

**Wolfeboro Board of Selectmen  
Meeting Minutes  
February 2, 2022**

**Members present:** Chairman Linda Murray, Dave Senecal, Brad Harriman, Luke Freudenberg and Brian Deshaies.

**Staff present:** Town Manager, James S. Pineo, Kathryn Carpentier, Finance Director, Barry Muccio, Director of Operations of the Municipal Electric Department, Brenda LaPointe, Tax Collector and Recording Secretary, Amelia Capone-Muccio.

Chairman Murray opened the meeting at 6:30 PM.

**Non-Public Session RSA 91 A: 3 e**

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

**1. Consideration of Minutes**

**January 5, 2022**

Chairman Murray amended page 5, Article 17, correct the amount \$720,000 in two places. Page 4, clarity on the bond from Suzanne Ryan doesn't make sense, remove it from the minutes. Page 8, fifth paragraph up from the bottom, add the location of the shed to not it is on Railroad Ave.

Mr. Harriman amended page 14, regarding the sunrise should be sunset. Page 15, correct Lovett spelling.

**It was moved by Linda Murray and seconded by Dave Senecal to approve the minutes of January 5, 2022 as amended. Members voted and being none opposed, the motion passed.**

**January 12, 2022**

Chairman Murray amended page 1, discussing the public hearing of the ice arena and add the following, "Chairman Murray stepped down due to a conflict of interest which disqualifies her from voting".

**It was moved by Dave Senecal and seconded by Brad Harriman to approve the minutes of January 12, 2022 as amended. Members voted, being all in favor the motion passed.**

## 2. Public Hearings

### *Unanticipated Funds*

- i. The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, February 2, 2022 at 6:30 PM virtually for the acceptance of unanticipated funds in excess of \$10,000 in accordance with RSA 31:95-b III (a) relative to the Wolfeboro Milfoil Committee to receive a 2022 Exotic Aquatic Plant Control grant from the New Hampshire Department of Environmental Services (NHDES) for expenses incurred in the prevention of exotic species/aquatic plant control in the amount up to \$10,550.00.

Chairman Murray opened the Public Hearing. She stated that this is annual application process that the Milfoil Committee submits to NH DES for grants. This will be for hand pulling only this year, not chemical treatment.

Being no others to speak for or against the grant, Chairman Murray closed the Public Hearing.

**It was moved by Luke Freudenberg and seconded by Brian Deshaies to authorize the Town Manager to sign the application to NH DES relative to the Wolfeboro Milfoil Committee to applying for and receiving a 2022 Exotic Aquatic Plant Control grant from the New Hampshire Department of Environmental Services (NHDES) for expenses incurred in the prevention of exotic species/aquatic plant control in the amount up to \$10,550.00. Members voted and being none opposed, the motion passed.**

### *Temporary Event Permit(s)*

- i. The Wolfeboro Board of Selectmen to consider a Temporary Event Permit for Wolfeboro Cross Country Ski Association to hold a Nordic Ski Race on February 19-20, 2022 (snow date February 21, 2022) from 8:30 AM to 12:00 PM. Permit #2022-5

Chairman Murray opened the Public Hearing.

Brian Deshaies addressed the permit. He stated that in discussion with Mr. Bean who submitted the permit, the event is on the 19<sup>th</sup> and both 20<sup>th</sup> and 21<sup>s</sup> for snow dates if we should have a storm. He also read a statement on Jim Bean's behalf for this event: "requesting to hold a Nordic Ski Race at Abenaki, Saturday morning of February 19<sup>th</sup>. This will be the third time the Wolfeboro XC Ski Association will hold this event. This event is for 60 racers and he has had preliminary discussions with the Abenaki Ski Team and Parks and Recreation Department. This will be an individual start between 8:30 AM and 10:00 AM. All outdoor event, no congregating, no awards or ceremony.

Being no others to speak for or against the permit, Chairman Murray closed the Public Hearing.

**It was moved by Brian Deshaies and seconded by Dave Senecal to issue a temporary Event Permit for Wolfeboro Cross Country Ski Association to hold a Nordic Ski Race on February 19<sup>th</sup>, 2022 (snow date February 20<sup>th</sup> or 21<sup>st</sup>, 2022) from 8:30 AM to 12:00 PM. Members voted and being none opposed, the motion passed.**

- ii. The Wolfeboro Board of Selectmen to consider a Temporary Event Permit for the New England Chapter, Antique & Classic Boat Society to hold a Boat Show on July 30, 2022 from 6:00 AM to 3:00 PM at the Wolfeboro Town Docks, Parking lot, Cate Park and Community Bandstand. Permit #2022-6

Chairman Murray opened the Public Hearing.

Bill Marcussen of the NE Chapter, Antique & Classic Boat Society, addressed the Board and stated this event is the annual Boat Show that is held on the last Saturday in the July at the Town Docks. This event will be run same as in the past.

Being no others to speak for or against the permit, Chairman Murray closed the Public Hearing. She questioned what time would they like the parking lot closed?

Mr. Marcussen replied at midnight on July 29<sup>th</sup>.

Chairman Murray stated they would close it the evening before that would probably be the easiest. She noted the permit comments request a Police Detail.

Mr. Marcussen replied that they did not have a detail last year.

Chief Rondeau addressed the Board and questioned if this is the static display? If it is a static display, they can waive the Police Detail. If it was the Regatta (boat races) a Police Detail is needed.

**It was moved by Brian Deshaies and seconded by Brad Harriman to approve a Temporary Event Permit for the New England Chapter, Antique & Classic Boat Society to hold a Boat Show on July 30, 2022 from 6:00 AM to 3:00 PM at the Wolfeboro Town Docks, Parking lot, Cate Park and Community Bandstand (to include closing of the lot by midnight 7/29). Members voted, being none opposed, the motion passed.**

**iii. The Wolfeboro Board of Selectmen to consider a Temporary Event Permit for the New England Chapter, Antique & Classic Boat Society to host a Boat and Car Show on September 17, 2022 from 6:00 AM to 4:00 PM at the Town Docks, parking lot, Cate Park and Community Bandstand. Permit #2022-7**

Chairman Murray opened the Public Hearing.

Bill Marcussen addressed the Board and stated this event is run every other year on the alternate years they don't hold the regatta. This will be run the same as in past, it is a static display not boat racing at this event. Also they request to close the lot the evening before the same as they have done in the past.

Being none to speak for or against the permit, Chairman Murray closed the public hearing. She noted that since this is a static display the Chief noted a detail is not required.

**It was moved by Dave Senecal and seconded by Brad Harriman to issue a Temporary Event Permit for the New England Chapter, Antique & Classic Boat Society to host a Boat and Car Show on September 17, 2022 from 6:00 AM to 4:00 PM at the Town Docks, parking lot, Cate Park and Community Bandstand (to include closing the lot by midnight on September 16<sup>th</sup>) Members voted, being none opposed, the motion passed.**

**iv. The Wolfeboro Board of Selectmen to consider a Temporary Event Permit for the Kingswood Regional High School-Class of 2022 Promenade on May 7<sup>th</sup>, 2022 from 5:00 PM to 7:00 PM at Cate Park and Community Bandstand. Permit #2022-8**

Chairman Murray opened the Public Hearing.

Lisa Rogers, of Kingswood Regional High school, addressed the Board virtually to request to use Cate Park and the Community Bandstand as done in the past to hold the Prom Promenade. The have secured a Police Detail and a clean-up crew for the event.

Being no one to speak for or against the permit, Chairman Murray closed the Public Hearing. She stated this is a great annual event, with a great group of parents who assist in the cleaning up the park.

**It was moved by Brian Deshaies and seconded by Luke Freudenberg to issue a Temporary Event Permit for the Kingswood Regional High School-Class of 2022 Promenade on May 7th, 2022 from 5:00 PM to 7:00 PM at Cate Park and Community Bandstand. Members voted, being none opposed, the motion passed.**

**v. The Wolfeboro Board of Selectmen to consider a Temporary Event Permit for the Wolfeboro Garden Club to host the Annual Christmas Wreath Sale at the Railroad Station on Railroad Ave. from November 13 -November 20, 2022 from 8:30 AM to 4:30 PM. Permit #2022-9**

Chairman Murray opened the Public Hearing.

No one present to speak on behalf.

Being no one to speak for or against the permit, Chairman Murray closed the Public Hearing. She noted this is the same request as past three years.

**It was moved by Brad Harriman and seconded by Brian Deshaies to issue a Temporary Event Permit for the Wolfeboro Garden Club to host the Annual Christmas Wreath Sale at the Railroad Station on Railroad Ave. from November 13 -November 20, 2022 from 8:30 AM to 4:30 PM including the three parking spaces requested. Members voted, being none opposed, the motion passed.**

**vi. The Wolfeboro Board of Selectmen to consider a Temporary Event Permit for the First Congregational Church of Wolfeboro to host an Easter Sunrise Service on April 17, 2022 from 4:45 AM to 7:00 AM at Albee Beach. Permit #2022-10**

Chairman Murray opened the Public Hearing.

David Holden, Deacon at the First Congregation Church of Wolfeboro, addressed the Board and stated this is the same as years past.

Being no one else to speak for against the permit, Chairman Murray closed the Public Hearing.

**It was moved by Brian Deshaies and seconded Luke Freudenberg by to issue a Temporary Event Permit for the First Congregational Church of Wolfeboro to host an Easter Sunrise Service on April 17, 2022 from 4:45 AM to 7:00 AM at Albee Beach. Members voted, being none opposed, the motion passed.**

**vii. Wolfeboro Board of Selectmen to consider a Temporary Event Permit for the First Congregational Church of Wolfeboro to host Morning Worship Service at Cate Park on Sundays (5/1-5/31 8:30 AM to 9:30 AM) (6/1-10/9 7:30 AM to 8:30 AM) from May 1st to October 9, 2022. Permit #2022-11**

Chairman Murray opened the Public Hearing.

Meg Haggan, Deacon at the First Congregational Church Wolfeboro, addressed the request which will be same as in the past.

Being no others to speak or against this permit, Chairman Murray closed the Public Hearing.

**It was moved by Brian Deshaies and seconded Luke Freudenberg by to issue a Temporary Event Permit for the First Congregational Church of Wolfeboro to host Morning Worship Service at Cate Park on Sundays (5/1-5/31 8:30 AM to 9:30 AM) (6/1-10/9 7:30 AM to 8:30 AM) from May 1st to October 9, 2022. Members voted, being opposed, the motion passed.**

**3. Public Comment (limited to 3 minutes per person not to exceed 15 minutes)**

None.

**4. Bulk Vote**

**A. Weekly Manifests**

- i. January 21, 2022      \$162,521.68
- ii. January 28, 2022      \$149,952.49

**B. Property Tax Credit/Exemptions**

- i. 180 Ambrose Way Tax Map 188 Lot 1 & 9

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

- i. New Garden Rd Tax Map 255 Lot 4

**It was moved by Brian Deshaies and Luke Freudenberg seconded by to approve Bulk Vote items A-C. Members voted, being none opposed, the motion passed.**

**5. Board/Committee Appointments:**

None

**6. New Business**

**A. Discussion: Actual vs Budget Report-December 2021 unaudited**

Kathryn Carpentier, Finance Director, addressed the Board to speak to her memo dated January 26, 2022 to the Town Manager as follows:

The attached document is a summary of Appropriations and Revenues for the month ended **December 31, 2021**, for the 2021 approved budget. The General Fund operating budget is currently at **97.5%** with unexpended funds in the amount of \$378,506. We continue to get 2021 bills so this number will change over the next couple of months.

**General Fund Revenues**

The General Fund Revenue is estimated to be at **107%**. We will be posting year end entries to adjust reserves and other timing issues.

**Appropriations for Other Funds**

**% Expended**

Water Fund	94.7%
Municipal Electric Fund	100.5%
Sewer Fund	100.3%
Pop Whalen Fund	102.4%

<b><u>Estimated Revenues for Other Funds</u></b>	<b><u>% Collected</u></b>
Water Fund	101%
Municipal Electric Fund	106%
Sewer Fund	102%
Pop Whalen Fund	103%

She stated on a monthly basis run a report of the budget that is shared with the Town Manager and staff this is the same report presented to the Board. She discusses questions or concerns from both staff and Board members. She felt it was important that people know this is reviewed by multiple people monthly and we are diligent in managing the budget.

Chairman Murray thanked Ms. Carpentier for always following up and address her questions.

#### **B. Discussion: Utility Cost Comparison Municipal Electric Department**

Barry Muccio addressed the Board to refer to his annual reporting of comparable rates to NH Electric Coop and Eversource and noted that Wolfeboro's rate has not changed but NH Electric Coop rate has increase 16% and Eversouce is up 7%. He stated that it has been sixteen years since Wolfeboro Municipal Electric has had a rate increase.

Chairman Murray stated that we have been lucky and Mayhew Seavey, our Contractor that negotiates the contracts has been very successful in assisting with these purchase power contracts.

#### **C. Approval: RGGI Rebate Municipal Electric Department**

Mr. Muccio stated that this is also a regular item that comes before the Board. Every quarter the department receives a rebate from auction proceeds based on greenhouse gas emissions. He stated the department is required to reimburse this money back to our rate payers for participating per the PUC. He is request to process a rebate through the billing software to provide back a credit to the customers of 1.44 cents.

**It was moved by Brian Deshaies and seconded by Luke Freudenberg to authorize a rebate for a (3) three month timeframe to commence for all Wolfeboro municipal Electric Department meter accounts read during the month of March 2022 and continue through May 2022. The impact of this rebate will result in a billing reduction of approximately \$6.50/per month for the typical customer as recommended in the Municipal Electric Department Director's memo dated January 25, 2022.**

#### **D. Approval: Tax Deeding of B & H Development Properties**

Mr. Pineo stated they have been working with the Town Attorney to come to an agreement with a developer to purchase the twenty four B & H lots. He explained this is a different process for property transactions as the town normally goes through, where the town holds a public hearing per RSA 41:14. For this process the town is following RSA 80:80 which the Board of Selectmen can convey tax deeded property without a public hearing. He explained the Board was provided with information that details the lots to be purchased and for the Board to formally vote to approve this purchase.

Brenda LaPointe, Tax Collector, addressed the Board and stated tonight she is seeking permission for the Board to approve twenty four deeds for the lots that were tax deeded under the name B & H Development Corporation. These deeds are result of Real Estate tax liens executed against the

properties on April 26, 2019 for the levy of 2018. In addition to the land owners being notified, there are 21 individual persons notified as having been identified as having legal interest in the properties per state statute.

Chairman Murray read the following lots:

1. 267-8-46
2. 267-9-45
3. 267-11-43
4. 267-12-42
5. 267-13-41
6. 267-14-40
7. 267-15-11
8. 267-16-10
9. 267-17-9
10. 267-18-8
11. 267-19-7
12. 267-20-6
13. 267-21-5
14. 267-22-4
15. 267-23-31
16. 267-24-2
17. 267-25-1
18. 272-2-28
19. 272-5-31
20. 272-12-15
21. 272-15-18
22. 272-24-27
23. 273-24-12
24. 273-26-14

**It was moved by Luke Freudenberg and Brian Deshaies seconded by for the Wolfeboro Board of Selectmen to accept the tax deeds as presented at this meeting for the above lots. Members voted, being all in favor, the motion passed.**

**E. Approval: Commercial Vessel Landing Permit -Wake Winni LLC.**

Chairman Murray noted, no one was present to speak to this permit. She stated she had Mr. Pineo provide the map for dockside and stated the Board did not finish the ordinance amendment for Docks & Wharves. They had previously discussed fee changes etc. She suggested that map should be included in the approval letter for the applications, so they know what docks to use. She noted that last year Wake Winni's sign included e-bike rentals, which is not permitted for this sign. She stated the sign needs to be on the bottom row as it is a smaller vessel, the top row is reserved for the larger vessels.

Mr. Senecal questioned if this was the same company that had a location in the Avery building last summer? He recalled some issues brought forth about this vessel.

Mr. Pineo stated they came in last year to request use of the Millie B spot, but unfortunately the town is in a long term agreement for that spot.

Chairman Murray stated that was what resulted in the Board approving a 20 minute drop off/pick up spot last year with plans to discuss it further this year.

Mr. Deshaies questioned if they should be here to answer questions.

Chairman Murray stated they can ask them to come or they can approve it contingent.

Mr. Harriman replied he feels they should do the same as last year, he didn't hear any complaints.

Chairman Murray would like a letter to go with a map indicating the spots available.

Mr. Pineo replied that can be accommodated by staff to send out.

**It was moved by Dave Senecal and seconded by Brad Harriman to approve a Commercial Vessel Landing Permit to Wake Winni LLC for the 2022 boating season and to use the marked "pick up drop off dock space" and for a letter to outline the Board's concerns as discussed. Members voted, being none opposed, the motion passed.**

#### **F. Discussion: Payment in Lieu of Taxes Hearthstone Homes- NH Boat Museum**

Chairman Murray stated the Board received a letter from Assessing on how the Board wishes to proceed with the payment in lieu of tax agreements for this year.

Mr. Deshaies stated he had a discussion with the Assessing Clerk to get an understanding of how these work and she explained the process.

Chairman Murray stated that if the Board wished to change the Hearthstone Home's amount they would need to contact them this would take place for the following year since their budget has already been approved. She stated she is fine with keeping the same amount as this provides service to our lower income residents in town and are lucky to have it. She stated the same with the Boat Museum's agreement.

**It was moved by Dave Senecal and second by Brian Deshaies for the Board of Selectmen to keep the payment in lieu of tax agreements the same as last year for both Hearth Stone Homes and as proposed for NH Boat Museum.**

#### **G. Discussion: Pop Whalen Ice Arena Specifications**

Mr. Pineo stated that plans are in the works for Pop Whalen Ice Arena and the town has been provided with some color schemes for the building. He stated that if the project is approved and with a project of this magnitude he suggests having a few Board members be a building committee to meet regularly to stay on task with the project going forward to keep the project on budget.

Dave Senecal, Brian Deshaies and Brad Harriman volunteered for the committee.

Mr. Pineo stated unfortunately he doesn't have the renderings to address the color. When he gets them he will update the Board.

Mr. Deshaies questioned if green and white was considered noting it was the school colors.

Mr. Pineo stated it is the tan they need to coordinate with and it also depends on cost.



## **7. Other Business**

Chairman Murray stated the Board has been provided with the latest version of the Master Plan Recommendation sheet relative to the Board of Selectmen. She stated Peter Goodwin has been asking about this and was looking to see the Board had any issues or concerns with the list provided. If there are no changes, it will be forwarded to the Planning Board.

## **8. Committee Reports**

Mr. Deshaies attended the Energy Committee meetings discussing what solar can do without impacting the land in town or affection our current contract.

Mr. Freudenberg attended the Heritage Committee meeting and Public Safety Building Committee.

Chairman Murray attended two meetings of the Friends of Pop Whalen on the proposed article 11, Emergency Operation Committee meeting on COVID-19 follow up, met with the Town Manager and Dave Senecal on the Lakes Region Model Railroad lease and they all attended the Bike Trail Committee Work Session.

Mr. Senecal reported he attended the Public Safety Building Committee meeting, the Railroad lease discussion.

Mr. Harriman attended the Planning Board meeting and the Friends of the Libby meeting.

## **9. Town Manager's Report**

Mr. Pineo suggested changing the meeting dates in March 9 and the 23<sup>rd</sup> as March 9<sup>th</sup> is after the voting and allows them to follow up on that. He also will be on vacation the first Wednesday of the month.

Mr. Senecal will not be here on the 23<sup>rd</sup>.

Chairman Murray stated that in that case they will reorganized the Board in April.

Mr. Pineo stated on Tuesday, February 15<sup>th</sup> the Pop Whalen project goes before the Planning Board. He stated the town legally does not have to do that, but its good practice. Public Safety Building Committee met and at the next Board meeting both he and Chief Rondeau will provide an update on this project on the timeline and model or proposed Police Station. On Town website under Deliberative Session you will find the Town Warrant, Budget and Default Budget. He stated that the Town Clerk has absentee ballot information online. The Deliberative Session is Tuesday, February 8<sup>th</sup> at 7 PM at the Kingswood Art Center (snow date Feb. 10<sup>th</sup>). Voting will be Tuesday March 8<sup>th</sup> in the Great Hall from 8 AM to 7 PM.

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

None.

## **11. Public Input (Limited to 3 minutes per person and not to exceed 15 minutes in total)**

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

None.

Being no other business before the Board, Chairman Murray entertained a motion to adjourn.

**It was moved by Dave Senecal and seconded by Luke Freudenberg to adjourn at 7:37 PM. Members voted and being all in favor the motion passed.**

Respectfully submitted,

Amelia Capone Muccio