

Wolfeboro Board of Selectmen
Public Meeting Minutes-Unapproved
August 15, 2018

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

Members absent: Dave Bowers

Staff present: Town Manager Becky Merrow, Police Chief Dean Rondeau, MED Director of Operations Barry Muccio and Recording Secretary Michele Chamberlain

Chairman Murray opened the meeting at 6:30 PM.

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

Ms. Merrow stated a non-public session is needed to discuss litigation and personnel.

Consideration of Minutes

Chairman Murray asked for approval from the Board of the July 25, 2018 Regular Meeting Minutes.

It was moved by Paul O'Brien and seconded by Brad Harriman to accept the minutes of July 25, 2018 as written. Members voted and being none opposed, the motion passed.

Chairman Murray asked for approval from the Board of the August 1, 2018 Regular Meeting Minutes.

It was moved by Chairman Murray and seconded by Dave Senecal to accept the minutes of August 1, 2018 with amendments to pages 4, 5, 6, 7, 8 and 11. Members voted and being none opposed, the motion passed.

Public Hearings

- A. Pursuant to NH RSA 31:95 b, to accept the funding representing a gift to the Libby Museum from the Betty Jane Schroth Revocable Trust in the amount of \$118, 463.01.**

Chairman Murray read the Public Hearing Notice as follows:

The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, August 15, 2018 at 6:35 PM at the Great Hall of the Wolfeboro Town Hall, 84 South Main Street, Wolfeboro, New Hampshire pursuant to RSA 31:95b.

The Board of Selectmen proposes to accept the funding representing a gift to the Libby Museum from the Betty Jane Schroth Revocable Trust in the amount of \$118,463.01.

Posted	Wolfeboro Town Library	July 26, 2018
	Wolfeboro Town Hall	July 26, 2018
	Website	July 26, 2018

Ms. Merrow stated we received notification a while ago that the Town was named in a trust. We are the proud beneficiary of \$118,463.01. It was a very handsome gift. She thanked the family and friends of Betty Jane Schroth for thinking of the Libby Museum. The money will be put to good and prudent use.

Chairman Murray questioned if the money would be given to the Trustees of the Trust Funds.

Ms. Merrow stated as it is a bequest, yes.

It was moved by Brad Harriman and seconded by Dave Senecal to vote to accept the funding representing a gift to the Libby Museum from the Betty Jane Schroth Revocable Trust in the amount of \$118,463.01. The fund will be held in the custody of the Trustees of Trust Funds and, at the request of the donor, may "... be used for its (the Libby's) general purposes ..."
(Unrestricted). Members voted and being none opposed, the motion passed.

Bulk Vote

A. Weekly Manifests

August 8, 2018

It was moved by Dave Senecal and seconded by Brad Harriman to approve the Bulk Vote. Members voted and being none opposed, the motion passed.

New Business

A. Speed Limit Signs on Westwood Drive

Chairman Murray stated the Town received a letter from residents of Westwood Drive requesting that the speed limit be lower to 20 MPH.

Ms. Merrow stated the lowest speed limit a municipality can adopt without a special traffic study is 25 MPH. She spoke to the residents and asked them if they would compromise with a speed limit of 25 MPH. She stated she would ask the Board if they would consider doing a comprehensive road study or whether the Board was interested in posting any roads less than 20 MPH.

Chairman Murray asked what the response was from the residents.

Ms. Merrow stated the residents were content with the 25 MPH speed limit but they did say they preferred a 20 MPH speed limit. Ms. Merrow stated 20 MPH is a school zone and a very low speed. Ms. Merrow stated the residents did not want to burden the Town with having a complete traffic study performed at this point.

Chairman Murray agreed with the 25 MPH speed limit.

Mr. Harriman stated 25 MPH is a reasonable speed for a nice neighborhood where it is all residential.

It was moved by Dave Senecal and seconded by Paul O'Brien to approve to post Westwood Drive for 25 MPH. Members voted and being none opposed, the motion passed.

B. 390 Line Substation – Paul Whalen

Chairman Murray asked Mr. Whalen to address the Board.

Mr. Whalen stated the following.

Good Evening,

My name is Paul Whalen. I live on 79 Glendon Street. Thank you for having me on your agenda tonight. I am here to boldly ask that the new power substation not be located on Glendon Street Extension.

This request is based on the concern for my and my family's personal safety and quality of life, but also, the optics and impact of installing a power substation central to a revitalized, vibrant recreational, visitor and parking area.

You have to love the charm of living where I do. I dare say that there are few addresses in Town that see the diverse activity that I do – the road, the path, the Bay, cars, buses, boats, trailers, campers, walkers, joggers, bikers, the young, the elderly, families, groups, individuals, dogs, ducks and at ALL times of the day and night.

To somewhat explain where my head is right not, I will briefly quote from a well-known singer/song writer. He tells this story:

The rock is gonna fall on us, he woke with a start
And he ran to his mother, the fear dark in his heart
And he told her of the vision that he was sure he'd seen
She said: "Go back to sleep son, you're having a bad dream!"

In his song he talks about how one lone, young boy warns his Town, and his efforts to be heard.

Tonight, I stand in front of you feeling very much like that lone boy. By the way you get a gold star for the evening if you can identify the singer.

I have provided you with a brochure that outlines my talking points. I have broken them out into four sections (Comments, Personal, Community, and Possible Alternative Solutions). I have also included some photos showing a comparison of Glendon Street extension in October 2008 and what it looks like this summer. Wow, what a difference!

So, this is a bit confusing. I do realize that I am coming very late to the table. I did speak against the substation at the Planning Board Public Hearing on the 390 Line Project, which is now underway. However, the conversation that evening was about the 390 Line and not the substation, and it was suggested that I return sometime in the future at the substation public hearing.

But, here is the catch. The 390 Line, already underway, will determine where the power substation is located. So, this is actually the time to be talking about the substation project, in combination with the 390 Line.

Barry and I have spoken many times, and know of his plans to put a substation back in the old spot. It just didn't seem real until the start of the 390 Line project. I do want to recognize that Barry runs an impeccable department providing service and maintenance to the infrastructure. It must be challenging to make technical changes and upgrades that are visually appealing. Now, the Town of Wolfeboro has an astonishing power up rate of over 99%. And, almost all wide spread outages have been caused by service interruptions outside of Wolfeboro.

Many are surprised to hear that there is virtually no population growth predicted for Wolfeboro in the next coming years. Actually, there was a drop in population between 2010 and 2016. A Master Plan Survey conducted by UNH in 2016 suggests that there will be little new housing or industrial growth in Town. Therefore, with an aging population there will be potentially less disposable income and less mobility to shop. In the survey, relatively few think it is important for the Town to provide more land for commercial or light industrial use or to increase residential density. What does this mean for a Town like Wolfeboro to flourish? A heavier economic reliance on tourism and visitors needing convenient, safe, and welcoming access to parking, activities and the downtown area, and heavier reliance on the Glendon Street area.

A new substation will add distribution, not redundancy. That is, it will move the power fingers out further. With additional fingers should a section fail, yes, other sections will continue to stay live. Remember, almost all widespread outages are caused by failures outside of Wolfeboro.

I acknowledge that a new substation has been in the Capital Improvement Program and that Barry has planned on putting a substation back on Glendon Street and that it is where it technically makes sense. He is not wrong but, this is not in keeping with the safety of the citizens or the optical vision of what the Town wants to see. That there was a power substation on Glendon Street before is not a valid reason to put another one there. Back in 2008, and certainly before, it would have been tough to argue that it wasn't the place for a power substation. But, my, haven't things changed. This no longer fits with how the other departments in Town have improved Glendon Street area. The current power lines and substation structure have sat here for years with countless people going by and asking me why the Town doesn't clean this up.

The Economic Development subcommittee's draft report suggests that growth for the Greater Downtown loop include pedestrian infrastructure improvements with Mill Street and Center Street and connecting existing destinations such as the dockside are with economic development and recreational opportunities. And, even commercial expansion onto Filter Bed Road. A common

theme is pedestrian traffic and recreation in the downtown area. A question: Would this indicate possibly more power demand on the Bay Street side of Back Bay and be better served with a substation on that side of the Bay? Actually, when you think about it the largest building on this side of Back Bay, the Bell Building, has now been acquired by a transitional family housing organization and will have minimal power usage compared to other possible uses.

Then, Another question: If there is really an immediate need to add another substation since it is predicated that we will be using less power from the grid as homes and businesses become more net zero focused.

And, if there are any savings by not installing a new power substation and running new lines across Bay Bay, to invest that money into innovative solutions. For example: power storage and other power sources.

So, my personal concerns..... These are facts and concerns that are very, very real. The photos show the lay of the land and how very close everything is.... They are:

1. Electromagnetic Radiation (EMR) and Electromagnetic Field (EMF)

- a. According to research and publications put out by the World Health Organization (WHO), EMF such as those from power lines, can cause serious health risks. In Addition, hundreds of studies worldwide have shown that living next to high voltage power lines and other parts of the power transmission network increases your risk of cancer and other health problems.

- b. Not surprising that governmental and municipal organizations dispute these findings but Non-governmental support them. Of course, the obvious comparison is how long it took the government to admit cigarette smoking is bad for you.

2. Noise: Constant hum emitted by the substations

- a. How awful to have a constant hum emitted from the equipment while trying to enjoy the backyard that I have worked so hard on improving.

3. Safety Hazard: wires lower to ground, fire, etc.

4. Property Value: All sources indicate that it will have a considerable adverse effect

- a. I clearly remember our Realtor saying how, after well over a year on the market, I was one of the first people to look at the house after the substation had been removed. Others would come down the street, see it and not even get out of their cars. I was told it had been removed for good.

Over the past few years, the path has been getting busier, and the parking lot is typically full on the weekends, it even has limited spaces during the week. Changes to the Community Center

could possibly enhance the area even more, and invite more activity and traffic to the Glendon Street area.

How many of you have spent time in the Glendon Street area, really spent time watching from the eyes of visitors and people using the area? Dave Senecal, you were boating and down there recently, I invite you to sit on my patio and watch all the activity.

According to the Master Plan Survey, more than 90% of Wolfeboro residents think it is important for the Town to preserve scenic views and open space. So, provide a welcoming atmosphere and preserving the character of Wolfeboro.

Last weekend a small girl walking with her Mom stopped to read the sign on the enclosure fence: "Danger – High Voltage. Mommy, what is that thing. Her Mom responded, "I don't know but let's get away from it". This type of comment happens often, from young and old, and hardly promotes a Welcoming Atmosphere.

So, on to Community... These focus on safety and optics. You can argue about power lines and substation dangers all you want. However, importantly, the perception by most everyone is that they are extremely dangerous to even be near. Since, I have already touched on most of these; I'll quickly run down the list.

1. Optics of the Glendon Street recreational, visitor, and parking area.
2. Simply not the correct place for a power substation in keeping with the other Town initiatives: interest in promoting easy, safe, welcoming movement between parking lots and downtown businesses, economic development of promoting the downtown area.
3. Is a new substation truly needed?
4. Continue to reduce overhead wires so often spoken about
5. There would be no wet area impact by not having the overhead wires and poles
6. Glendon Street area was "industrial", not the vibrant community, visitor, recreational and parking it is now.

Simply, putting a new substation on Glendon Street is absolutely the path of least resistance. But, does not show a lot of concern for safety and quality of life, nor the optics and impact of how simply awful a power substation will be in the middle of such a vibrant area. This impact has widely slid under the radar – no tax burden and electrical service improvements – who wouldn't go for that? We often only remember the freezing cold day when we lost power.... not the more than 99% of the time that we have it.... Oh, and, remember, the failure was probably in Tuftonboro.

Finally, the list of possible alternative solutions that I have thought about, and ask why they couldn't be a solution to the Glendon Street location:

Other departments have won awards for their innovative ideas.

1. Upgrade the Filter Bed Road substation to carry a heavier load.

2. Add another substation on Filter Bed Road.
3. Add a substation on the Waste Water Treatment Facility land.
4. Put a new substation inside the old power generation building (empty of many years)
However the wires will still come across Back Bay.

My doorbell rang a couple of weeks ago.... A very elderly gentleman and his son were standing at my door. They introduced themselves as the Schempps, and that they lived in the house many years ago. They were in Town visiting and wanted to say how nice the area looked, actually noted the missing substation equipment. I explained that the Town was planning on putting it back. Mr. Schempp feebly shaking his finger, said, "Don't let them".

SO:

- 1) Huge issues with my personal safety and quality of life.
- 2) As I reflect on the all improvements to Glendon and Lehner Streets, the community facilities, Back Bay, and the path; I conclude this evening by quoting another well known song: One of these things is not like the others, One of these things just doesn't belong....

And, with that I say: this is simply, no longer the right place for a power substation.

Brad Harriman asked for Mr. Muccio's opinion.

Barry Muccio, MED Director of Operations, addressed the Board. He stated he was not sure this was the appropriate forum to respond since it was not a public hearing. We will review Mr. Whalen's comments and in some cases we will clarify some of the issues that he stated.

Chairman Murray stated we will let Mr. Whalen know when Mr. Muccio will present a presentation.

Mr. Muccio stated there will need to be some additional public hearings as this project moves along.

Mr. Harriman questioned if there are regulations and guidelines that are set for the electromagnetic radiation and electromagnetic field. He questioned if there would be any monitoring of these guidelines.

Mr. Muccio stated EMRs and EMFs are typically related to high voltage and this is considered medium voltage.

Mr. Senecal stated he had a few questions and maybe they should be answered at a public hearing. He questioned when the substation was decommissioned.

Mr. Muccio stated probably in 2007 or 2008 was when most of the equipment was taken out but it was all out by 2009. He stated that was the original substation from 1961.

Mr. Senecal asked about the generation plant building. It says 1904 on it.

Mr. Muccio stated in one spot it says 1897 but there were three additions on the building.

Mr. Senecal questioned when the plant was decommissioned.

Mr. Muccio stated it was around the same time.

Mr. Senecal stated when the generators were running it was 24/7.

Mr. Muccio stated yes.

Mr. Senecal questioned when the 390 Line was put in.

Mr. Muccio stated in 1961 or 1962.

Mr. Senecal asked Mr. Whalen when he bought his house.

Mr. Whalen stated in 2008.

Mr. Muccio stated we have been upfront with the idea that we were planning on saving that real estate all along even when we decommissioned it. Our intended future use was to recommission it and use the area for a substation. This was stated many times.

Mr. Senecal stated all of our stuff comes into the substation area and then gets distributed.

Mr. Muccio stated yes.

Mr. Senecal stated if the substation is not installed there or in that area then that would mean that you would have to redistribute wire from the other side of the Bay and bring it over here.

Mr. Muccio stated if the substation was added across the Bay then we would have to put up two more circuits down South Main Street. The whole idea is to get our substation closer to where our load center is located. (Huggins Hospital, Brewster Academy and the Highschool)

Mr. Senecal stated everything distributes out of that one area.

Mr. Muccio stated that would be the scenario.

Mr. Senecal stated right now but if it were to change then you would have to reroute.

Mr. Muccio stated a couple more circuits would need to be brought down through Town.

Mr. Senecal stated this would be mentioned at a public hearing when we have one.

Mr. Muccio stated he would address those types of concerns but felt there were many more things that will disallow that from happening. We are really trying to diversify our load center. Mr. Muccio stated we have two substations already at Filter Bed Road and one of them needs to be decommissioned. He stated all of our eggs are in one basket and if we have a catastrophe by adding another substation up there then we could lose the whole Town. We are trying to diversify and get our power closer to the load center.

Mr. O'Brien asked if the generator was feeding power to the substation to go out.

Mr. Muccio stated it was vice versa.

Mr. O'Brien questioned how it was getting from site A to site B. Was it underground?

Mr. Muccio stated it was underground.

Mr. O'Brien asked if it was still there.

Mr. Muccio stated no.

Mr. O'Brien asked what happened to it.

Mr. Muccio stated it probably is still there but it is not reusable.

Mr. O'Brien thanked Mr. Whalen for his presentation. He stated the question that he has is the challenging of the engineering of this network. Mr. O'Brien recommended that Mr. Muccio have a diagram during the public hearing of the part of the Town that he is discussing and why he chooses to put the substation there. Mr. O'Brien suggested discussing what the problem we have to fix is and what metrics are currently in place and the cost and benefit of them.

Chairman Murray stated Mr. Muccio has not had time to put that information together yet.

Chairman Murray stated right now we do not have a substation on Glendon Street and we can handle everything from Filter Bed Road.

Mr. Muccio stated this substation would replace one of the substations on Filter Bed Road because it would be decommissioned based on its age.

Chairman Murray stated so we have two substations on Filter Bed Road and that is how we are getting our power. She questioned if we were having any issues with our power now.

Mr. Muccio stated there are certain areas in Town such as North Main Street and Forest Road that have issues.

Mr. Muccio stated if we lose a substation then we will be down. We do not have redundancy to do some switching and carry the whole Town. It can only be done for a short period. The idea of this was to build in some redundancy. We are upgrading something that is at the end of its life span.

Mr. O'Brien stated he understood that and thought it was a smart thing to do. The substations should be separated in case of a catastrophe. The big question that remains unanswered for the public is why there.

Mr. Muccio stated we had our highest peak in demand in Wolfeboro in the month of July. It was at 17 peaks and it usually is at 15 peaks. There is still a lot of building going on in this community and there is a lot of load growth as well.

Chairman Murray thanked Mr. Whalen for the pictures. She stated look at how we have changed the area from an overgrown area to a very vibrant nice looking recreational area.

Chairman Murray asked Mr. Whalen if the Town had done a boundary line of adjustment with him.

Mr. Whalen stated yes.

Mr. O'Brien asked about putting the substation in the generator building.

Mr. Muccio stated putting a substation inside a building would probably double the budget because of insulation values. The engineer stated the site would not work.

Mr. O'Brien stated this is important and we need to have a conversation about it.

Mr. Muccio stated there are things that can be done with buffers and screening that would soften the sound.

Mr. Harriman stated screening could be put in to help with the noise.

Mr. Muccio stated the noise is pretty easy to deal with now because the newer equipment is much quieter. Mr. Muccio stated he was told that a new substation would not be any louder than a Pad mount transformer that would feed any home in an underground development.

Chairman Murray stated sharing some statistics about the noise level would be nice.

Mr. Muccio stated we will go with lower sounding units.

Mr. Whalen stated there is no substation on Glendon Street right now.

Mr. Senecal stated correct. He just wanted to know actually when it was decommissioned.

C. Set Dates for Selectmen's Hearing on the Budget

The Board discussed and decided on the following dates:

October 9
October 10
October 11
October 15
October 17 (at end of BOS Meeting)
October 18
October 24
October 25 (if needed)

Chairman Murray stated the meetings will be at 6:00 PM and we will sign up for who will bring the food at our next meeting.

Ms. Merrow stated October 2nd at 1:00 PM will be the first net meeting. She is expecting a big turnout and will be looking for a different location because the acoustics are not that good in the Great Hall for a meeting of that kind.

Mr. O'Brien stated Chief Rondeau needed to be added to receive the emails about this.

Chairman Murray suggested trying the Boat House, the First Congregational Church or the All Saints Church for the location. She thought the Great Hall could be used if they used full microphones.

Ms. Merrow stated there will be a brief presentation by the State but she would like active engagement with the Information Technology Committee, the Selectmen and Chiefs so that we can have a back-and-forth discussion.

Chairman Murray stated the Library will be under construction.

Old Business

None

Other Business

Brad Harriman stated last week at the Planning Board Meeting an applicant came in for a pre-application discussion on a subdivision on a piece of property. The property has frontage on two roads and it has one house on it. The house is off of Highland Terrace and the lot is pretty big and the back has frontage on Maple Neck Road. There was a lot of information presented and there was varying results of if the road was considered Class V, Class VI or private. It came into question on what steps that road is and if we will allow a subdivision on a private road or a Class VI road. The Planning Board is looking for a little guidance. Mr. Harriman suggested having Public Works explain where and how far we plow in that area. He stated he did not feel it was the Town's job to research any deeds but it was the applicant's responsibility to do the research. The maintenance of the road determines the class of the road.

Chairman Murray agreed. She stated Public Works could give us an idea if the road went from a Class V Road to a Class VI Road.

Committee Reports

Paul O'Brien attended Voter Education Day at the Great Hall. The Secretary of State attended and thanked Pat Waterman for her support of the voting effort. He attended the Master Plan Infrastructure and Transportation Committee Meeting and the Master Plan Energy Committee Meeting. He has had a few sit downs with Peter Cooke.

Dave Senecal attended two union negotiation meetings, a Conservation Commission Meeting, Voter's Education Day, a Land Use Committee and Emergency Management Meeting.

Mr. Harriman attended a Planning Board Meeting and a Wolfeboro Community Television Board Meeting. He will attend the Friends of Libby Meeting tomorrow night. Last week we had the first

meeting for the Libby Museum Building Committee. He attended the Master Plan Infrastructure and Transportation Committee Meeting.

Linda Murray attended the Voter's Election Seminar as well and she stated it was the biggest group ever. She met with the Friends of the Town Hall. She attended the Emergency Management Night Meeting for the Fire Department. She attended the Special Events Committee for First Night 2018. We are working hard to be in more facilities this year. She joined Brad and Paul at the Master Plan Infrastructure and Transportation Committee Meeting last night. She attended the Chamber Social and the Chamber Executive Board Meeting.

Town Manager's Report

Ms. Merrow stated the following:

We were able to get a link put up on the Town website so you can read the prior Town Manager Reports. This week's report talks about my visit to the Food Pantry. It was very impressive and the Town has a lot of steady volunteers. We are gearing up for Capital Improvement Project meetings that are coming up soon.

Reminder Dates

Chairman Murray stated the Master Plan Forum will be this Tuesday, August 21st at 6:30 PM at the Great Hall at the Town Hall.

Chairman Murray stated the Board of Selectmen will be going to Tuftonboro tomorrow night at 7:00 PM for the boundary line adjustment. Jim Rines of White Mountain Survey will be doing the application presentation to the Planning Board for the Board of Selectmen.

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

The Board re-entered public session at 8:02 PM.

Brad Harriman moved the Wolfeboro Board of Selectmen to seal the minutes of the August 15, 2018 non-public meeting. Paul O'Brien seconded. Roll call vote, Chairman Murray – yes,

Dave Senecal – yes, Paul O’Brien – yes and Brad Harriman – yes. Being none opposed, the motion passed.

It was moved by Dave Senecal and seconded by Brad Harriman to adjourn at 8:03 PM. Members voted and being none opposed, the motion passed.

Respectfully Submitted,
Michele Chamberlain