preserve the valuable transmission corridor. It is also better (more efficient, less losses, better voltage regulation) to supply the downtown area and the large area south of downtown (hospital, schools) from a substation that is closer to the load.
- Add another substation on Filter Bed Road (higher elevation than Glendon Street)
- The lake level is a closely regulated large body of water. This location is located out of the flood zone and is not prone to flooding (elevation does not come into play).
- Add a substation on the Water Treatment Facility land
- Not preferred for reasons previously noted.

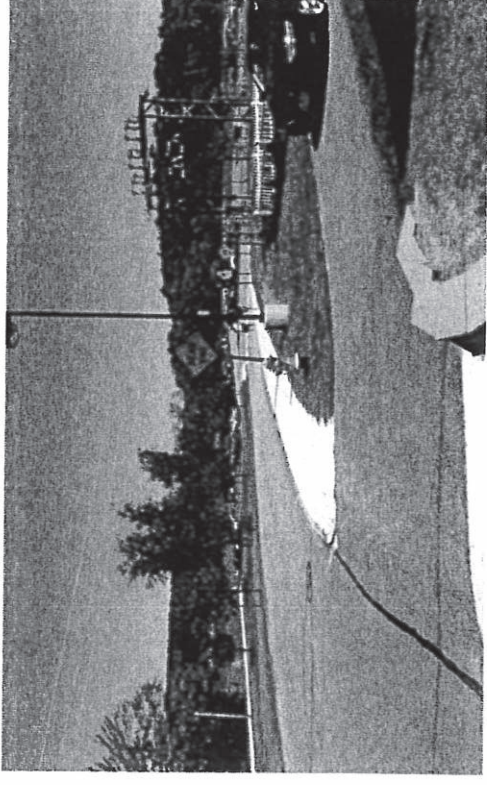
Abutters Concerns cont.

- Put a new substation inside the old power generation building (wires will cross the Bay)
- Other than in highly urban conditions where there is no other alternative, transformers are not located within buildings. Redevelopment of the power generation site as a substation would likely require complete demolition. The site would be as or more visible, so nothing is really gained.

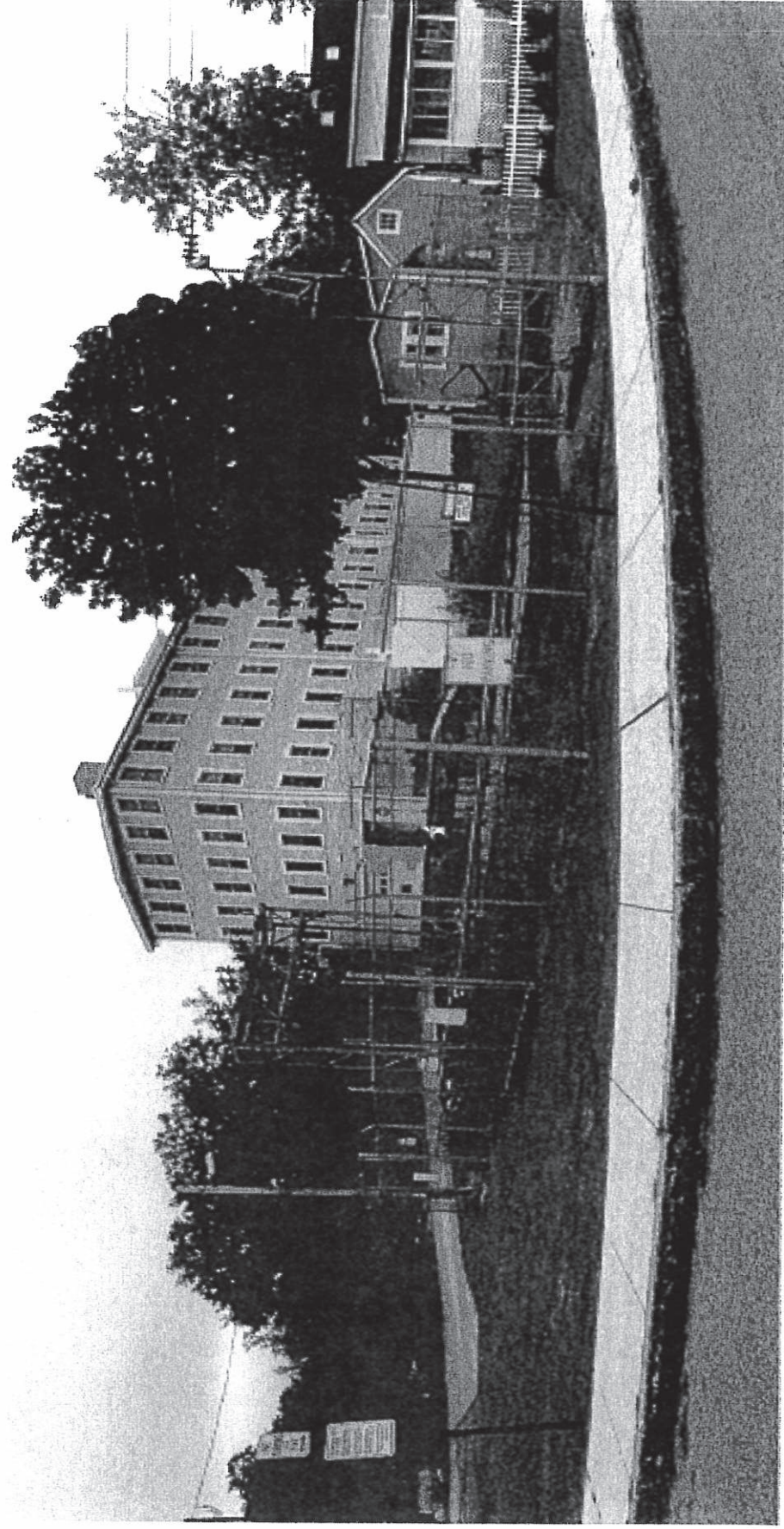
October 2008



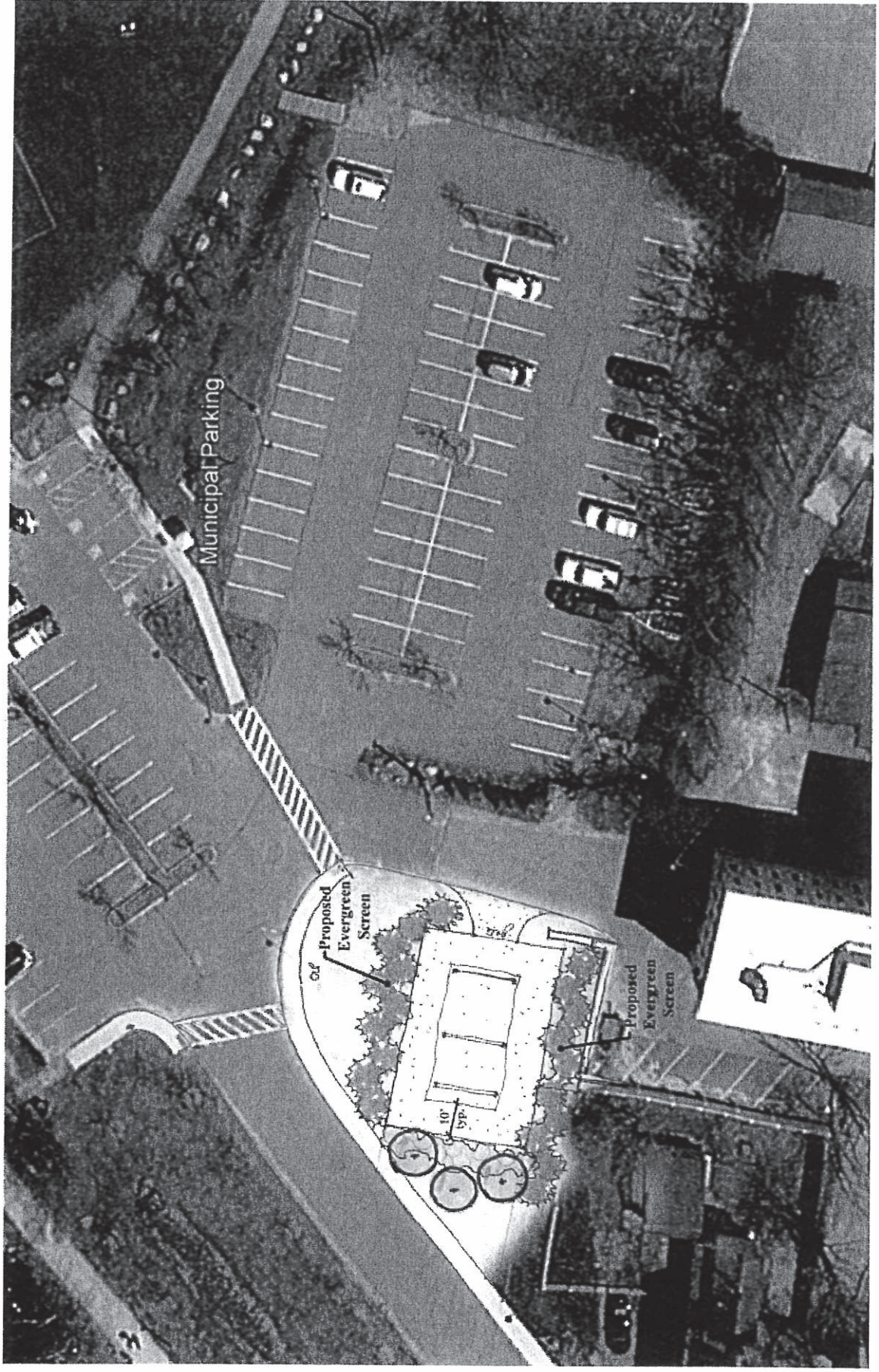
July 2018



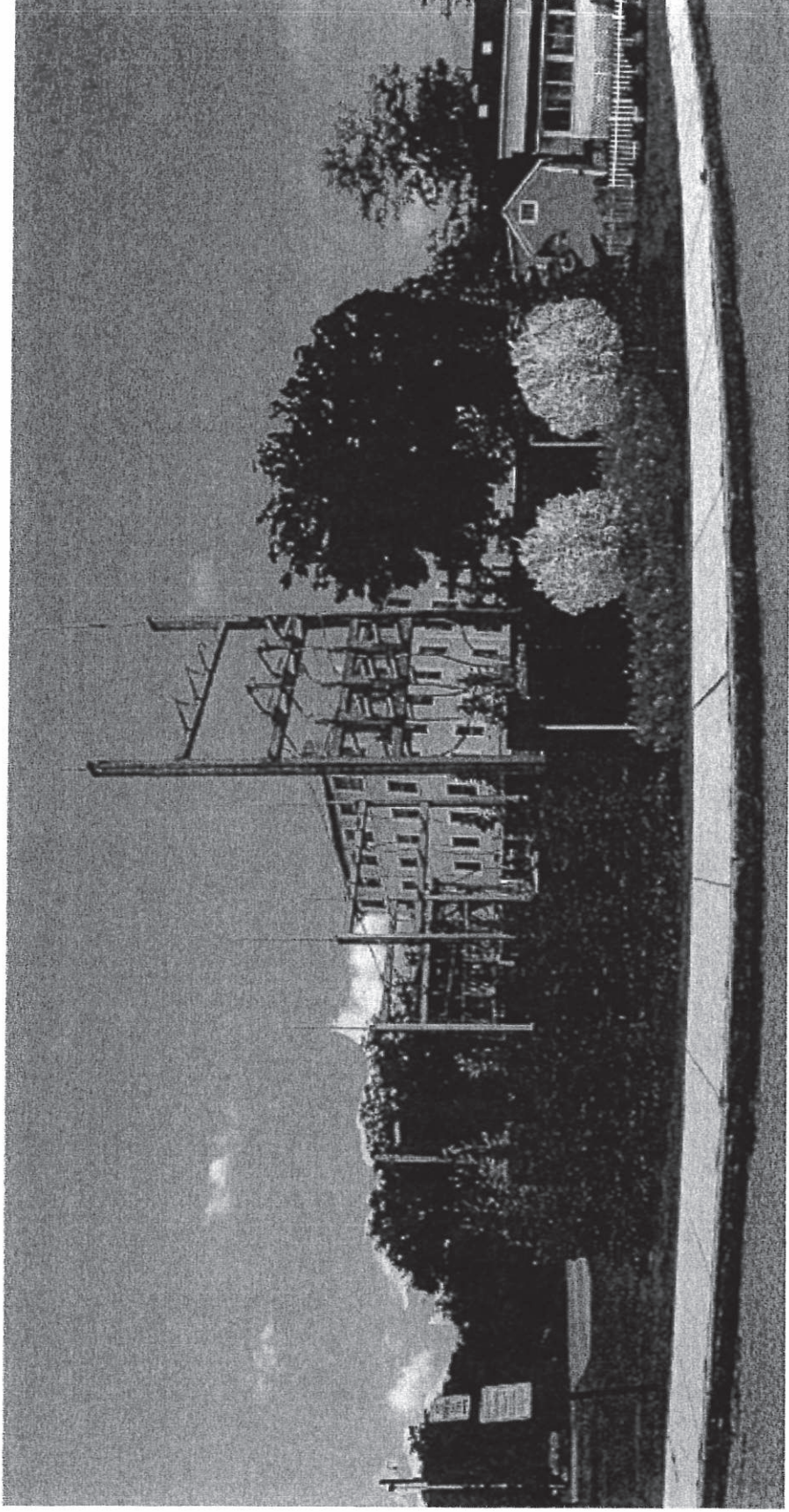
Substation #1 Site - Existing Conditions



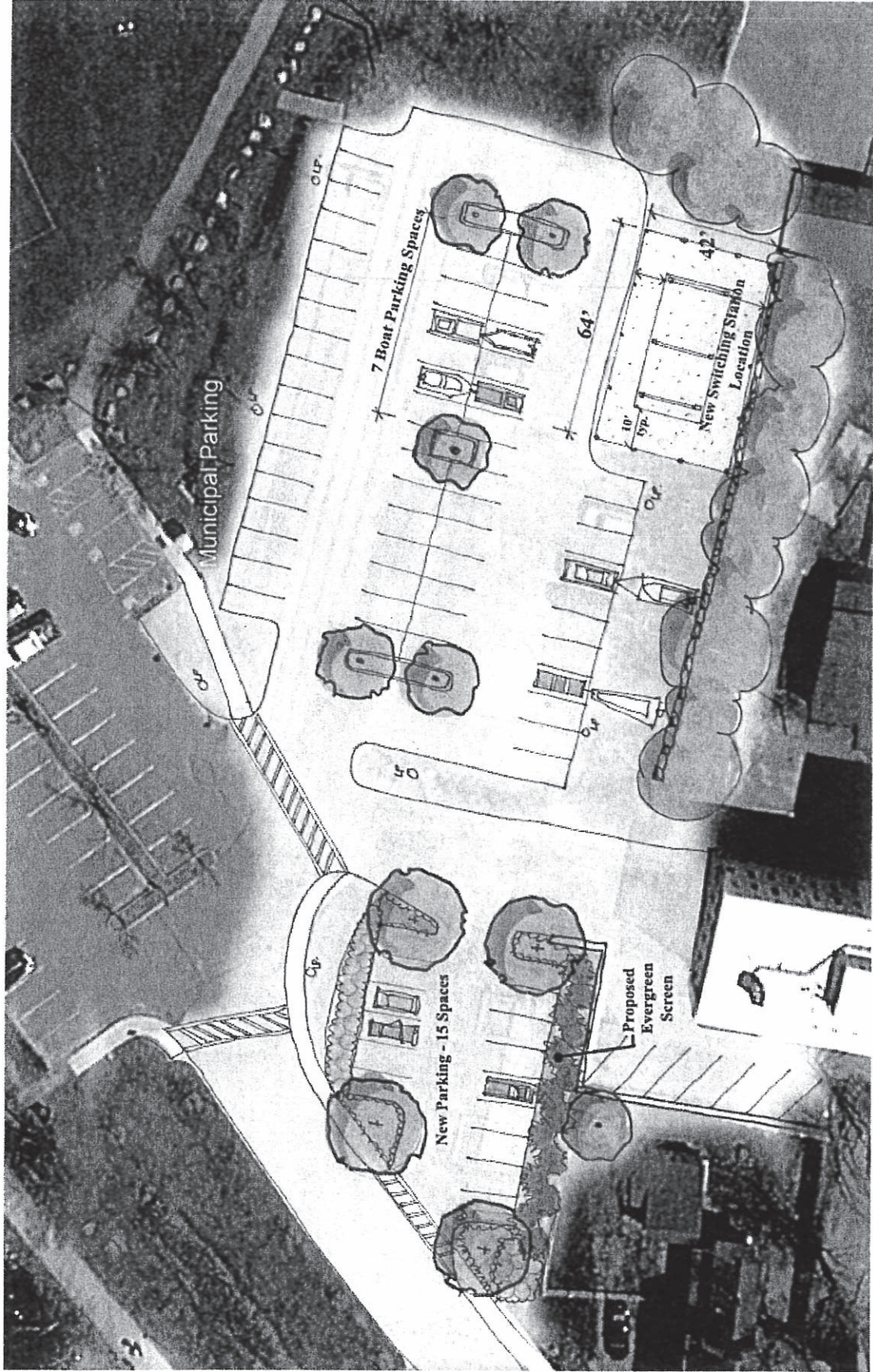
Option A. with Screening Vegetation



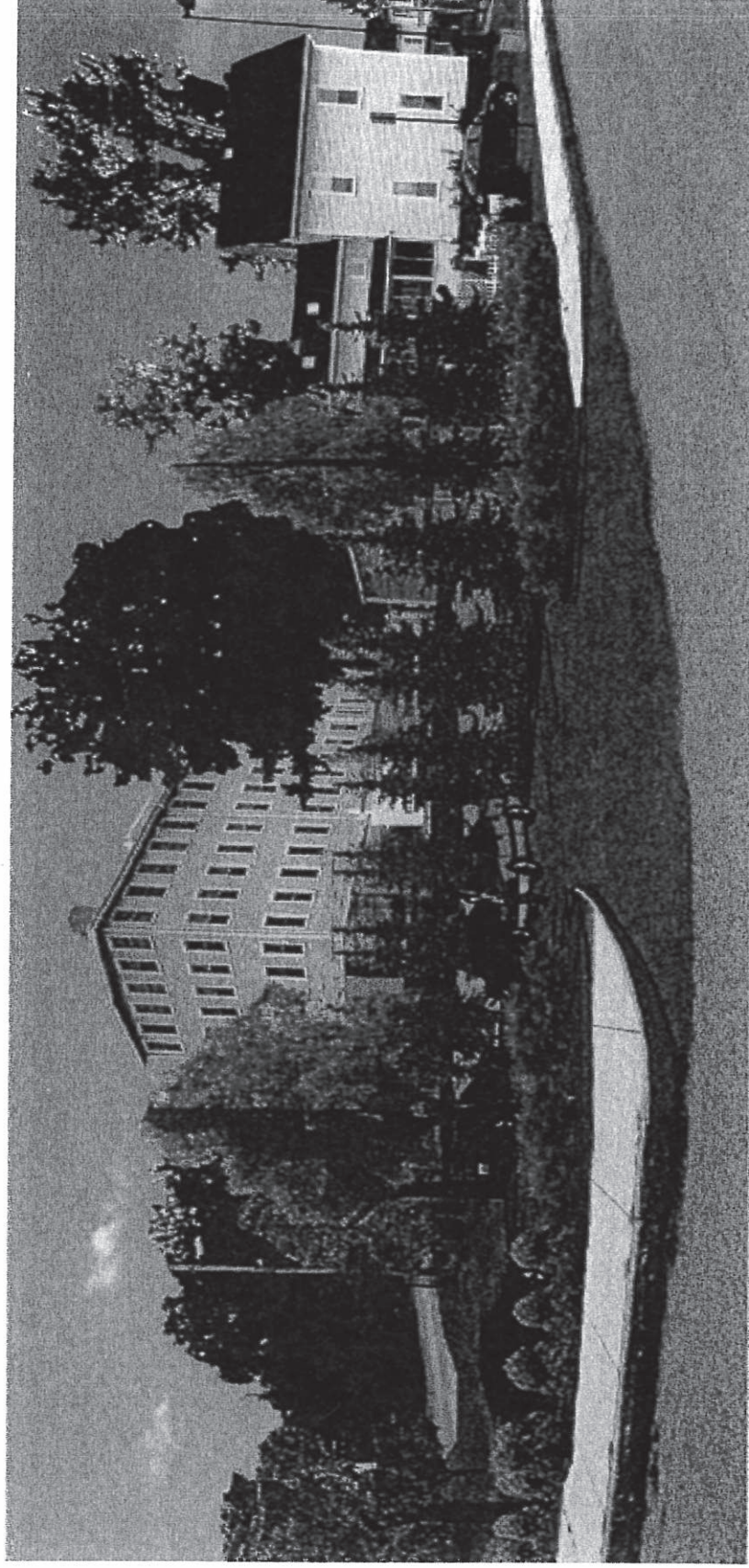
Substation #1 Site Profile View with Screening Vegetation



Option B. Relocated Parking Overhead View



Option B. Relocated Parking Profile View



Before

Substation Relocated Profile Views



After



Option A.

Pre-Existing Substation Site

Pros

- Impact to Abutters is pre-existing and Assessed as Such
- Located outside of the Petroleum Product Spill Area
- Provides Direct Connection to Existing 390 Line Corridor
- Well-Traveled and Illuminated Area Dissuades Vandalism
- Provides least Environmental Impact
- Provides Least Economic Impact

Cons

- Abuts Residential Property
- Visually Apparent as Entering Glendon Street Parking Lot
- Located near the Scenic Bridge Falls Path and Back Bay (Aesthetics)

Option B.

Relocated Substation Site and Parking

Pros

- Abutter currently is Non-Residential in Nature
- Provides Parking Closer to the Downtown Area
- Eliminates the Visibility of the Substation as Entering Glendon Street Parking Lot
- Interconnection with Distribution System from the Substation to Lehner Street could be on Town-owned property
- Improves the Aesthetics of the Scenic Bridge Falls Path and Back Bay Area

Cons

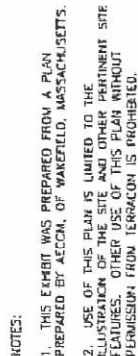
- Potential Visual Concerns and Impacts Shift to a New Abutter
- Located Downgradient to the Petroleum Product Spill Area
- Anchoring and Extension to 390 Line is Required
- Loss of Parking Requires Relocation Costs
- Less Traveled and Populated Area May Promote Vandalism
- Increased Environmental Impact (Not Fully Known)
- Increased Economic Impact

Parking Lot Relocation Estimate

CONCEPTUAL OPINION OF COST					
Glendon St. Parking - Proposed 15 spaces					
PROJECT	Relocated Parking - Glendon St. Ext., WOLFEBORO, NH			9 width	
Prepared:	DW Ford			18 length	
Date:	12/10/2018			15 # of spaces	
<i>Revised</i>				2,430	
				2,200	Center Isle (22"x 100')
				4,630	Total Sq. Ft
				514	Sq. Yds
BID ITEM	BID ITEM DESCRIPTION	EST. QTY	UNITS	Unit Price	Total Price
BASE BID					
206.19	Common Structure Excavation	257	CY	\$ 20.00	\$5,144.44
209.1	Granular Backfill - 12 inches BRG	171	CY	\$ 30.00	\$5,144.44
304.3	Crushed Gravel, 6 inches compact	86	CY	\$ 38.00	\$3,258.15
403.11	Hot bituminous pavement, machine method	117	TON	\$ 110.00	\$12,902.27
403.12	Hot bituminous pavement, hand method	5	TON	\$ 150.00	\$750.00
604.4	Install 2 new Catch Basins	2	EA	\$ 3,000.00	\$6,000.00
605.506	15" Drain Pipe	160	LF	\$ 60.00	\$9,600.00
609.01	Straight granite curb	320	LF	\$ 40.00	\$12,800.00
	Street Lights on Base	2	EA	\$ 12,000.00	\$24,000.00
614.72114	2" PVC Conduit Schedule 40, lights	160	LF	\$ 30.00	\$4,800.00
614.522	Molded Pull Box 13" x 24"	5	EA	\$ 350.00	\$1,750.00
	Loam, mulch and prepare landscaping areas	1500	SF	\$ 3.50	\$5,250.00
	Striping parking spaces	1	UNIT	\$ 1,000.00	\$1,000.00
628.2	Sawed Bituminous Pavement	200	LF	\$ 3.00	\$600.00
692	Mobilization (5% max of Subtotal)	1	UNIT	\$ 5,000.00	\$5,000.00
	Tree & Shrub Allowance	1	EA	\$ 8,500.00	\$8,500.00
				Subtotal Base Bid:	\$106,499.30
				15% Contingency:	\$15,974.90
				Engineering P&E:	\$15,974.90
				Construction Engineering:	\$5,000.00
				Sub-Total	\$36,949.79
				Total	\$143,449.09

\$9,563 Cost Per Paved Parking Space

FRONT
BAY

[illegible]

Loan Amount \$				
	Option A.	Option B.	Delta	
	\$ 3,655,000.00	\$ 3,900,000.00	\$ 245,000.00	
Term	15 Years	15 Years	-0-	
Interest Rate	4%*	4%*	-0-	
Total Interest	\$ 1,211,407.00	\$ 1,275,706.00	\$ 64,299.00	
Cost/Year	\$ 324,432.00	\$ 346,176.00	\$ 21,744.00	
Total Interest	\$ 1,211,407.00	\$ 1,292,609.00	\$ 81,202.00	
Total Cost	\$ 4,866,407.00	\$ 5,192,609.00	\$ 326,202.00	

* Note: NHMBB Rate as of June 2018 was 2.93%