

**Wolfeboro Board of Selectmen  
Meeting Minutes  
January 4, 2023**

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

**Staff present:** James S. Pineo, Town Manager, Kathryn Carpentier, Finance Director, Fire Chief Tom Zotti, Police Chief Dean Rondeau.

Chairman Senecal opened the meeting at 6:00 PM.

**1. Consideration of Minutes**

➤ ***December 7, 2022***

***It was moved by Linda Murray and seconded by Brian Deshaies to table the Board of Selectmen's meeting minutes of December 7, 2022. Members voted, being all in favor, the motion passed.***

➤ ***December 21, 2022***

***It was moved by Linda Murray and seconded by Brian Deshaies to table the Board of Selectmen's meeting minutes of December 21, 2022. Members voted, being all in favor, the motion passed.***

**2. Public Hearings**

*A Public Hearing will be held by the Wolfeboro Board of Selectmen as required by RSA 33:8-a and RSA 40:13 at 6:00 PM on Wednesday, January 04, 2023, to receive comments on the proposed 2023 bond issues over \$100,000: Inclement weather time and date: 6:00 PM January 11, 2023.*

*Location: 84 South Main Street – Great Hall at Wolfeboro Town Hall*

- 1. For the 2023 Bond Issue currently estimated at \$12,500,000 from General Taxation for the purpose of: engineering, replacement, expansion, renovation, and equipment replacement of the Public Safety Building. (General Fund)*

Mr. Pineo reviewed the power point presentation.  
Chairman Senecal opened the Public Hearing.

Suzanne Ryan thanked Mr. Pineo and voiced her support for the warrant article. She asked Mr. Pineo to address the level of quality of building materials to be used.

Mr. Pineo stated they will be using masonry reinforced with metal as opposed to wood. He is confident that the areas that need to be hardened will be hardened.

Chairman Senecal concurred and stated sheetrock in the apparatus bays would not be a good option.

Jody Person wanted reassurance that funds will not be frivolously spent. He also questioned the need for an elevator.

Mr. Pineo responded that they have a tight budget and are not planning for extravagant spending. The elevator is needed as it is a public building and most administrative offices are on the second floor.

Mr. Person asked where everything will go during construction.

Mr. Pineo is hopeful that the phasing will allow fire apparatus to go from one building to another. The police department will not be affected until phase three and Chief Rondeau has made provisions for dispatch.

Mr. Person voiced his concern of the timing of the expensive project in the current economy.

Brenda Jorett asked if there will be barriers between construction and abutters.

Mr. Pineo will be meeting with a hospital representative. He has previously had conversations with the library. He will have further conversations once there is a better understanding of what the construction manager will need.

Mr. Deshaies asked if there were any issues in the past during construction of either the hospital or the library.

Ms. Murray said yes, during the hospital construction.

Rick Skarinka, 75 Heath Trail, suggested to the Board that more be done to make the public aware of the project. He also encouraged the Board to search for grants.

Mr. Pineo stated that grants are already being investigated.

Chairman Senecal closed the Public Hearing.

Ms. Murray asked for clarification about the proposed construction budget, specifically regarding the \$300,000 architectural/engineering money and the \$320,000 dispatch console and how it relates to the \$12,500,000 listed in the warrant article.

Mr. Pineo provided clarification and stated that the current budget uses ballpark figures and will be more defined for the deliberative session.

Ms. Murray asked if she is correct in understanding that additional space will not need to be rented or purchased to house staff and/or equipment during the construction project.

Mr. Pineo stated that he is hopeful that the town will not need to do so. He invited Chiefs Rondeau and Zotti to speak on this.

Chief Rondeau stated he does not believe so. The officers work mostly in the field and dispatch has options such as going to Carroll County or bringing in mobile units.

Chief Zotti concurred stating that careful planning went into safely storing apparatus and that the fire department is confident that service will not be disrupted.

Mr. Deshaies commented that the Board should make every effort should be made to get financial help through grants.

Chief Zotti mentioned that he has consulted with both Homeland Security and Emergency Management at the state level. Both have indicated the potential for some grant money.

**It was moved by Linda Murray and seconded by Brian Deshaies to recommend the Warrant Article. Members voted, being none opposed, the motion passed.**

**It was moved by Linda Murray and seconded by Brad Harriman to move it to 2023 the warrant. Members voted, being none opposed, the motion passed.**

- 2. For the 2023 Bond Issue currently estimated at \$1,490,000 for the purpose of structural repairs, equipment replacement expansion and renovation of the Libby Museum. Note: This entire project is currently estimated at \$4,000,000. (General Fund)*

Chairman Senecal introduced bond issue noting that it is a \$4,000,000 project, the Friends of the Libby Museum have raised their portion and a design is in place.

Mr. Pineo reviewed the power point presentation.

Chairman Senecal opened the hearing.

Lea Gage, Granite State News Collaborative, asked what would happen to the Libby Museum if the bond does not pass.

Mr. Pineo answered that the Board will have to have a conversation with the Friends of the Libby Museum regarding the future of the museum.

Tom Goodwin, Chairman of Friends of the Libby Museum, via video, spoke on behalf of the Friends of the Libby Museum. Regarding fundraising, they currently have \$1,950,000 in pledges with the possibility of reaching \$2,200,000. He stated that this is the 67<sup>th</sup> year that the Town of Wolfeboro has been trustee of the Libby Museum. The museum has been open for 110 years and is need of major repairs and renovation.

Matthew Plache, Wolfeboro resident, voiced concern that lines have merged since the town has been trustee. He stated it needs to be made clear that the town does not actually own the museum. He asked how the town can use town funds to pay for something it does not own.

Mr. Persons said he is concerned about the size of the project and questioned whether it is a restoration or expansion. He asked if the \$2,200,000 is in the bank, stating that the money should be raised prior to being on the warrant article.

Mr. Harriman responded that there is a \$250,000 shortage currently.

Ms. Murray explained that the project has always been a renovation and expansion project.

Lauren Hammond, Friend of the Libby Museum, shared that expansion is necessary for heating and cooling, bringing the building up to date, as well as for storage. A full assessment was conducted in 1990 which pointed to the same items that are being talked about now.

Ms. Ryan expressed to the Board that the Friends of the Libby are donating a large amount of money. If the warrant does not pass, donation funds go away, and it will fall on the Town since they are legally and morally responsible for the property. She asked the Board to vote in favor.

Mr. Harriman said \$2,200,000 is leveraging a large amount for the town and he thanked the Friends of the Libby Museum for raising the funds. He stated that the estimate from Cobb Hill Construction, Inc. should be in by the Budget Committee meeting on January 11.

Ms. Murray also thanked the Friends for raising 56% of the total cost. She asked that monies in the Betty Jane Schroth Fund be put towards the warrant article. She believes this is a voter's choice.

Mr. Freudenberg would like the public to know that the Friends have put a lot of time and commitment into this project. He states the Libby Museum is an asset to Wolfeboro. He agrees that this is a Voter's Choice.

Mr. Deshaies expressed that natural history museums, in general, are failing. Ultimately, he would like the Libby Museum to not be the Town's responsibility.

Ms. Hammond stated that the Friends are working on a \$1,000,000 endowment and have a proposed business plan to take away the burden from the Town.

Mr. Deshaies stated, alternatively, according to the Attorney General's office, it would be possible to obtain a fiduciary deed to allow the Town to take over the Museum totally.

Ms. Murray agreed that this is a possibility.

Mr. Goodwin clarified that the endowment fund's intent is to have \$1,000,000 within 5 years. Currently there is \$35,000 in the fund. Their focus has been more on raising funds for the restoration project rather than the endowment fund.

Mr. Harriman reiterated that the Friends are working on taking the burden away from the town.

**It was moved by Brad Harriman and seconded by Luke Freudenberg to recommend the Warrant Article for the Libby Museum. Members voted, 4 in favor, Brian Deshaies abstained, the motion passed.**

Mr. Deshaies stated that if he supports the article, he does so begrudgingly.

**It was moved by Brad Harriman and seconded by Linda Murray to move it to the 2023 Warrant. Members voted, being none opposed, the motion passed.**

3. *For the 2023 Bond Issue currently estimated at \$1,690,000 from the Water Enterprise fund for the purpose of: engineering, construction, and replacement of vintage water mains on South Main Street from Center Street to the Smith River Bridge. The Town has also been awarded a NHDES American Rescue Plan Act Grant in the Amount of \$310,000. Note: The entire project is currently estimated at \$2,000,000.*

Chairman Senecal introduced the article.

Mr. Pineo reviewed the power point presentation.

Chairman Senecal opened the public hearing.

Mr. Skarinka, as Project Manager for DES, stated \$1,600,000 was requested and the town was awarded a \$310,000 ARPA grant. The remaining debt will be forgiven at 50%.

Ms. Murray asked that the forgiveness loan aka the State Revolving Loan Fund, be put into the warrant article.

**It was moved by Luke Freudenberg and seconded by Linda Murray to recommend the Warrant Article. Members voted, being none opposed, the motion passed.**

**It was moved by Linda Murray and seconded by Brian Deshaies to move it to the 2023 Warrant. Members voted, being none opposed, the motion passed.**

4. *For the 2023 Bond Issue currently estimated at \$1,000,000 for the purpose of engineering and installing of a low-pressure sewer extension on Forest Road, in the area of, Carry Beach and on Varney Road in the area of Friend Street. (General Fund)*

Chairman Senecal introduced the article.

Mr. Pineo reviewed the power point presentation. He also added that per an email received today, it is uncertain that the sewer line can be tied into the Sewall Rd pipe due to diameter. He will investigate this further.

Chairman Senecal opened the public hearing.

Ms. Murray stated that the lake is the Town's largest asset, this is a safety issue and needs immediate action.

Mr. Deshaies asked if there are grants or funding available for the project.

Mr. Pineo answered no, although ARPA funds may be available for engineering portion.

**It was moved by Linda Murray and seconded by Brad Harriman to recommend the Warrant Article. Members voted, being none opposed, the motion passed.**

**It was moved by Linda Murray and seconded by Brian Deshaies to move it to the 2023 Warrant. Members voted, being none opposed, the motion passed.**

### *Unanticipated Funds*

i. The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, December 21, 2022 at their meeting, which starts at 6:30 PM in the Great Hall Town Hall, 84 South Main Street, Wolfeboro, New Hampshire for the acceptance of unanticipated funds in under \$5,000 in accordance with RSA 31:95-b III (a), to accept donations valued at \$4,750 from the following organizations for Last Night Wolfeboro activities and fireworks:

- Hunter's Shop n Save \$1,000
- Leone McDonnell & Roberts \$500
- Blacks Paper Store \$750.00
- Windrifter Resort \$300
- Taylor Community \$500
- Kallad Gallery \$100
- Winni Team \$500
- Avery Insurance \$500
- Goodhue Boat Company \$500
- Brewster Academy \$100

Chairman Senecal the article.

Ms. Murray added a cash donation of \$229 to the above. She thanked all the sponsors stating there were over 1500 people who attended events and that the event was a success.

**It was moved by Linda Murray and seconded by Brian Deshaies to accept donations of \$4,979 for Last Night Wolfeboro activities and fireworks. Members voted, being none opposed, the motion passed. (Luke Freudenberg was not present during vote.)**

### 3. Bulk Vote

- A. Weekly Manifests
- |                       |               |
|-----------------------|---------------|
| i. December 22, 2022  | \$ 191,709.57 |
| ii. December 30, 2022 | \$ 51,108.37  |
- B. Property Tax Refunds and Abatements

- i. 16 Winter Haven Rd #21 2022 Tax Map 187 Lot 101 \$80.5
- ii. 99 Penn Air Rd#22 2022 Tax Map 33 Lot 26 \$95.46

- C. Property Tax/ Exemptions and Credits
  - i. 9 Melody Island Tax Map 258 Lot 9
- D. Payment in lieu of Taxes
  - i. Hearth Stone Homes, Inc. \$25,028.46
  - The Ledges Tax Map 204 Lot 49
  - Christian Ridge Tax Map 217 Lot 78
- E. Intent to Cut
  - i. Pleasant Valley Rd Tax Map 235 Lot 10

Ms. Murray requested that item D be removed and tabled until next meeting.

**It was moved by Linda Murray and seconded by Brad Harriman to remove Bulk Vote item D, Payment in lieu of Taxes, from the bulk vote. Members voted, being none opposed, the motion passed.**

**It was moved by Linda Murray and seconded by Brian Deshaies to accept Bulk Vote items A, B, C and E. Members voted, being none opposed, the motion passed.**

- 4. Board/Committee Appointments:
  - Library Trustee position Jan. 4, 2023 to March 2023

Mr. Deshaies stepped down from this discussion and vote.

Joyce Davis, Wolfeboro Public Library, recommended Brodie Deshaies for the open Library Trustee position. She distributed a letter of recommendation to the Board (attached).

**It was moved by Linda Murray and seconded by Luke Freudenberg to appoint Brodie Deshaies to the Library Board of Trustees with a term expiring March 2023. Members voted, being none opposed, the motion passed.**

## 5. New Business

- a. Approval: Whitegate Road-additional funding

Mr. Pineo referenced a memo in the packet distributed to Board members and showed a power point presentation depicting the severity of the washout and water run off problem. He stated 3 possible solutions to the problem would be 1) put in on a stand alone warrant article 2) add funds to Water Resource Non-Capital Reserve Fund or 3) add monies to the Road Construction Warrant Article.

Ms. Murray attested to the severity of the problem. She proposed adding \$100,000 to the Water Resource Non-Capital Reserve account. She also stated that there was a new washout at Albee Beach which will also need to be addressed.

Warren Muir, Whitegate Road, spoke about the damage the neighborhood has seen how the problem began when the Town put in culverts.

Mr. Harriman agreed that the money should go in the Water Resource Non-Capital Reserve Fund. He also said the water shed area is much larger than just the Whitegate Rd area.

**It was moved by Linda Murray and seconded by Brad Harriman to increase funds in the Water Resource Non-Capital Fund to \$100,000. Members voted, being none opposed, the motion passed.**

- b. Discussion: Assignment of Warrant Articles for presentation  
Warrant Articles for presentation we assigned. Assignments are attached.
- c. Approval: Taping of Warrant Article date  
Mr. Pineo stated that a date has not been set.

## 6. Other Business

Mr. Deshaies asked the Board for support in obtaining either IRS Form 990 or NH CT-2A Attorney General form for Charity Organizations from the Single Trail Alliance. This is in regards to the Wolfeboro Single Trail Alliance being transparent, maintaining and/or fixing Sewall Rd trails and making sure funds are available.

**It was moved by Brian Deshaies and seconded by Linda Murray to obtaining either IRS Form 990 or NH CT-2A Attorney General form for Charity Organizations from the Wolfeboro Single Trail Alliance. Members voted, being none opposed, the motion passed.**

## 7. Committee Reports

Board Members reported that they had attended several meetings since their last regular meeting on December 21, 2022 including, but not limited to, the Library Board of Trustee meeting, budget meetings, Planning Board meeting and Dave Ford's retirement party.



## 8. Town Manager's Report

Mr. Pineo stated that damage from winter storm Elliot cost \$100,763. The Town will be applying for state funding. Staff did an outstanding job keeping water moving and the lights on.

4 petition warrant articles were received as follows.

1. Petition for zoning changes. Not yet approved due to lack of signatures.
2. Petition warrant article to raise and appropriate the sum of \$81,000 to construct access on the west side of Cate Park on South Main St with an ADA compliant ramp. The number of required signatures have been obtained.  
**It was moved by Linda Murray and seconded by Luke Freudenberg to move the petition to raise and appropriate the sum of \$81,000 to construct access on the west side of Cate Park on South Main St with an ADA compliant ramp to the 2023 Warrant. Members voted, being none opposed, the motion passed.**
3. Petition warrant article to raise and appropriate the sum of \$50,000 to contribute towards construction of a new playground at Carpenter School. The number of required signatures have been obtained.  
**It was moved by Linda Murray and seconded by Brad Harriman to move the petition to raise and appropriate the sum of \$50,000 to contribute towards construction of a new playground at Carpenter School to the 2023 Warrant. Members voted, being none opposed, the motion passed.**
4. Petition warrant article for the establishment of a Parks and Recreation Commission pursuant to RSA 35:B and for the establishment of a revolving fund whose expenditures are to be for the sole purpose of Parks and Recreation. The number of required signatures have been obtained.  
**It was moved by Linda Murray and seconded by Luke Freudenberg to move the petition to establishment of a Parks and Recreation Commission pursuant to RSA 35:B and for the establishment of a revolving fund whose expenditures are to be for the sole purpose of Parks and Recreation to the 2023 Warrant. Members voted, being none opposed, the motion passed.**

## 9. Questions from the Press

No questions. Press not present.

## 10. Public Input

Mary DeVries, Wolfeboro Chamber of Commerce, spoke about the benefit of welcoming snowmobilers during the winter by making downtown Wolfeboro and the lake more accessible.

Ms. Murray stated that this should be an agenda item so that the public can share their input.

Ms. DeVries will make a formal request for a future meeting.

#### 11. Non-Public Session RSA 91-A

A motion was made at 9:51 PM to go into Non-Public Session.

**It was moved by Chairman Senecal and seconded by Linda Murray to enter into non-public session under RSA 91-A3 II to discuss employment. Roll call vote, Brian Deshaies – yes, Luke Freudenberg – yes, Linda Murray – yes, Brad Harriman – yes, Dave Senecal – yes, being none opposed, the motion passed.**

The Board re-entered public session at 8:58 PM.

**Linda Murray moved the Wolfeboro Board of Selectmen to seal the minutes of the January 4, 2023 non-public meeting Brian Deshaies seconded. Members voted, being none opposed, the motion passed.**

**It was moved by Dave Senecal and seconded by Linda Murray to adjourn at 9:00 PM. Members voted, being none opposed, the motion passed.**

Respectfully Submitted,  
Melissa Pillone

