

Wolfeboro Board of Selectmen  
Public Meeting Minutes-Unapproved  
COVID-19 Meeting- GoToMeeting  
June 17, 2020

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

**Staff present:** Town Manager Jim Pineo, Planning Director Matt Sullivan, Finance Director Troy Neff, Public Works Director Dave Ford, Police Chief Dean Rondeau and Recording Secretary Michele Chamberlain

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, 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, Dave Bowers – present and alone in a room in his house and Paul O'Brien –present and alone in a room in his house.**

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

Mr. Pineo stated a non-public session is needed to discuss litigation.

### **Consideration of Minutes**

Chairman Harriman asked for approval from the Board of the May 27, 2020 ToGoMeeting Minutes.

**It was moved by Paul O'Brien and seconded by Dave Senecal to accept the minutes of May 27, 2020 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.**

Chairman Harriman asked for approval from the Board of the June 3, 2020 ToGoMeeting Minutes.

**It was moved by Dave Bowers and seconded by Dave Senecal to accept the minutes of June 3, 2020 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.**

### **Public Hearing**

#### **A. Ordinance Amendment**

- i. The Wolfeboro Board of Selectmen continued the public hearing from Wednesday, June 3, 2020 to Wednesday, June 17, 2020 at 6:30 PM via GotoMeeting regarding amendments to the Town of Wolfeboro Beaches Ordinance related to section §16- 1-8.

Chairman Harriman asked for people not to reiterate the same things that have been discussed at the last two public hearings.

Chairman Harriman opened the public hearing.

Chairman Harriman read an email from Deborah Hopkins into the record. It read as follows:

*Dear Town Manager, Jim Pineo and the Selectmen,*

*I would like to add for the record our family's disappointment with Carey Beach. For the past two years my son and his two children have attended the Fourth of July parade and come home very hot and ready for a swim. They changed into their bathing suits and drove down to Carey, only to arrive back at the house 10 minutes later. There was no where to park the care and it was overcrowded. They said it was out of the question. I will just add that it is a shame when those of us who live year round find ourselves not able to enjoy one of Wolfeboro's summer amenities.  
Thank you for listening to our side of the story.*

*Debbie Hopkins*

Suzanne Ryan, Resident of Wolfeboro, addressed the Board. She questioned the status of the Albee Beach Warrant Article.

Mr. Pineo stated we have varying opinions from legal counsel regarding restriction of beach access. They all are different in little ways. There is potential no matter which decision we make that we could run into some legal struggles. There is precedent throughout the State for making access to beaches resident only however there is a concern from legal counsel that this practice might not be legal. We have gone through the beach policy and ordinances and have received ample feedback from the Board of Selectmen. We have received minimal feedback from the Town Website. He felt they have captured the intent but we know it probably it not perfect. We need to preserve our beaches from future generations.

Chairman Harriman stated Ms. Ryan questioned the status of Albee Beach.

Ms. Ryan stated it seemed like it was approved and the issue was with the Carry Beach Warrant Article. She is only concerned with the Albee Beach Warrant Article. Is it adopted? Will it be adopted? It was not clear at the last meeting.

Chairman Harriman stated we have not adopted the ordinance which includes all three beaches. Albee Beach was not being questioned. He felt it was good to go. The main issue was with the Carry Beach Warrant Article with the language and wording of the word resident. When we adopt the ordinance it will be for all three beaches. He questioned Mr. Pineo if this was correct.

Mr. Pineo stated yes. We would rather not adopt single previsions of the article.

Chairman Harriman agreed.

Mike Hodder, Resident of Wolfeboro, addressed the Board. He asked the Board of Selectmen to clarify the meaning of the word taxpayer in both the Albee and Carry Beach sections in the ordinance. What businesses or entities are included in the word taxpayer?

Chairman Harriman stated he felt the word taxpayer included a person that owns a summer property in Wolfeboro but does not have permanent residence in Wolfeboro. They own the property here and pay taxes so they will be allowed with their family to use the beaches. Ms. Murray stated she felt a taxpayer was anyone that pays real estate tax or entity into the Town of Wolfeboro. They are paying for everything that happens in Wolfeboro. A business is also a taxpayer because they are paying money into the operating budget of the Town and any warrant articles.

Mr. O'Brien stated the IRS claims a taxpayer is an individual or business entity that is obligated to pay taxes to a federal, state, or local government.

Mr. Hodder stated if a taxpayer can be a corporate identity or a business how does one then defined guests of a taxpayer. Will the guests staying at the Wolfeboro Inn qualify for a beach pass? This is the important piece of information that needs to be clear. When the warrant article was written the intention was to only concern people. They were people that lived here or had second homes here but it was not considered for corporations or hotels who happen to pay tax because their businesses are taxed in Wolfeboro. He would like clarification from the Board if a corporate entity comes to Town Hall and asked for beach passes for their hotel guests for Carry Beach and presents a Wolfeboro bill will that corporate entity get beach passes to Carry Beach?

Mr. O'Brien questioned if Mr. Hodder thought the Town would be checking people's papers?

Mr. Hodder stated this is not Germany is it? In order to get a beach pass a person must show documentation to get a beach pass to qualify just as someone has to when getting a Solid Waste Pass. Will business guests get beach passes? Will commercial guests get beach passes to Carry Beach? He stated if the Board states no then he has no concerns with the ordinance but if the Board states yes then we are back to the first iteration.

Mr. O'Brien questioned if a guest of a hotel takes an Uber or gets a ride from a trolley and gets dropped off at the beach will we check to see if they are residents of the Town?

Mr. Hodder stated no. We would not do that for any resident that came by foot or bicycle or by the Trolley. According to the ordinance we are only checking automobiles. We are controlling parking.

Mr. O'Brien stated the reason he asked Mr. Hodder this question is because Mr. Hodder stated this was an ordinance about people. Mr. O'Brien stated if a guest of a hotel gets dropped off by an Uber then we will not be checking for passes. If a guest comes by car then can they borrow a pass from the hotel?

Mr. Hodder stated his question is can a hotel owner get as many passes as he has guests? He is concerned how the Board is going to define taxpayer and guest of a taxpayer. It sounds like the use of taxpayer is opening it up to businesses and entities.

Mr. O'Brien stated the limit for Transfer Station passes is three.

Ms. Murray stated the Parks and Recreation Department will be selling passes. It will not just be Solid Waste stickers because people can get them from the Parks and Recreation Department.

Chairman Harriman stated at the last several meeting we decided that we were not concerned with pedestrians. We were concerned strictly with people parking their cars. He felt hotel and motel guests would not be allowed to use Carry Beach but they could go to Albee and Brewster Beach. A business owner could use Carry Beach and his family could use Carry Beach but his guests would only be allowed to use Albee and Brewster Beaches.

Mr. Senecal agreed with Chairman Harriman. We are trying to control the number of people by the number of cars.

Mr. Pineo stated if we look at the proposed policy we captured that under bullet point #3- *Beach passes shall be available to the following only: Wolfeboro residents. Taxpayers, their families and guests. Albee Beach Guests are defined as overnight guests at any licensed hotel, motel, inn, boarding house, camp ground, lodging house, bed and breakfast or housekeeping cottages situated in the Town of Wolfeboro. Carry Beach Guests are defined as guests of Wolfeboro residents and taxpayers. Passes are available, with a maximum of two (2) passes per household, to all town residents/property owners, at no cost. Replacement passes shall be available at a cost of \$5.00 each.* Mr. Pineo felt some of these concerns were captured in the policy which is supporting the ordinance.

Mr. O'Brien stated then it is a total of five (5) passes, correct?

Ms. Murray stated yes.

Ms. Ryan questioned if the Board would be sending a letter to the hotel owners on how they can access Albee Beach. A cordial letter stating this is how you do it and this is how you get a pass. How will this be handled?

Ms. Murray stated the passes will need to be two different colors. The passes for Albee Beach cannot be used at Carry Beach. If we decide to send a letter then we should inform them that they can not go to Carry Beach.

Ms. Collins stated we have already gotten the two different colors passes. They are laminated plastic and we have contacted the hotels. The hotels will be asked to manage their passes.

Mr. Chaffee stated the regular resident passes are white with yellow stripes and say residents and passes for hotels will have a purple stripe on them and will say guests. Ms. Collins stated we have been talking to the hotel owners but we were waiting to share with them the final information.

Ms. DeVries stated the Town appointed Wolfeboro Economic Development Committee drafted a letter.

Ms. Murray stated the letter has not been seen by the Board.

Mr. Sullivan stated the letter needed some amendments so after the vote it needed to be finalized and he did not receive a final copy.

Ms. DeVries stated she advised the Board to use that letter. There were strong votes and comments. She is sorry the Board did not receive the letter.

Ms. Murray questioned if Ms. DeVries could state the concerns.

Ms. DeVries stated she is not have a copy of the letter in front of her so she could not state direct quotes but could share the concerns. The Town appointed EDC voted in favor of writing to the Board of Selectmen in favor of being sure the definition of guest is identical for both Carry Beach and Albee Beach. There is background information stated in the letter.

Chairman Harriman questioned if the only concern the EDC had was about the definition of guest and taxpayer.

Ms. DeVries stated the lodging companies are one of the largest taxpayers in Wolfeboro and they will be faced with telling their guests they can use one beach but they can not use all the beaches. The EDC felt there was no evidence or statement explaining the definition of why this is.

Ms. Murray stated she is on the EDC and she felt it was not equitable for all taxpayers. She felt it is a poor ordinance for a town that's economy relies on the tourist industry. She felt that was the feelings of the EDC. The letter came written to the EDC and she was not part of the drafting of the letter. The guests of the hotels and motels sleep overnight and spend money downtown and go to our restaurants. This is a large economic driver of our Town. She feels it is not equitable.

Mr. Hodder stated at the beginning of the meeting we were told not to rehash information that we have already gone over but we are doing that now. The time for the opposition for this beach ordinance was in the form of the warrant article back in March. A handful of people on the EDC and some of them may have a commercial interest are outnumbered by the several hundreds of people that voted for the warrant article and they knew exactly what is meant.

Ms. DeVries stated none of this is relevant to the vote in March. We are talking about the Board of Selectmen creating a new ordinance in response to the vote in March. It is all up to the Board of Selectmen and it is new information. She would like on the record that there is not a member of the EDC who is a lodging owner.

Mr. Senecal stated he would like to move to motion.

Chairman Harriman stated he will take some more discussion. Mr. Hodder?

Mr. Hodder stated he would concede to Mr. Senecal.

Chairman Harriman closed the public hearing.

Mr. O'Brien stated we should not spend a lot of time with different definitions of the word taxpayer. A taxpayer is an individual or business entity that is obligated to pay taxes to a federal, state, or local government. We should not have different definitions for the word guest. The Webster dictionary states a guest is a person who comes to your home so it could be a lodger. The definition of the word guest should be used for all beaches. It is not wise to have different definitions for each beach. He liked the idea of having beach passes that were unique to each beach. He would not agree to different definitions of the words guest or taxpayer.

Mr. Senecal moved to adopt the beach policy.

Ms. Murray questioned if they were adopting an ordinance. Chapter 16 of the Town Ordinance?

Mr. Senecal stated yes.

Chairman Harriman stated Chapter 16 sections 1 through 8.

Mr. Senecal agreed but stated we have taken too much time on this.

**It was moved by Dave Senecal and seconded by Chairman Harriman to approve the amendments of Chapter 16 sections 1 through 8 of the Town Ordinance. Roll call vote Linda Murray – no, Dave Bowers – no, Dave Senecal – yes, Paul O'Brien - no and Brad Harriman – yes. The motion failed with a vote of 3 to 2.**

**It was moved by Linda Murray and seconded by Paul O'Brien to accept the ordinance with having the same definition for guest at all three beaches. Roll call vote Linda Murray – yes, Dave Bowers – yes, Dave Senecal – no, Paul O'Brien - yes and Brad Harriman – no. The motion passed with a vote of 3 to 2.**

Cynthia Theodore questioned what the vote meant to the public. Is there a beach policy or not?

Chairman Harriman stated there is a beach policy, yes.

Ms. Theodore stated the difference is Carry Beach is the same as Albee Beach?

Chairman Harriman stated the definition of guests, taxpayers, and residents will be identical for both beaches.

Mr. O'Brien stated a parking pass is required.

## **B. Temporary Event Permit(s)**

- i. Joyce Endee-Joyce's Craft Shows, Joyce Endee Productions to host three Arts and Crafts Festivals at Clark Park on the following dates: July 10-12 (set up after 6:00 PM on July 9th), July 24-26 (set up after 6:00 PM on July 23rd) and August 14-16 (set up after 6:00 PM on August 13) 2020. Show times will be 10 AM- 5 PM on Friday and Saturday and 10 AM to 4PM on Sunday. Permit #202

Joyce Endee, Owner of Joyce Endee Productions, addressed the Board. She stated she spoke with Mr. Pineo and they decided an alternative place for the crafts festivals should be at the Nick. She dropped off an application for the Nick.

Mr. Pineo stated Brewster Academy is trying their best to keep their campus as sterile as possible so has since decided to not allow Ms. Endee's event. Ms. Endee requested the use of Clark Park originally but this type of event is not permitted at the location. Therefore, we advised Ms. Endee that the event would not work at the Clark Park location and we suggested the Nick. The Nick is supportive of the event happening at their facility. The problem lies with the noticing. We can not provide 5 days' notice for the temporary event public hearing because we just received the documents this Monday. We are suggesting Ms. Endee attend the July 1<sup>st</sup> BOS meeting for a public hearing relative to this. It is the same event held in the past and the same event that was going to be held at Brewster Field. It is just a change in venue.

Ms. Endee questioned if any exceptions could be made. She stated she needs to advertise the fairs to make sure they are well attended. The fairs were approved by the Board of Selectmen for the use of Brewster Academy Field. It is the same event but will be at a different location. She stated she is hoping for some understanding and kindness for this one time. She would have given sufficient notice that the Board likes to have but just found out about the Nick.

Chairman Harriman stated the Board is required to have these notices by an RSA. We are sympathetic but we do not have any leniency to make special exceptions. He questioned Mr. Pineo if that was correct.

Mr. Pineo stated it would create a lot of problems in the future. We are sympathetic but we are bound by the rules.

Ms. Murray suggested having a special meeting next Wednesday. We could put the notice in a daily newspaper. We are not required to have the notice in the Granite State News. Then Ms. Endee would have time to advertise.

Chairman Harriman agreed.

Ms. Capone-Muccio stated the permit has been approved by the staff for the revision of the location and an email from Holly Williams. It is ready to go to the Board of Selectmen.

Mr. O'Brien agreed with Mr. Pineo that they should go by the rules and liked the suggestion to meet next Wednesday.

The Board agreed to meet next week.

Ms. Endee thanked the Board and asked if there was anything she needed to do to expedite this.

Ms. Capone-Muccio stated she was all set.

Ms. Endee questioned the time of the meeting next week.

Chairman Harriman stated Wednesday, June 24<sup>th</sup> at 6:30 PM.

Ms. Murray questioned should we have a motion to table the public hearing.

Chairman Harriman stated we never opened the public hearing. We will do this next week.

Ms. Murray stated okay.

### **Public Input**

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

Suzanne Ryan, Resident of Wolfeboro, addressed the Board. She would like to talk to the Board about the stewardship of Albee Beach. She asked if she should wait until the end of the meeting at the last public input sections.

Chairman Harriman stated it would be helpful.

John Simms, Chairman of the Lakes Region Model Railroad Museum, addressed the Board. He stated last night the Planning Board voted to approve their application for the renovation work on the Freight Shed. In order to apply for a building permit we need the owner's signature. He would like the Board of Selectmen to give the Town Manager the power to sign these permit applications on behalf of the Town. He could provide the Board with the language for a motion for this.

Mr. Pineo stated he received this notification this morning. He advised Mr. Simms to bring up the information during public input but he was not sure how the Board would react to this motion. He received a draft from Mr. Simms of some of the amendments but felt the team should review the changes. However, if the Board permits him to sign the said documents it would be at the Board's discretion.

Mr. Simms stated he is asking that Mr. Pineo be allowed to sign a building permit application and related applications at this time. Mr. Simms stated Mr. Pineo mentioned the lease and he wanted it to be clear there are two documents being considered. The first is the construction agreement and the second is the lease.

Chairman Harriman questioned Mr. Sullivan. The letter reviewed by the Planning Board would not give Mr. Simms the ability to sign for the building application.

Mr. Sullivan stated the letter for authorization that was provided for those applications was very specific it was authorizing only the Zoning Board and Planning Board applications. It could have been broader but it was specific for only those two. There was an expectation that either the construction agreement or lease would give further authorization or the Board of Selectmen would take further action at a meeting. They would vote to sign the application or vote to allow the Town Manager to sign the application. It was very clear the authorization did not cover the building permit application because the details were not available at the meeting.

Ms. Murray stated it has been two weeks and we have not heard anything and now tonight we are being requested to sign something. She felt we should get together to discuss further. We are meeting next week. We need to have the construction agreement completed.

Mr. Simms stated the construction agreement will take some time. It probably will not be ready for 2 to 3 weeks. The building permit is dead in the water without a signature. He would like the Town Manager to be authorized to sign the application. It just gets the process going. There is another 30 days at least of review from the various department heads. It will delay everything if the building permit is not signed. It is unnecessary. We will work out the details of the construction agreement before the building permit is issued.

**It was moved by Dave Senecal and seconded by Dave Bowers to allow the Town Manager to sign the building permit application for the Lakes Region Model Railroad Museum. Roll call vote Brad Harriman – yes, Linda Murray – abstained, Dave Bowers – yes, Dave Senecal – yes, and Paul O'Brien - yes. Being none opposed, the motion passed.**

Mr. O'Brien stated four meetings ago we decided to have 2 Selectmen and the Town Manager meet with Mr. Simms to try to straighten this thing out. He is supportive of the Town Manager signing a building permit or construction document but the Selectmen that have been working with Mr. Simms should be allowed to decide the time that we should do this. This does not make sense. What is the process?

Mr. Simms thanked the Board.

Ms. DeVries, Executive Director of the Chamber Commerce, addressed the Board. She questioned clarification on the parking ordinance. She questioned if the parking limits in the business district of 2 hours were in effect now.

Chairman Harriman stated he was having a hard time hearing her.

Mr. O'Brien stated the Chamber would like clarity if the two hour parking was currently being implemented. Is that correct Ms. DeVries?

Ms. DeVries stated yes.

Chief Rondeau addressed the Board. He stated yes the parking ordinances are in place and are being enforced. Is there an issue?

Ms. DeVries stated no. We just wanted clarification.

Chief Rondeau stated Paul Laundry, a seasonal traffic enforcer, is downtown. He has been working for the last month and we are enforcing all traffic regulations. We were hoping to have extra help Downtown but the Police Commission has a budget freeze so it will not be possible at this time. We have some additional traffic enforcement and pedestrian safety grant money from the State that we have been taking advantage of so there should be extra police officers in the Downtown area.

Caitie Richards questioned if she could speak about her wedding.

Chairman Harriman stated they are on the agenda in the next two sections.

### **Bulk Vote**

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

- i. June 5, 2020
- ii. June 12, 2020

#### **B. Property Tax Refund/Abatement:**

##### **Denial**

- i. 24 Kingswood Rd, S.Main St.  
37 Kingswood Rd. Abatement#3 2019 Tax Map/ Lots 232-4, 232-5 & 232-2

##### **Approvals**

- i. 203 Forest Road Abatement#19 2019 Tax Map 228 Lot 53

- ii. 139 Gov Wentworth Hwy Abatement# 22 2019 Tax Map 133 Lot 20-CW4
- iii. 704 North Main St. Abatement#24 2019 Tax Map 142 Lot 9
- iv. Churchill Rd. Abatement#22 2019 Tax Map 221 Lot 3
- v. 22 Clow Rd. Abatement#25 2019 Tax Map 217 Lot 163

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

- i. Tibbetts Rd Tax Map 84 Lot 1 & 4

**D. Voucher Trustees of the Trust Funds**

- i. Dockside Parking Lot Capital Reserve Fund \$17,940.00

Mr. Pineo requested to remove Item B3- 704 North Main Street. This is a hardship request related to a facility in Town that is experiencing difficulties associated with clients coming in due to the COVID crisis. The Assessor is requesting more financial information so the Board can make a decision.

Dave Bowers experienced technical difficulties.

It was moved by Linda Murray and seconded by Paul O'Brien to remove Bulk Item B3 from the Bulk Vote. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Senecal – yes, and Paul O'Brien - yes. Being none opposed, the motion passed.

It was moved by Linda Murray and seconded by Paul O'Brien to accept the Bulk Vote Items A – D except item B3. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Senecal – yes, and Paul O'Brien - yes. Being none opposed, the motion passed.

Mr. Pineo stated the Assessor is recommending a financial form be filled out for Wolfeboro hardship abatements due to COVID-19.

It was moved by Dave Senecal and seconded by Linda Murray to allow the Assessor to be given permission to send out the paperwork for abatement #24 to Tax Map 142 Lot 9. 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.

**New Business**

**A. Cate Park Wedding – Richards/Grimes**

Chairman Harriman stated Ms. Richards is requesting the use of Cate Park on August 22, 2020 for a wedding ceremony. They are planning on 35 people.

Caitlin Richards, Bride-to-be, addressed the Board. She requested any park rules or guidance that they could provide to their guests.

Chairman Harriman stated there are basic rules. Anything that is carried in must be carried out. Chairs should be placed a short time before the ceremony and removed right away. It is a public park so public guests may wander around during the ceremony.

Mr. O'Brien stated it is a public park so people may be taking pictures. If social distancing is still in place then those guidelines should be followed.

**It was moved by Paul O'Brien and seconded by Dave Senecal to approve the wedding for Ms. Richards and Mr. Grimes on August 22, 2020 from 2 PM to 4 PM at Cate Park contingent upon the Governor's orders and an insurance certificate being provided. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Senecal – yes, and Paul O'Brien - yes. Being none opposed, the motion passed.**

Mr. Grimes thanked the Board. We will be in and out of the park without any problems.

Ms. Murray stated this should be approved contingent upon the Governor's orders and an insurance certificate being provided.

Ms. Richards and Mr. Grimes thanked the Board.

#### **B. May 2020 Revenue Expenditure Report – Finance**

Troy Neff, Finance Director, addressed the Board. Mr. Neff gave the following presentation:

(See Attachment)

Mr. Neff stated at the last meeting he was asked if the 2019 revenue was included in the Pop Whalen number. There was \$59,219 in revenue for 2019 that was collected in 2020 so it posted in 2020.

Ms. Murray requested that Mr. Sullivan help Mr. Bowers get back into the meeting.

Ms. Murray stated the Revenue Report for May from Brenda LaPointe does not match the financial report. The figures for the water fund do not match. There are three different numbers. She will call Mr. Neff tomorrow to discuss.

Mr. Neff stated he received Ms. LaPointe's numbers this morning as well. He will look into this. There might be a break in the Enquesta imports. He questioned if this related to the hydrant fees which is about \$81,000.00.

Ms. Murray stated there are three very different figures. We need to talk. The figures all need to be the same.

Mr. Neff agreed.

Mr. Neff stated the tax receipts we have already collected \$2.5 million dollars and last year at this time we had only collected \$380,000.00. The tax receipts are coming in a little quicker than in 2019.

Chairman Harriman stated that is good news.

### **C. NH Municipal Bond Bank Loan Agreement and Certificate of Vote**

Mr. Neff stated the Loan Agreement and Certificate of Vote is in your packets for the \$450,000 bond for Carry Beach. In the past we have bonded after the project is complete but with the uncertain times we wanted to bond early to make sure we secured the cash flow for the project as well as taking advantage of a low interest rate (1.5%). The interest expense will be around \$32,000.00 for the five year term.

**It was moved by Linda Murray and seconded by Paul O'Brien to authorize the Board of Selectmen to sign the NH Municipal Bond Bank Loan Agreement in the amount of \$450,000.00 as presented to us tonight. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Senecal – yes, and Paul O'Brien – yes. Being none opposed, the motion passed.**

Chairman Harriman stated this needs to be signed in person by each of us so we will need to go to the Town Hall to sign it.

Mr. Pineo stated Mr. Ford has applied for grant funding for this project. If we are awarded the grant funding the money will be used to make the loan payment.

### **D. Josiah W. Brown Trust – Nonjudicial Settlement Agreement**

Mr. Pineo stated at the April 15, 2020 Board of Selectmen meeting the Nonjudicial Settlement Agreement for the Josiah W. Brown Trust, as it relates to Brown Hall, was approved and signed by the Board of Selectmen. On June 1, 2020 Attorney Puffer brought to our attention that language was missing. This is as follows: That the Town of Wolfeboro shall assume no liability or obligation relating to the use or maintenance of Brown Hall, upon conveyance of same to Brewster Academy or upon reversion to the Trust.

**It was moved by Dave Senecal and seconded by Chairman Harriman to add the above language and to sign the document. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Senecal – yes, and Paul O'Brien – yes. Being none opposed, the motion passed.**

### **E. Recommendation from the Libby Museum Trustees**

Mr. Pineo stated the Trustees met and there have been some in depth discussions about laser measurements. There was discussion about reaching out to Alba Architects to go forward

with the Trustees recommendations. There is a meeting scheduled to talk to Alba Architects June 29<sup>th</sup>, Monday afternoon at 1:00 PM. It makes sense to go forward with the laser measurements but we should discuss it with Alba Architects. We hired Catriona Lennon as the interim Director for the Libby Museum. Ms. Lennon has been working hard to get ready for the July 15<sup>th</sup> opening.

Dave Bowers entered the meeting again.

Mr. O'Brien stated when the Trustees meet there were four options. Option #1 was fix the Libby Museum (maintain it) and option #4 was operate the Libby Museum year round and expand it. As Trustees we agreed neither of these two options were viable. We settle on option #2 and option #3. Option #2 was to understand the cost to restore the Libby and add environmental controls and Option #3 was to look at the expansion with a cost of \$2.9 million dollars. The Trustees did not decision on either option #2 or #3 because the cost of option #2 is not known yet. We need to talk to Alba Architects to find out the building costs and then the trustees will be able to determine which option they will move forward with and how to raise the funds. We need to decide if the laser measurements that were taken in the past exactly show us whether the building is moving and if there is a safety issue. Mr. O'Brien stated he was not clear if spending \$9,500 on more laser measurements was necessary.

Ms. Murray agreed.

Mr. Senecal agreed.

Mr. O'Brien stated Alba Architects will provide us with a bill of materials and whether the laser measurements are needed. He asked Mr. Pineo if this was correct.

Mr. Pineo stated correct. We need our options and the necessity of the laser measurements. We need the specific interpretation of the 2019 laser measurements were compared to the laser measurements of 2014. We need some clarity. We need the interpretations.

Mr. O'Brien agreed. If we take measurements then we should use this information to do something.

Mr. Harriman stated there was a meeting last week with the Friends of the Libby Museum. They agreed with these suggestions and are supportive. They would like to have a meeting with them soon to discuss fundraising goals and techniques.

Mr. O'Brien stated he felt once they receives the data from Alba Architects for option #2 then they could all meet to discuss how to get a capital campaign going.

Ms. Murray stated she looked at it in two ways whether we do the addition or option #2 which is just renovating the Libby with a heating/cooling system. We are going to fix the building but we are going to preserve the collection. We talked about adding a collection

but really with installing a heating and cooling system we are going to preserve Doctor Libby's collection.

Chairman Harriman agreed.

Mr. Senecal stated we need to ask Alba Architects about the turn buckles. Can something be done? Wind bracing? How quickly can this be done because the building is moving? We need the cost and how quickly it can get done.

Ms. Murray agreed. There is a 2015 report from Timber Preservation. They installed the tie rods and there is some information on how to tighten them. Alba may have already seen this report but we should check.

Mr. Pineo stated the 2015 report was noted in the Alba report but he just saw it when Mr. Ford forwarded it to him and Ms. Murray last week. The good news is we have done a lot of the recommendations associated with the report except for the wind bracing. We need to monitor the turn buckles with either stress measures or something to assure the building is not moving.

### **Other Business**

Ms. Murray stated she thought there was a request from Bob Spears for permission for a dumpster at Mast Landing.

Mr. Pineo stated yes. The staff looked at the area because they felt the dumpster could only be placed in certain areas because of the asphalt. This project was been pushed back until after July 4<sup>th</sup> but it will be brought forward.

Ms. Murray stated okay as long as it gets on the next agenda.

Mr. O'Brien stated the painting for the Clark House is very nice. Last Friday the Governor announced a \$50,000.00 fund for the State for Broadband. Jeb Bradley, John MacDonald, Mr. Pineo and Mr. O'Brien meet last Friday to decide what we should do. Over the weekend the Carrol County Broadband Committee completed a planning document that was sent to Jeb Bradley and the Governor on Monday. They requested \$11.3 million dollars for planning for broadband across the County. They reached out to Atlantic Broadband and Spectrum and asked them to quickly provide us with the shovel ready costs to complete their build out in our Town for places like Warden Sands, Stoneham, Brown Ridge Road and North Wakefield Road. We received the information yesterday morning. Mr. O'Brien thanked Mr. Muccio and his team for providing the make ready costs as well. We have the costs now to complete this. Mr. O'Brien provided a letter to the Board that he suggested they send to Senator Bradley so he could forward it to the Governor. The Town should be ready to receive the funds when the grant is ready. We are working with the State to determine the grant qualifications.

Mr. Pineo suggested Mr. Chaffee speak about the status of the Granite Man Triathlon.

Justin Chafee, Assistant Director of Parks and Recreation, addressed the Board. On Monday night the task force met to decide if we should hold the Granite Man Triathlon. After we reviewed the guidelines the Board decided not to recommend holding the event. Safety would be hard to manage for all people involved regarding social distancing. We discussed different ideas for the event but we did not want to compromise the event or have any safety issues for our employees or participants. We have a lot of participants from out of state and it is recommended to limit certain states from participating which we did not want to do. The Task Force would like to recommend to the Board of Selectmen to cancel the Granite Man Triathlon for this year.

Chairman Harriman stated the Task Force contacted the Dows and they are very supportive of our decision.

**It was moved by Linda Murray and seconded by Paul O'Brien to cancel the Granite State Triathlon as recommended by the Task Force. Roll call vote Brad Harriman – yes, Linda Murray – yes, Dave Senecal – yes, and Paul O'Brien – yes. Being none opposed, the motion passed.**

### **Committee Reports**

Mr. Bowers stated he did not attend any meetings.

Mr. Senecal stated he did not attend any meetings. He has a meeting tomorrow night.

Mr. O'Brien stated he attended a Cyanobacteria Meeting. He stated he is the chairman of the communications and we have not met. We need a little help with technology. There was a positive test for E-coli at Brewster Beach which was posted on the town website and Wolfeboro Water's page. We need to straighten the process out a little so we can provide more information to the people.

Ms. Murray stated she attended the Chamber of Commerce Executive Board Meeting. She attended the censing committee meeting for Wolfeboro Waters. We looked at areas we would test in 2020. We are not going to be able to have the number of teams out there because there are only 4 kits but we will be able to test a number of sites. There will be testing in Winter Harbor, Wolfeboro Bay and Back Bay. The Lake Wentworth Watershed Association will test Crescent Lake and Lake Wentworth like they always do. The Rust Pond Association will test Rust Pond like they always do. We think we have someone to test Sargent's Pond but we are not 100% sure yet. The Wolfeboro Water Committee met and wanted the citizens to know that the Town is testing all the beaches for E-coli even though the State is not. The Town will also test for cyanobacteria. The EDC met and we had a long conversation regarding the beaches. We agreed on the advertising budget for 2020. The Committee wanted to spend \$1000 to promote a shuttle going from the high school to Downtown if possible. We may have a parking issue with the 5 minute parking allowed. The shuttle would be for businesses. We hope Molly the Trolley can help us with

this. We may have some issues with parking we will need to address this summer because of the changes in parking regulations. The Milfoil Company was in Back Bay today spraying Procellacor. They spend an hour in Frog Pond hoping they could treat that area heavily.

Chairman Harriman attended a Friends of Libby Meeting and a Task Force Meeting on Monday night for the Granite Man Triathlon. He attended a Planning Board Meeting last night for the Lakes Region Model Railroad Museum.

### **Town Manager Report**

Mr. Pineo stated the following:

We are meeting to discuss the reopening of the Town Hall with the staff tomorrow.

He advised citizens to call Town Hall to make an appointment or to discuss items over the phone.

We have received a lot of inquiries about recycling plastics. At this time we feel this is too much of a risk with plastics and from a business stand point there is not a lot of return on plastics so for the time being we will continue with plastics will be treated as household trash.

There was E-coli present at Brewster Beach today. Town Staff did a great job working together to make testing happen at our beaches this year. One sample did come back at a high range but a secondary test was taken and we hope to have the results tomorrow.

He is meeting with Alba Architects next Monday to discuss the Libby Museum.

There was a memo in your packets outlining that our Fire Chief has been appointed as Chairman of the NH Board of Fire Control. This is an appointment by the Governor. This is great thing that one of our staff members is involved in.

There was going to be a potential firework display on July 2<sup>nd</sup>. Brewster Academy is not allowing people on their property so they can preserve a pristine campus for their students that will be returning later this summer. The gentleman called the office today and he has agreed not to follow through with the fireworks based people not being able to view the fireworks on Brewster's property.

We will have a meeting next Wednesday, June 24<sup>th</sup> at 6:30 PM.

### **Questions from the Press**

Ms. Paquette questioned Mr. O'Brien. What is the cost of the complete build out for our Town? Was a number given?

Mr. O'Brien stated we will have to pay the cable company around \$400,000.00 - \$600,000.00.

### **Public Input**

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

Suzanne Ryan, Resident of Wolfeboro, addressed the Board. She questioned Mr. Pineo regarding the COVID-19 if the bathhouse facility at the Albee Beach would be open?

Ms. Collins questioned if Ms. Ryan was talking about the outdoor facility at Albee Beach.

Ms. Ryan questioned if the bathhouse had showers inside.

Ms. Collins stated no. The showers are outside. There are changing rooms and bathrooms inside. We will open up these facilities as soon as we have staff which we hope to have by the end of next week. This is typically when we open anyways.

Ms. Ryan stated okay.

Ms. Ryan questioned if the Board looked at the handout she gave to them at the Deliberative Session from Rick Van de Poll. He is licensed wetlands soil scientist. He is very creatable. She would like to reiterate one item in his report. She questioned if Ms. Collins could work with her on this item. The State of NH gave a permit in 2012 to install a six foot wide pathway on the beach. The allowance of a pervious, six foot wide pathway to the Beach according to a shoreline restoration permit issued by NHDES in 2012 has been exceeded by multiple packed paths to the beach. Ms. Ryan requests to make a first initial step to preserving the area she would like to outline in some fashion a route of direction for foot traffic. Lime? Flags? She would like a sign telling people to stay on a certain path. She is looking for some direction and encouragement in preserving the beach. She has a few other items such as the septic tank but she will wait until another meeting to talk about them.

Ms. Collins stated they are aware of some of the problems with the roots at the beach. We have been monitoring the issues for years. We can look at the path idea again. Since we are having beach attendants and gate keepers instead of life guards there may be a way to work on this year. We are looking at this summer more as an educational summer explaining duck itch and testing of our beaches. This is a great opportunity this year with staff on the beach and gate keepers greeting customers to inform people of what is going on. She is reviewing the letter and will work with her staff on implementing some of the items right away.

Ms. Ryan stated it has been 7 to 8 years with neglect on this area. She would like to meet with Ms. Collins at Albee Beach. Is this possible? Are there any objections?

Ms. Collins agreed to meet with Ms. Ryan next week.

Mary DeVries, Resident of Wolfeboro, addressed the Board. She questioned if there was going to be a dumpster from Solid Waste at Mast Landing.

Mr. Pineo stated he believes she is talking about the dumpster being placed at Mast Landing. There is an island resident doing a roofing project and the contract will need a dumpster to dispose of the materials.

Mr. Sullivan stated the dumpster will only be there for one week.

Ms. Murray stated she questioned how the dumpster would be secured so people will not bring their household trash. He thought he could lock it.

Ms. DeVries stated as a resident in site of that location for more than 25 years it is curious that there has never been a need before.

**It was moved by Paul O'Brien and seconded by Dave Senecal to enter into non-public session under RSA 91-A: 3 II to discuss litigation. 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.**

The Board re-entered public session at 9:24 PM.

**Linda Murray moved the Wolfeboro Board of Selectmen to seal the minutes of the June 17, 2020 non-public meeting. Dave Senecal seconded. 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.**

**It was moved by Dave Senecal and seconded by Linda Murray to adjourn at 9:24 PM. Roll call vote, Linda Murray – yes, Brad Harriman – yes, Paul O'Brien – yes, Dave Bowers – yes and Dave Senecal – yes. Being none opposed, the motion passed.**

Respectfully Submitted,  
Michele Chamberlain