

**Wolfeboro Board of Selectmen
Meeting Minutes-amended
Approved
May 5, 2021**

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

Staff present: Town Manager, James S. Pineo, Wolfeboro Police Chief, Dean Rondeau, Acting Fire Chief, Tom Zotti, Parks and Recreation Director, Christine Collins, Planning and Development Director, Tavis Austin, Codes Officer, Steve Paquin, Health Officer, Schelley Rondeau and Recording Secretary, Amelia Capone-Muccio.

Chairman Murray opened the meeting at 6:30 PM. She read the following preamble:

Good evening and welcome to the meeting of the Wolfeboro Board of Selectmen. Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order #2020-04, this Board is authorized to meet electronically. However, the Committee has jointly decided to proceed with a 'hybrid' meeting format allowing for members of the public and Board to attend and participate in the meeting in-person or virtually.

Votes taken during this meeting will be via roll call vote for ALL members.
In accordance with Emergency Order #12, for members of the public, this is to confirm that we are present

Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means through GoToMeeting. All members of the public and Board have the ability to communicate contemporaneously during this meeting through the GoToMeeting platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone #+1 (646) 749-3122 followed by the audio access code 447 550 261, or by video following the directions on the Town of Wolfeboro Website posted on the home page under the Virtual Town Meeting Login Information page.

Providing public notice of the necessary information for accessing the meeting; we previously gave notice to the public of how to access the meeting in-person or using GoToMeeting and in, and instructions are provided on the Town of Wolfeboro website at wolfeboronh.us on the Virtual Town Meeting Login Information page.

Providing a mechanism for the public to alert the public body during the meeting if there are problems with access; If anybody has a problem accessing the meeting via phone or computer, please immediately call 603-387-8259 or email townmanager@wolfeboronh.us. In the event that the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

Roll Call Attendance: Linda Murray, Dave Senecal, Brian Deshaies, Luke Freudenberg & Brad Harriman

Non-Public Session

Mr. Pineo stated a non-public session is needed to discuss acquisition of property.

1. Consideration of Minutes

March 31, 2021

Mrs. Murray stated that the minutes were amended to correct the adjournment.

It was moved by Brad Harriman and seconded by Dave Senecal to accept the minutes of March 31, 2021 as amended. Roll Call vote: Linda Murray-yes, Dave Senecal-yes, Brian Deshaies-yes, Luke Freudenberg-yes, and Brad Harriman-yes, the motion passed.

April 7, 2021

Mrs. Murray stated the minutes included amendments to the motions for the committee appointments.

It was moved by Dave Senecal and seconded by Luke Freudenberg to accept the minutes of April 7, 2021 as amended. Roll Call vote: Linda Murray-yes, Dave Senecal-yes, Brian Deshaies-yes, Luke Freudenberg-yes, and Brad Harriman-yes, the motion passed.

April 21, 2021

Mrs. Murray stated the minutes included amendments to the motions for the committee appointments.

It was moved by Dave Senecal and seconded by Luke Freudenberg to accept the minutes of April 7, 2021 as amended. Roll Call vote: Linda Murray-yes, Dave Senecal-yes, Brian Deshaies-yes, Luke Freudenberg-yes, and Brad Harriman-yes, the motion passed.

2. Public Hearings

Unanticipated Funds under \$10,000

- i. The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, May 5, 2021 at 6:30 PM both in person in the Great Hall at 9 Union Street, Wolfeboro NH and virtually via GotoMeeting platform @ <https://global.gotomeeting.com/join/447550261>, or via telephone @ Call: +1 (786) 535-3211 , Enter Access Code: 447-550-261, Enter your PIN if you have one or press # or hash sign for the acceptance of unanticipated funds for an amount awarded that is less than \$5,000 in accordance with RSA 31:95-b, relative to a donation in the amount of \$1,200 from an anonymous donor for the Wolfeboro Waters Committee to use towards the purchase of equipment needed to set up the Thermocycler.

Chairman Murray opened the hearing. She explained that the Wolfeboro Waters Committee is purchasing a Thermocycler and these generously donated funds will purchase equipment needed for that piece of equipment.

Being no one to speak for or against the request.

Chairman Murray closed the hearing.

It was moved by Brad Harriman and seconded by Dave Senecal to accept the anonymous cash donation in the amount of \$1,200 to be used to purchase equipment needed to set up the Thermocycler to be utilized by the Wolfeboro Waters Committee. This donation will be booked to donations-Misc (account #01-35080-150). The purchase of this equipment will be charged to Wolfeboro Waters (account #01-41301-872) which will be funded by this donation. Roll Call vote: Linda Murray-yes, Dave Senecal-yes, Brian Deshaies-yes, Luke Freudenberg-yes, and Brad Harriman-yes, the motion passed.

Community Block Grant

ii. The Town of Wolfeboro will hold two consecutive public hearings on **Wednesday, May 5, 2021, at 6:30 PM at the Great Hall at Wolfeboro Town Hall, 84 South Main Street, Wolfeboro, NH 03894.** This meeting is also available by: <https://global.gotomeeting.com/join/447550261>

1. The first public hearing seeks public input on the progress of the GALA Community Center's Makers Mill Project which received a \$500,000 CDBG award to renovate the property at 23 Bay Street, Wolfeboro.

2. The second public hearing requests public input and action on a CDBG grant amendment of up to \$390,000 in CDBG gap funds due to unexpected material increases in the renovation pricing of the GALA Makers Mill project; and to authorize the Town Manager to sign, submit, and execute any documents which may be necessary to effectuate the CDBG Amendment.

Interested persons are invited to attend and comment on these hearings. Information for review is available by contacting the Town Manager's office at (603) 569-8161. Please contact the Town of Wolfeboro at (603) 569-8161 if you need assistance to attend or participate in the hearing. Anyone wishing to submit written comments should address them to the Town Manager, Town of Wolfeboro, 84 South Main Street, Wolfeboro NH 03894.

Chairman Murray read the public notice of the hearing and opened the hearing up to discussion.

Tracey Secula, Grant Administrator with Lakes Region Planning Commission addressed the Board via GotoMeeting and stated in audience is Josh Arnold, Executive Director of the GALA Community Center (dba Makers Mill)

Ms. Secula stated the first hearing seeks public input on the progress of the GALA Community Center's Makers Mill Project which received a \$500,000 CDBG award for the purpose of renovating the property at 23 Bay Street, Wolfeboro for a Maker Space and Business Incubator facility.

Before we get into seeking public comments, I would like to provide everyone with GALA's construction project status including the budget, expenditures, and timeframe.

Since 2017, GALA has received almost 2M in various funding sources to assist with the purchase and renovation costs of 23 Bay Street in Wolfeboro to build a maker space and business incubator facility. These funds included a \$500,000 CDBG award, a \$12,000 CDBG Feasibility Award, two NBRC awards totaling \$500,000, a \$30,000 USDA Award, a \$56,000 NHCFA award, \$37,500 for an L5 award, \$275,000 CDBG Tax Credits and Various Donor Contributions amounting to over \$225,000. Since the purchase of the building, design options have been developed and selected and the construction project has been bid out. In mid-May, a Pre-Construction meeting for the selected contractors will occur with construction being able to commence immediately after this. The CDBG project award period runs through December 31, 2021 providing a seven-month window for construction to occur. It is currently expected to be able to be completed within this timeframe. The overall project budget is \$2,306,032.08 which includes the purchase of the building, feasibility studies, environmental reviews, architect/engineering costs, construction documents, construction management, and construction costs, grant administration, etc. So far, \$976,662 has been spent/committed, with construction being the primary remainder of the costs and the other almost \$35,000 being for the Administrative Oversight. Total construction costs are estimated at 1,295,345. At this time, I ask the Chair to open this hearing to seek comments from the public and ask that the minutes reflect any/all comments from the public.

Chairman Murray opened the hearing to comments.

No comments.

Ms. Secula stated that since no comments have been received, I ask the Chair to close the first public hearing for the GALA Makers Mill Project.

Chairman Murray closed the public hearing.

Chairman Murray stated opened the second public hearing is as follows:

Tracy Secula stated the second public hearing requests public input on a CDBG grant amendment of up to \$390,000 in CDBG gap funds due to unexpected material increases in the renovation pricing of the GALA Makers Mill project; and to authorize the Town Manager to sign, submit, and execute any documents which may be necessary to effectuate the CDBG Amendment.

As was identified in the first public hearing's progress status, this project has received all the construction bids and selected the contractors. However, primarily due to the Covid Pandemic, there were significant market fluctuations which disrupted supply and demand chains resulting in the project construction bid results coming in higher than anticipated and a need for up to an additional \$390,000 to be able to move forward with construction. In particular, the extra construction costs amount to \$359,345 and there are administrative oversight costs that amount to \$30,046. LRPC: \$15,420 and SSA: \$14,626. The original projected construction budget was estimated at \$936,000. However, during the early stages of Design Development Stage, Covid hit. So, the estimate for construction costs increased to over 1 million. Further complications occurred due to Covid and since April of last year the construction industry has seen heavy inflation across all materials including metals, wood, insulation, etc. Labor costs have also increased as companies have had compete for the small pools of qualified help

willing to work. This resulted in an overall bid response that amounted to 1.295.345. The Town/GALA therefore formally seeks public comment on the request to apply for a Gap Funding CDBG award where CDFA has allotted up to \$900,000 statewide for current CDBG projects that have been impacted due to these market fluctuations. At this time, I ask the Chair to open this hearing to seek comments from the public and ask that the minutes reflect any/all comments from the public.

Chairman Murray opened the hearing to public comment:

No comments

Tracy Secula stated since no comments have been received, she asked the Chair to close this public hearing for the GALA Makers Mill Project and ask for a motion.

Chairman Murray closed the public hearing and entertained a motion for the Board to “authorize the Town Manager to sign, submit, and execute any documents which may be necessary to effectuate the CDBG Amendment for this Gap Funding opportunity.

It was moved by Dave Senecal and seconded by Brad Harriman for the Wolfeboro Board of Selectmen to authorize the Town Manager to sign, submit, and execute any documents which may be necessary to effectuation the CDBG Amendment for this Gap Funding opportunity as outlined at this public hearing. Roll call vote: Brad Harriman-yes, Dave Senecal-yes, Linda Murray-yes, Luke Freudenberg-yes, Brian Deshaies-yes. The motion passed.

Chairman Murray requested that the Board Table the live public hearing from the non-profit to sponsor WASR to play music at the community Bandstand, Back Bay Water Ski Tournaments, and the Lakes Region Veterans Count 5k run until the next meeting. The Board agreed to table these events.

Temporary Event Permit(s)

- iii. **The Wolfeboro Board of Selectmen to hold a Public Hearing on Wednesday, May 5, 2021 at 6:30 PM to consider a Temporary Event Permit for the Calvary Bible Church to host a gathering for the National Day of Prayer at Cate Park on May 6, 2021 from 11:00 AM to 1:00 PM. Permit #2021-30**

Chairman Murray opened the hearing up to discussion.

Being none one present, Chairman Murray noted that the representatives came to the last meeting to explain the request, the permit is the formality to grant permission for the use of the park.

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

It was moved by Dave Senecal and seconded by Luke Freudenberg to approve the issuance of a Temporary Event Permit to the Calvary Bible Church to host a gathering for the National Day of Prayer at Cate Park on May 6, 2021 from 11:00 AM to 1:00 PM. Members voted and being none opposed, the motion passed. Roll call vote: Linda Murray-yes, Dave Senecal-yes, Brad Harriman-yes, Brian Deshaies-yes, and Luke Freudenberg-yes.

- iv. **The Wolfeboro Board of Selectmen to hold a Public Hearing on Wednesday, May 5, 2021 at 6:30 PM to consider a Temporary Event Permit for the American Legion Post 18 to host the Independence Day Parade on July 4, 2021 from 1:00 PM to 4:00 PM (includes set up and take down) on Main Street in Wolfeboro. Permit #2021-31**

Chairman Murray opened the hearing up to discussion.

Paul Vivian, Adjutant of Post 18, addressed the Board for discussion with regards to the permit application. He explained that the Legion has met with the Town of Wolfeboro's COVID 19 Task Force and the majority of the Committee voted to move the application forward for approval with contingencies for a "go/ no go" set forth by the American Legion Post 18; those conditions have been provided to the Board for review but are as follows:

- First, 70% of the population of New Hampshire and other New England states as well as New York will have received at least one vaccination against the corona virus.
- Second, for at least two weeks prior to 18 June 2021 there be a decrease in the corona virus infection rate for New Hampshire.
- Third, for at least two weeks prior to 18 June 2021 there be a decrease in the hospitalization rate due to the corona virus.
- Finally, there not be a substantial threat from any new variant of the Covid-19 virus.

He stated that the trends are showing a decrease and even the President has stated that 70% of the population will be inoculated by the 4th of July. He stated in essence of time they would like to start the planning of the parade. He stated out of the discussions with the sub-committee an idea of a 4th of July Festival was formed whether the parade was approved or not and this Festival is a planned celebration over the weekend with the idea it would continue in the future as a supplement to the parade celebrations.

Mr. Deshaies questioned the plan alterations of the parade such as it moving quicker, or discouraging crowds.

Mr. Vivian replied that they will strongly encourage the use of mask, social distance, but understand such is difficult to enforce. There will be some measures in place such as limited parking in the downtown and parade application limit. He noted that those not comfortable with the event will not attend and hopefully enjoy one of the smaller less crowded Festival options.

Mr. Senecal questioned the time change.

Mr. Vivian replied that in years past when the parade falls on a Sunday, they have held it later in the day.

Mr. Senecal clarified the parade route.

Mr. Vivian replied it will be the same as in years past, Lake View Terrance to North Main Street, but eliminating Academy Drive and dissembling at Clark Road.

Chairman Murray questioned if anyone from the public wished to speak.

Bobbi Boudman addressed the Board and read statistics from last year to this year and based on these statistics and following recommended guidelines, she feels it will be safe to hold the parade.

Chairman Murray noted the Board was in receipt of an email from Beth, against holding parade this year. (See attached copy of email)

Mr. Deshaies clarified this approval is contingent upon guidelines set forth by the American Legion and those rules will need to be followed to keep people safe. June 18th is the date to make the official determination if the parade will go on.

Chairman Murray agreed, there has been a lot of discussion and feels by having a cutoff date they can make a planned decision.

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

It was moved by Dave Senecal and seconded by Luke Freudenberg to approve a Temporary Event Permit for the American Legion Post 18 to host the Independence Day Parade on July 4, 2021 from 1:00 PM to 4:00 PM (includes set up and take down) on Main Street in Wolfeboro, contingent upon a final review by American Legion Post 18 of their parade criteria on June 18th, 2021. Roll call vote: Linda Murray-yes, Dave Senecal-yes, Brad Harriman-yes, Brian Deshaies-yes, and Luke Freudenberg-yes. The motion passed.

- v. The Wolfeboro Board of Selectmen to hold a Public Hearing on Wednesday, May 5, 2021 at 6:30 PM to consider a Temporary Event Permit for Cub Scout Pack 165 to host their Arrow of Light Crossover Ceremony at Abenaki Lodge on May 8, 2021 from 12:00 PM – 1:00 PM. Permit #2021-30

Chairman Murray opened the hearing up to discussion.

Jeff Marchand address the Board virtually to speak to the event which will be a simple graduation ceremony for the Boy Scouts not more than one hour.

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

It was moved by Luke Freudenberg and seconded by Brad Harriman to approve the issuance of a Temporary Event Permit to the Cub Scout Pack 165 to host their Arrow of Light Crossover Ceremony at Abenaki Lodge on May 8, 2021 from 12:00 PM – 1:00 PM. Members voted and being none opposed, the motion passed. Roll call vote: Linda Murray-yes, Dave Senecal-yes, Brad Harriman-yes, Brian Deshaies-yes, and Luke Freudenberg-yes.

- vi. The Wolfeboro Board of Selectmen to hold a Public Hearing on Wednesday, May 5, 2021 at 6:30 PM to consider a Temporary Event Permit **AMENDED PERMIT** The Wolfeboro Board of Selectmen to amend a Temporary Event Permit granted at the March 3, 2021 Board of Selectmen's meeting as follows: Wolfeboro Board of Selectmen to consider a Temporary Event Permit for the Wolfeboro Area Chamber of Commerce to host a Community

Wide Open House with registered business, clubs and organizations On May 22, 2021 from 9:00 AM to 5:00 PM. Permit #2021-21a. The correct date should be May 15, 2021.

Chairman Murray opened the hearing up to discussion.

Mary DeVries addressed the Board virtually and apologized the permit was previously approved by the Board, but she submitted the permit with an incorrect date and requested an amendment.

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

It was moved by Luke Freudenberg and seconded by Dave Senecal to approve the amended date of the Temporary Event Permit for the Wolfeboro Area Chamber of Commerce to host a Community Wide Open House with registered business, clubs and organizations on May 15, 2021 from 9:00 AM to 5:00 PM. Members voted and being none opposed, the motion passed. Roll call vote: Linda Murray-yes, Dave Senecal-yes, Brad Harriman-yes, Brian Deshaies-yes, and Luke Freudenberg-yes.

3. Public Comment

N/A

4. Bulk Vote

A. Weekly Manifests

- i. April 23, 2021 \$296,784.68
- ii. April 30, 2021 \$70,649.07

B. Intent to Cut Wood or Timber

- i. Pleasant Valley/Wolfeboro Camp School Tax Map 245 Lot 21

C. Property Tax Credit/Exemptions

- i. 144 Oakwood Rd Tax Map 259 Lot 58
- ii. 276 Pleasant Valley Rd Tax Map 234 Lot 7

It was moved Brad Harriman and seconded by Dave Senecal to accept the Bulk Vote as listed above A-C. Roll call vote; Linda Murray-yes, Dave Senecal-yes, Brad Harriman-yes, Brian Deshaies-yes and Luke Freudenber-yes, the motion passed.

5. Appointments

Economic Development Committee

- 1. Lucy Van Cleve- Alt. Member Term Expires 2024
- 2. Jeremy Roberge-Member Term Expires 2024

It was moved by Luke Freudenberg and seconded by Brad Harriman to appoint Lucy Van Cleve as alternate member of the Economic Development Committee. Roll call vote:

Luke Freudenberg-yes, Brad Harriman-yes, Brian Deshaies-yes, Dave Senecal-yes and Linda Murray-yes.

It was moved by Brad Harriman and seconded by Dave Senecal to appoint Jeremy Roberge as a member of the Economic Development Committee. Roll call vote: Luke Freudenberg-yes, Brad Harriman-yes, Brian Deshaies-yes, Dave Senecal-yes and Linda Murray-yes.

New Business

A. Discussion: Eagle Scouts

NH House of Representative representing Wolfeboro, John MacDonald and Brodie Deshaies addressed the Board to present Matt, Josh and Cole Finneron each with a proclamation from NH Governor Sununu for achieving the rank of Eagle Scouts, a rank of which on 4% of Boy Scouts ever make.

Chairman Linda Murray also presented Matt, Josh and Cole Finneron on behalf of the Town of Wolfeboro with Citizenship awards commemorating this great achievement.

B. Approval: Commercial Vessel Landing Permit-MS. Mt. Washington

Chairman Murray stated that Captain Morash visited the Board at their last meeting to discuss the status of the summer cruises for the MS. Mt. Washington. As of this date they are still awaiting a Governors order, but the Board can approve the permit conditional on receiving that information which should be coming out in the near future.

It was moved by Brad Harriman and seconded by Brian Deshaies to approve a Commercial Vessel Landing Permit to the Ms. Mt. Washington for the 2021 Season. Roll call vote: Linda Murray-yes, Dave Senecal-yes, Brad Harriman-yes, Brian Deshaies-yes, and Luke Freudenberg-yes, the motion passed.

C. Discussion: Abigail Larkin-Permission to use Beaches for Swim Lessons

Abigail Larkin addressed the Board virtually to review her request to use the Wolfeboro Town owned beaches to offer swimming lessons to private citizens this summer. She stated she would have 6 private lessons in the afternoon at Albee Beach. She will follow CDC guidelines, masks to and from the lesson and she is fully vaccinated.

Chairman Murray stated that the Town already has a policy in place for private citizen/business who wish to use Town property for such purpose which can be obtained from the Parks and Recreation Department, but essentially is partnering with the town who will receive 20% of the profit.

Christine Collings, Parks and Recreation Director, addressed the Board virtually and explained they do have a program where partnerships can be formed, she noted they currently do this with a Paddleboard business and Karate lessons. She noted that she had not been approached for this request.

Chairman Murray stated she does have a concern with this request that such approval will open it up to many similar types of that same things taking place on the Town's beaches. She stated the Town currently offers a swim lesson program at Brewster Beach. She also noted that there is not insurance policy provided for these private lessons.

Ms. Larkin replied she would not be offering her lessons at the same time or on the same beach as the town lessons.

Ms. Collins noted the Parks and Recreation lessons run into the afternoon and the department hires Life guards to provide these instructions.

Mr. Deshaies questioned if this request could be done through the Park and Recreation policy or would it be a conflict?

Ms. Collins replied they already offer the service at another beach. She noted insurance would be required to apply for the partnership.

Mr. Senecal stated he is not in favor of approving this and because they have already has issues in the past.

Chairman Murray stated she agrees, they also have new beach restrictions which would make this difficult as well.

Mr. Harriman agreed, he is not in favor of using the public beaches for private business, especially when it's a program already offered by the town. He feels it could become problematic.

Chairman Murray agreed, insurance and liability in this case is huge, she likes public/private partnerships but feels this is something they already offer and the risk is too high.

Mr. Harriman suggested she look into doing at private properties and hotels/inns etc. where there could be some liability insurance offered.

It was moved by Dave Senecal and seconded by Luke Freudenberg to deny a request from Abigail Larkin to teach private swim lessons on town beaches. Roll call vote: Linda Murray-yes, Dave Senecal-yes, Brad Harriman-yes, Brian Deshaies-yes, and Luke Freudenberg-yes, the motion passed.

D. Approval: Arbor Day Proclamation

Chairman Murray read the following proclamation for Arbor Day:

Whereas, In 1872, Julius Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, this holiday called Arbor Day was first celebrated in the State of Nebraska on April 10, 1872. More than a million trees were planted throughout the state and Arbor Day is now celebrated throughout the nation and the world, and

Whereas, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs when planted correctly around our homes, moderate the outdoor temperature, clean the air, consume carbon dioxide and produce oxygen, provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our town increase property values, enhance the economic vitality of business areas and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal, and

Whereas, Wolfeboro has been recognized as a Tree City USA by the National Arbor Day Foundation for 38 consecutive years and desires to continue its tree planting practices, and

Whereas trees for planting have been donated by Bartlett Tree and Wolfeboro Parks and Recreation,

Therefore, We the Board of Selectmen of Wolfeboro, New Hampshire do hereby proclaim May 7, 2021 as Arbor Day in the Town of Wolfeboro, New Hampshire, and urge all citizens to celebrate Arbor Day and support efforts to protect our trees and woodlands, and

Further, we urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

It was moved by Dave Senecal and seconded by Brad Harriman to authorize the Wolfeboro Board of Selectmen to sign the Arbor Day Proclamation declaring May 7, 2021 as Arbor Day. Roll call vote: Linda Murray-yes, Dave Senecal-yes, Brad Harriman-yes, Brian Deshaies-yes, and Luke Freudenberg-yes, the motion passed.

E. Discussion: Wolfeboro Friends of Music-Great Hall Acoustics

Carl Crosley addressed the Board to speak on behalf of the Wolfeboro Friends of Music (WFOM) who would like to ask permission to hire a consultant to review the acoustic characteristics of the Wolfeboro Town Hall's Great Hall and make accommodations to make the Great Hall a usable venue for musical performances. He explained that the WFOM currently holds live events at Anderson Hall of Brewster Academy, the First Congregational Church and Kingswood Arts center but all have limited use, especially the facilities that are not usable during the school year. The intention of the WFOM was presented to the Friends of the Wolfeboro Town Hall and not categorically objections were received. The WFOM are respectful of the structural, architectural, multiuse and appearance considerations of the Great Hall. He stated that if the Board of Selectmen accepted this offer, the WFOM would fully fund the project with either grants or other funding sources in exchange for the use of the Great Hall at no charge for a period of not less than 30 years, use for concerts on monthly basis with a projected maximum use of 6 months from September to June. Use and charges of the Great Hall after that period would be subject to a mutual agreement. He stated WFOM concerts are purchased ticket admissions with concerts usually on Saturday evenings and winter concerts on Sunday afternoons. Refreshments are provided to the audience during intermission. He thanked the Board for allowing the presentation and consideration.

Chairman Murray stated thanked the WFOM noting this a very generous offer. She stated an acoustic study was done on the Great Hall in the past.

Mr. Crosely replied they have a copy of that study, which was focused on speaking events vs. musical events.

It was moved by Brad Harriman and seconded by Brian Deshaies to give permission for the Wolfeboro Friends of Music to move forward with a study of the Great Hall Acoustics for musical performances in the Great Hall at WFOM expense. Roll call vote: Linda Murray-yes, Dave Senecal-yes, Brad Harriman-yes, Brian Deshaies-yes, and Luke Freudenberg-yes, the motion passed.

F. Discussion: Wolfeboro Bay/Back Bay Watershed Management Plan

Kathy Barnard addressed the Board to explain the Wolfeboro Waters Committee came before the Board in February with Pat Tarepy to discuss the Winter Harbor Management Plan and now they are coming forward with the Wolfeboro Bay/ Back Bay Plan, which Ms. Tarepy will discuss. She stated the intent is to submit to the NH Clean Water Fund by 6/1/2021.

Pat Tarepy joined the Board virtually to summarize the Wolfeboro Waters Committee wanting to move forward with a Water Shed Plan for Wolfeboro Bay and Back Bay. Past Watershed Plans have been covered by 319 Grants, but those are no longer available for planning purpose documents, only implementation purposes. She stated the Clean Water Revolving Fund is a loan, where up to \$75,000 can be used for Watershed Planning as long as it meets EPA criteria. She outlined the funding plan as follows: \$45,000 from grant funds, \$15,000 from Wolfeboro Waters, \$15,000 from the Town of Wolfeboro and \$95,000 in cash. The pre-application is due 6/1/2021.

Richard Masse addressed the Board he stated Wolfeboro has had watershed management planning for the last 11 years and mostly geared toward mitigation. This project is not eligible for 319 funds, but being the largest body of water in the State that is the Town's economic life blood, this is a great opportunity to do Wolfeboro's fair share to take care of the valuable resource.

Tavis Austin addressed the Board and stated the pre application is due June 1st. In discussion with NH Department of Environmental Services, this is a positive project. This project is projected to cost \$120,000 and actual cost will be conceivable with Capital Reserve Funds and have no tax impact.

It was moved by Luke Freudenberg and seconded by Brian Deshaies to approve the Wolfeboro Waters Committee to move forward with an application to the NH Clean Water Revolving Fund for a Watershed Management Plan for Wolfeboro Bay/Back Bay. Roll call vote: Linda Murray-yes, Dave Senecal-yes, Brad Harriman-yes, Brian Deshaies-yes, and Luke Freudenberg-yes, the motion passed.

James Pineo stated he had a great discussion with Kathy Barnard and Rich Masse with regards to the project and is a perfect example of having the Capital Reserve Funds to take advantage of these great opportunities.

G. Discussion: Building Permit Fees

Mr. Pineo stated this was discussed at the last Board meeting where an increase in fees would move toward putting the burden of the cost on the applicants vs. the taxpayer. Such increase would allow the department to run more efficiently.

Steve Paquin addressed the Board and stated that the two documents provided at the last meeting are off the table and he has provided a new spreadsheet that was provided to the Town Manager a few days ago. He reviewed the proposed documents. (See attached) He stated as discussed at the last meeting the purpose of the proposed increase is to have the applications funded by the permittees and not the tax payers.

Mr. Senecal questioned when these new fees would take effect.

Mr. Paquin replied after a public hearing to approve the increases, he thought in a few weeks or a month, say July 1st.

Mr. Pineo suggest June 1st as the date to hold the first public hearing.

Mr. Deshaies questioned if the Water Department covers their costs completely.

Mr. Pineo replied that they cover the bulk of their operation, the Electric Department covers their costs entirely and Sewer is mixed with the users covering operations and taxpayers covering capital.

Mr. Deshaies questioned if the road budget is covered entirely.

Mr. Pineo replied that is funded by the General Fund.

Chairman Murray noted the hydrant fees are on the tax payer's expense.

Mr. Deshaies questions why we would raise the fees to be three times the cost of all the other towns, are we that far behind that we need to do this?

Mr. Paquin replied yes, the other towns are behind, like he said at the last meeting there has been a movement to get towns to increase the fees and it is the right thing to do.

Mr. Deshaies stated he would be more in favor a graduated increase in rates that this all at once increase. He questioned do they charge more for more service?

Mr. Paquin replied no, he does the same inspection for all projects and the fee is the same. He stated he provided an example of a fee structure.

Mr. Pineo stated breaking it out that way would take more time.

Mr. Deshaies stated he is concern about those building homes on a fixed budget, when he built his home he was on a fixed budget and every nickel and dime mattered, he'd prefer to keep the rates affordable for those working on a budget.

Tavis Austin stated that the general tax base is subsidizing the permits and the purpose is to put the burden on those building.

Mr. Deshaies questioned how much will the taxes go down.

Mr. Austin replied the revenue stream does not mean the taxes will go down.

Mr. Pineo stated the town will still have to budget the department just the same as the town experiences good times but, also experiences bad times, but the impact will be seen in the revenue stream.

Mr. Senecal stated he works in the Town of Freedom and this is the same fees that they charge which cover both him and the Zoning officers' part time positions two days per week.

Mr. Harriman questioned if the department has had any conversations with the local contractors about this and received any feedback?

Mr. Paquin replied no, he doesn't think that is an avenue they need to go. He did have a contractor make a statement that our permit fees are low. He stated \$25 for an electric permit that takes an hour to do the inspection is low and feels without a doubt will have the contractors support.

Chairman Murray thanked him for getting rid of the other documents and providing the spreadsheet which is a better document. She stated she could support the increase, but would prefer to see it in a phased approach and review this again in one year from now.

Mr. Deshaies agreed he likes a phased approach and it should be reviewed yearly.

Mr. Austin also noted the part time position is a separate issue and has been removed from this request.

Mr. Pineo noted they also have removed the solar increase.

Chairman Murray questioned what the percentage being increased for the Public Hearing.

Mr. Austin replied to advertise for 75% for the Public Hearing and then they can do less.

Mr. Pineo suggested providing three options for the public hearing.

Mr. Paquin replied even after the public hearing the numbers may change and it would be easier to use a percentage increase.

Chairman Murray stated the public hearing should notice all three options, 25%, 50% and 75%.

Mr. Deshaies has concerns about this because he's heard the comments that Wolfeboro does things difficult, is elitist and over priced and he doesn't want to add to that.

Mr. Paquin replied he is trying to set the stage with an opportunity to get the general tax payer off the hook.

Chairman Murray stated she sees it as opportunity to generate more revenue.

It was moved by Linda Murray and seconded by Brad Harriman to move the proposed Building Permit fee increases of either 25%, 50% or 75% to a public hearing process on June 2, 2021. Roll call vote: Linda Murray-yes, Dave Senecal-yes, Brad Harriman-yes, Brian Deshaies-yes, and Luke Freudenberg-yes, the motion passed.

H. Discussion: Friends of the Libby Museum Letter

Mr. Pineo stated he forwarded a draft letter for the Board's review and he has updated it from the feedback received.

Chairman Murray questioned if the last sentence should be included and once updated she'd like it sent to her.

Mr. Pineo stated he would send it tomorrow.

G. Discussion: Setting the Date of a Town Beach Forum

Chairman Murray suggested the hold the meeting outside at either Cate Park or Foss Field on July 27th with a rain date of 7/19 at 6 or 6:30 PM.

Mr. Freudenberg stated he feels that Cate Park may be too noisy for such a meeting.

The Board agreed and set the date for 6 PM on July 27, 2021 (rain date of 7/29, 2021). This meeting will be public advertised and they will bring sound system equipment.

7. Other Business

None

8. Committee Reports

Mr. Deshaies stated he attended the Energy Committee meeting where they are discussing the installation of EV chargers and looking at becoming a host town for such charges.

Mr. Freudenberg stated he attended a Heritage Committee meeting which was informative and they are looking to add a place on the building permits that list the date of their home to get a record of these historic homes.

Mr. Senecal stated he did not have any meetings.

Mr. Harriman stated he had a Planning Board meeting, which discussed lighting, storm water and short term rentals. He also attended the WCTV committee meeting and please to report their nonprofit status has been reinstated and is retroactive.

Chairman Murray attended the following; meeting with Back Bay Hockey regarding Pop Whalen to discuss the expansion of the arena with the town being responsible for the interior. She also attended the energy committee meeting.

Mr. Pineo stated the Pop Whalen meeting was a good meeting to get some guaranteed actual pricing, they should have those rough numbers by August or September for the CIP process and ready for a Warrant Article in October/ November time frame.

9. Town Manager's Report

Mr. Pineo stated they have signed a contract with a roofer to repair the Town Hall roof and are awaiting on the slate to make the repairs. This will be covered by the Town's insurance policy.

10. Questions from the Press

None

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

None.

12. Non-Public Session RSA 91-A

Being no further business before the Board, Chairman Murray entertained a motion to enter non-public session to discuss acquisition of property.

Dave Senecal moved the Wolfeboro Board of Selectmen to enter non-public session RSA 91 A: 3 to discuss acquisition of property with the Town Manager at 8:33 PM. Brad Harriman seconded. Roll call vote: Linda Murray- yes, Brian Deshaies-yes, Brad Harriman-yes, Dave Senecal-yes and Luke Freudenberg-yes, the motion passed.

The Board re-entered public session at 9:00 PM.

It was moved by Dave Senecal and seconded by Brad Harriman to seal the minutes of May 5, 2021. Roll call vote; Linda Murray-yes, Dave Senecal-yes, Brad Harriman-yes, Brian Deshaies-yes and Luke Freudenberg-yes, the motion passed.

Being no further business before the Commission, Chairman Murray entertained a motion to adjourn.

Dave Senecal moved the Wolfeboro Board of Selectmen to adjourn at 9:01 PM. Luke Freudenberg seconded. Being none opposed, the motion passed.

Respectfully submitted,
Amelia Capone-Muccio