

MINUTES
Wolfeboro Board of Selectmen Meeting
Libby Trustees Meeting
Wednesday, April 19, 2023
In-Person Session at the Great Hall 2nd Floor, 9 Union St. Wolfeboro
6:30 PM-Regular Session

Chairman Brad Harriman calls meeting to order. 6:30 p.m.

BoS members Present: Mr. Harriman, Brian Deshaies, Luke Freudenberg, Linda Murray, David Senecal

Staff: Town Manager, James S. Pineo

6:30 PM-Regular Session

Non-Public Session RSA 91-A: 3- **None**

Mr. Harriman statement: asks everyone to please practice decorum when speaking at the microphone. There've been some instances with language and were inappropriate for TV broadcast. Keep that in mind when making comments.

1. Consideration of Minutes

i. March 29, 2023, Special Meeting:

Mrs. Murray: page 1- after staff presentation, where it says motion to approve/second – needs to be removed.

Page 14- fifth paragraph; next to last sentence; should read 'the police officers would come out from behind' – before bus. Next paragraph: says 'Mr. Freudenberg says buses were out there for years' REMOVE 'and the'

MOTION by Mrs. Murray to approve as amended March 29, 2023 special meeting minutes; SECOND Mr. Freudenberg. APPROVE 5-0.

ii. April 5, 2023 Regular Meeting

Mrs. Murray: page 1 top of minutes – the extra wording at top [in red] needs to be removed.

Page 5- after motion and 'thank you,' Demolition and disposal' should be boldface about Mr. Harriman's name.

Page 29- Town manager report: first line- add 'public safety building' so we know what project Mr. Pineo is referring to.

MOTION by Mrs. Murray to approve as amended April 5, 2023 meeting minutes; SECOND Mr. Senecal. APPROVE 5-0.

2. Public Hearing(s)

Temporary Event Permit applications

- i. The Wolfeboro Board of Selectmen to consider a temporary event permit for the American Legion Post 18 to host the annual Memorial Day Parade on May 29th, 2023 from 8:45 AM to 10:00 AM beginning at DeWolfe Field and ending at the Town Docks. Permit #2023-26

Paul Vivian, Post 18, American Legion: Legion will have parade participants march from Pickering Corner area/DeWolfe Field, march north on Main St. to town docks; ceremony will include taps, salute, Boy Scouts and Daughters of American Revolution participating. Estimates 20-minute parade from flag at Pickering Corner to dockside.

Mr. Harriman opens public hearing.

Tom Southern, commander Post 18: Adds that there will be a bugler for a Moment of Remembrance, 3 p.m. Lone bugler will play taps dockside in hopes people there and around Wolfeboro will remember those who have served at that time – 3 p.m. on Memorial Day; it's known as "Taps Across America."

Mr. Harriman closes public hearing. He notes the certificate of insurance has been received.

Mr. Deshaies MOVE to ISSUE a temporary event permit for the American Legion Post 18 to host the annual Memorial Day Parade on May 29th, 2023, from 8:45 AM to 10:00 AM beginning at DeWolfe Field and ending at the Town Docks. Permit #2023-26. SECOND by Mr. Freudenberg. APPROVE 5-0.

Mr. Harriman asks American Legion representative to address item iv temporary permit request [out of order].

iv. The Wolfeboro Board of Selectmen to consider a temporary event permit for the American Legion Post 18 to host 3rd Annual Independence Day festival from July 1, 2023 - July 4, 2023, with headquarters located in Cate Park and various other activities in town; tent will be manned in Cate Park at various times from 8:00 AM to 9:00 PM. Permit #2023-39.

Paul Vivian says it's the third Independence Day Festival. Participation by various organizations: Lions – antique car show; Quilting Guild show at Great Hall; art society art display at Wolfeboro Inn; other organizations, too to attract people to Wolfeboro.

Want information/headquarters tent at Cate Park so legion can pass out literature for festival; perhaps a raffle; Girl Scouts and DAR to participate and Combat Veterans Motorcycle organization.

Mr. Harriman opens public hearing. No comments/questions. Closes hearing.

Mrs. Murray asks for a map of the July 4th parade so they have the information.

Mr. Vivian says will provide a map. July 4th parade will start near Forest Rd; along Main Street and finish around Brewster-Academy Street. 10 a.m. start time. Should be wrapping up by about 11:15 a.m. [or 12:30 p.m. – he stated both times] Recommends closing Main street about 9:30 a.m. – last participants parade along the route. Will meet with Wolfeboro Police Department on the parade.

Mr. Deshaies MOVE to ISSUE a temporary event permit for the American Legion Post 18 to host 3rd Annual Independence Day festival from July 1, 2023 - July 4, 2023, with headquarters located in Cate Park and various other activities in town; tent will be manned in Cate Park at various times from 8:00 AM to 9:00 PM. Permit #2023-39. SECOND Mrs. Murray. APPROVE 5-0.

- ii. The Wolfeboro Board of Selectmen to consider a temporary event permit for the Anchored Mission Inc. on behalf of four local churches, Wolfeboro Bible Church, Calvary Wolfeboro, FCCO and BEFree Church to host the National Day of Prayer gathering in Cate Park from 10 AM to 2 PM. Permit #2023-37.

Mr. Harriman says no one is from the churches; states it's an event taking place since 2020 in Cate Park. Opens the public hearing; reads some details from temporary permit application about setup; people bring their own chairs. WCTV live stream and recording. Noon-1 p.m. worship and prayer led by pastors. No food or drinks at Cate Park Bandstand; about 50 people attending. Breakdown of event by 1 p.m.

Christine Collins [off mic mentions date]

Mr. Harriman says National Day of Prayer is May 4, 2023. Public hearing closed.

Mr. Deshaies move to issue a temporary event permit for the Anchored Mission Inc. on behalf of four local churches, Wolfeboro Bible Church, Calvary Wolfeboro, FCCO and BEFree Church to host the National Day of Prayer gathering in Cate Park, May 4, 2023, from 10 AM to 2 PM. Permit #2023-37. SECOND Mr. Freudenberg.

Mrs. Murray/Mr. Deshaies ask about certificate of insurance.

Mr. Deshaies amends MOTION to include issuance of the temporary permit is contingent upon receiving a certificate of insurance two weeks in advance. APPROVE 5-0.

- iii. The Wolfeboro Board of Selectmen to consider a temporary event permit for the Kingswood Regional High School Class of 2023 to host the Prom Promenade on May 13, 2023, from 4:00 PM to 7:00 PM in Cate Park. Permit #2023-38.

Ms. Amanda Logan, Kingswood High School; About 250 students in their prom wear, plus parents/loved ones will arrive about 5 p.m. board Mt. Washington about 6:30 p.m. They have the same insurance as we do and she has submitted certificate of insurance.

Mr. Deshaies asks Ms. Logan for a map showing the event proceedings. Asks about note concerning parking plan. [No one is sure.]

Mrs. Murray says it could have to do with police/fire access.

Mr. Harriman opens and closes public hearing.

Mr. Freudenberg MOVES TO ISSUE a temporary event permit for the Kingswood Regional High School Class of 2023 to host the Prom Promenade on May 13, 2023, from 4:00 PM to 7:00 PM in Cate Park. Permit #2023-38. SECOND Mrs. Murray. APPROVE 5-0.

- iv. The Wolfeboro Board of Selectmen to consider a temporary event permit for the Easter Seals of NH Lakes Region Chapter of Veterans Count to host a 5 k on August 12, 2023, from 6 AM to noon along Bridge Falls path and Cotton Valley Rail trail. Permit #40.

Mr. Harriman explains this is an annual event.

Mr. Pineo states event did not happen 2022 because of trail trimming taking place.

Mr. Harriman states details from the event temp. permit application- Easter Seals fundraiser; includes competitive and non-competitive 5K run from NH Boat Museum to Bridge Falls Path. Tourists/supporters/veterans groups. Over by 11 a.m., August 12. Similar permit request sent to state rail trails permitting authority.

Mr. Harriman opens public hearing.

Kathryn Carpentier, Wolfeboro finance director states it's permit #2023-40.

Mr. Harriman closes public hearing.

Mrs. Murray MOVES to issue a temporary event permit for the Easter Seals of NH Lakes Region Chapter of Veterans Count to host a 5 k on August 12, 2023, from 6 AM to noon along Bridge Falls Path and Cotton Valley Rail trail. Permit #2023-40. SECOND Mr. Senecal. APPROVE 5-0.

v. The Wolfeboro Board of Selectmen to consider a temporary event permit for the Wolfeboro Parks and Recreation Department to host the annual Summer Kick off and Lakes Region Pickleball Tournament from 11:00 AM to 3:00 PM. Permit #2023-41

Parks and Recreation Director Christine Collins: Pickleball tournament will be 8 a.m. – 4 p.m. It's the Sadie Hawkins Tournament. Foss Field area, basketball, baseball fields will be used. Vendors, plus day camp counselors will lead activities; family-friendly.

Mr. Harriman opens public hearing. Closes hearing.

Mr. Deshaies asks if a map is needed due to multiple events in the area.

Ms. Collins says a map will be submitted.

Mr. Freudenberg MOVES TO ISSUE a temporary event permit for the Wolfeboro Parks and Recreation Department to host the annual Summer Kick off 11:00 AM to 3:00 PM. and Lakes Region Pickleball Tournament/Sadie Hawkins Tournament from 8:00 AM to 4:00 PM. Permit #2023-41. SECOND Mrs. Murray. APPROVE 5-0.

vi. The Wolfeboro Board of Selectmen to consider a temporary event permit for the Wolfeboro Parks and Recreation Department to host the annual Fall Festival on September 23, 2023, from 11:00 AM to 3:00 PM at Foss Field. Permit #2023-42.

Parks and Recreation Director Christine Collins: Fall Festival similar to summer festival; vendors, games, activities and other local organizations. Map will be submitted. Collaborate with Kingswood Youth Center for Chili Cookoff – if they're going to participate.

Mr. Harriman opens public hearing. Closes hearing.

Mr. Deshaies MOVES TO ISSUE a temporary event permit for the Wolfeboro Parks and Recreation Department to host the annual Fall Festival on September 23, 2023, from 10:00 AM to 3:00 PM, map forthcoming, at Foss Field. Permit #2023-42. SECOND Mr. Senecal. APPROVE 5-0.

vii. The Wolfeboro Board of Selectmen to consider a temporary event permit for the Wolfeboro Parks and Recreation Department to host the annual Turkey Trot 5K from 8:00 AM to 2:00 PM at Railroad Ave and Depot Street. Permit #2023-43.

Parks and Recreation Director Christine Collins: 30th Turkey Trot with Wolfeboro Lions Club; benefits Sight and Hearing; There IS a map attached; Will have police detail. Saturday before Thanksgiving.

Mr. Harriman opens public hearing. Closes hearing.

Mrs. Murray believes a right-of-way permit is needed from NHDOT for 109A – stated on the form.

Ms. Collins will get that state permit.

Mrs. Murray MOVES to issue a temporary event permit for the Wolfeboro Parks and Recreation Department to host the annual Turkey Trot 5K from 8:00 AM to 2:00 PM at Railroad Ave and Depot Street. Permit #2023-43. SECOND Mr. Freudenberg. APPROVE 5-0.

viii. The Wolfeboro Board of Selectmen to consider a temporary event permit for the NH Boat Museum to host the annual Boat Show and Car Auction at the Nick on July 13 -15, 2023 from 10 AM to 4 PM. Permit #2023-44.

Anne Lennon annual event at the Nick; people selling and buying boats; some just come and look; Wolfeboro Police will be there for traffic control; updated certificate of insurance will be submitted after old insurance expires in June 2023.

Mr. Harriman opens public hearing. Closes hearing.

Mr. Deshaies MOVES TO ISSUE a temporary event permit for the NH Boat Museum to host the annual Boat Show and Car Auction at the Nick on July 13 -15, 2023 from 10 AM to 4 PM. Permit #2023-44. SECOND Mrs. Murray. APPROVE 5-0.

3. Mr. Harriman announces Bulk Vote details [shown below]:

A. Weekly Manifests

- i. April 7, 2023, \$347,525.54
- ii. April 14, 2023, \$520,375.08

B. Intent to Cuts/Warrants

- i. Trotting Track Rd Tax Map 146 Lot 15 & \$399.68 Warrant
- ii. Jenness Farm Rd Tax Map 120 Lot 4 \$43.61

C. Current Use Application/land use change tax

- i. 85 York Rd Tax Map 97 Lot 1
- ii. Haines Hill Rd Tax Map 57 Lot 10

E. Tax Exemptions/Credits

- i. 37 Village Corner Rd Tax Map 63 Lot 17
- ii. 542 North Main St Tax Map 172 Lot 24
- iii. 330 Beach Pond Rd Tax Map 98 Lot 32
- iv. 35 Harbor Way Tax Map 158 Lot 28-33
- v. 14 Gray Rd Tax Map 49 Lot 7
- vi. 663 South Main St Tax Map 260 Lot 52

Mr. Senecal MOTION approve Bulk A-E. SECOND Mr. Deshaies. APPROVE 5-0.

4. Board/Committee Appointments: None

5. New Business

A. Discussion: Actual vs. Budget 2022 unaudited, 2022 Encumbrance list & March 2023 [summary attached to minutes]

Finance Director Kathy Carpentier: busy season closing 2022; starting 2023.

Actual vs. Budget 2022 – auditors coming next week; good position. General fund – 98.9% spent; \$189,132 unspent. Good on a \$15.7 million dollar budget. All projects = \$27.2 million; 98.4% spent. Spending and items committed or rolled over to next year. Revenues slightly above at 101 – to be over is the goal.

Water 95% expended. \$81,000 unspent.

Electric- 99%- \$132 unspent

Sewer- 100%; \$7000 unspent

Pop Whalen – 101%; OVER; \$3000 overspent. Communications upgrades were approved.

Water revenue: 109%

Electric revenue: 103%

Sewer revenue: 98%

Pop Whalen: 95% - considering they were closed for a while - pretty good. May impact next year.

\$57,000 for funds purposed for special projects moving forward. Gas and diesel controlled. Final MS9 report – capital reserve fund \$2.4 million.

Some projects went over budget; covered a large legal settlement; the fire approved for extra spending on technical rescue equipment. Leave time payout for a retiring employee; bought an unplanned vehicle for new public works director.

Mrs. Murray asks about sewer revenue – 98% collected; when audit comes out will be interested to learn how that fund is doing.

Need to come to talk to Ms. Carpentier about the encumbrance list.

Mrs. Carpentier – That's fine; Adds that sewer fund- have not been increased the past two or three years. Now that rates have increased, that will hopefully bring that closer to 100% moving forward.

Mrs. Murray: says we should take a look at what happened.

Mrs. Carpentier: summarizes 2022 Encumbrance list & March 2023; December 2022, BoS approved - not to exceed \$12,874,380.59. Since that time paid some things off; down to encumbrance list of \$11,146,150.12. No action needed at this time.

Mrs. Murray states she'll go over numbers with Mrs. Carpentier one-on-one.

Mrs. Carpentier presents actual vs. budget report March 2023. Since there's the March 14th voting, January into March no new projects; not sure if budget will be approved. Mid-March contracts, POs and commitments for all of items approved. We're right on track. As of March 31 we should be at 25%; we're at 30.1% Some contracts have been awarded. Revenue, we're at 3% since first tax bill not put out; that drives general fund revenue.

Appropriates:

Water - 19%

Electric - 27%

Sewer – 73% since whole water treatment and operations maintenance agreement for the entire year in place.

Pop Whalen – 56% - due to \$39,000 emergency repair to the compressor; hoping to cover that with new revenue for the year.

B. Approval: Commercial Vessel Landing Permit-Wake Winni LLC

TORIN STEGEMEYER, owner Wake Winni, LLC.

Mr. Harriman asks about plans for the season.

Mr. Stegemeyer: last year's numbers used in this approval request for 2023. It's an estimate for 2023. Want to continue watersports and charters by the hour. Teach waterskiing, wakeboarding, wake surfing and offer tubing. Equipment provided in their boat.

Mrs. Murray asks if there's a schedule – especially related to the new commercial dock at Town Docks.

Mr. Stegemeyer: no schedule; they book clients close to hour or half-hour; visits efficient; loading-unloading in about 10-minutes each visit. Wants to understand how BoS would like them to operate with the new dock space/configuration near the Millie B. Waiting for instructions.

Mr. Harriman says new dock was for this type of usage. Will have to work through scheduling. They (Wake Winni) depend on phone calls on when pickups for customers will happen.

Mr. Stegemeyer says it's always been difficult to schedule; battling for dock space. Now with new dock space similar to the Millie B we could set up schedule because we know there will always be a spot.

Mrs. Murray: wants idea on schedule so we can work around it.

Mr. Deshaies notes should boat should always be attended; can't just leave it there. The town dock parking ordinance is a two hour limit. Clients should park elsewhere.

Mr. Stegemeyer says clients are informed in the confirmation email warning about Town Docks two-hour parking and the Glendon Street lot should be used.

Mr. Freudenberg MOTION to APPROVE Commercial Vessel Landing Permit-Wake Winni LLC. SECOND Mr. Deshaies. APPROVED 5-0.

C. Approval: Commercial Vessel Landing Permit-M/S Mt. Washington

Jared Maraio, general manager M/S Mt. Washington. First cruise, Kingswood Regional HS prom, May 13. Season through October 14, 2023. Thanks all for 150th celebration at Town Docks for M/S Mt. Washington. Interesting and special. New initiatives this fall and spring:

- Increased coordination with Chamber of Commerce re: one-way bus tours; advance notice of number passengers
- Parking at Town Docks an issue; Wolfeboro Trolley from Kingswood High underutilized; partnered to increase and promote so cruise passengers can book Wolfeboro Trolley and cruise tickets in advance. 36% so far have decided to do that to help relieve parking.

Mr. Deshaies: renovations?

Mr. Maraio: in addition to hull maintenance; deck-by-deck renovation underway. Main deck – largest deck renovated this year; two more years of renovations.

Mrs. Murray notes M/S Mt. Washington now six days a week.

Mr. Maraio: Except Sunday; Monday-Saturday; did that in fall. Now includes summer season. Certificate of insurance has been mailed and has a copy now.

Mr. Deshaies MOTION to APPROVE Commercial Vessel Landing Permit-M/S Mt. Washington 2023 season. SECOND Mrs. Murray. APPROVED 5-0.

D. Approval: Commercial Vessel Barge Permit- Black Diamond Barge Co.

Mr. Harriman: no one is here to present this.

Mr. Pineo says Amy was thrilled to get the permit request this year. Certificate of insurance is good through Oct. 2023.

Mr. Harriman notes an updated insurance certificate will be needed if company goes beyond that date in fall 2023.

Mrs. Murray MOTION to approve Commercial Vessel Barge Permit- Black Diamond Barge Co. SECOND Mr. Senecal. APPROVED 5-0.

E. Approval: Wolfeboro Jet Ski Rentals annual License Agreement

Liz Hartford, office manager Wolfeboro Jet Ski Rentals; requests renewal for 13th year at Back Bay dock space.

Mrs. Murray states it's been a great partnership for years. Mr. Senecal agrees.

Mrs. Murray MOTION to APPROVE Wolfeboro Jet Ski Rentals annual License Agreement. SECOND Mr. Senecal. APPROVED 5-0.

Ms. Hartford says they'll get the insurance and payment in right away.

F. Discussion: Community Center proposal- Lehner St. - Tighe & Bond [report/proposal attached to minutes]

Mr. Pineo states town continues to look at MED-electric and community center Lehner Street building; Amy instrumental in making this happen. Tighe & Bond looked at the old electric light and firehouse (community center) building site on possibilities to develop a new community center at the site.

Dana Huff, civil engineer and Scott Wozniakowski, environmental scientist: Asked for existing documents when they went to the site; received them – including the planning charette and understand community focus. Reviewed at phase 1 environmental work that had been done – not in depth environmental survey. Made recommendations to Jim Pineo. Look at 1- materials used for the building. Proposal in front of you. 2- Look at soils and ground water. There have been petroleum spills at the electric site. Ned to know more. Recommendation to Jim is if moving forward with an RFP or RFQ, we need to know what we're dealing with so whoever does master planning knows what they're dealing with. Scott reviewed existing materials and on site did review what snow melted. Phase 2 in depth survey– looking at building grounds and ground water to determine what is there to aide with excavation.

Scott Wozniakowski: met with Amy in March to understand planning which is – demolish current community center and turn the current electric/light building into the community center. Proposal is to demolish community center that includes testing to determine whether there's PCBs in caulk; asbestos in tile. That would determine cost and prepare the town for design and bidding for the demolition. Electric building will stay – there are concerns with existing trenches below the floor and lower level doorway with cavity below that's filled with water. There is some petroleum odor on the water; will test and determine volume in that area to help with putting out to bid. Trying to provide enough information to provide to contractors when bidding would take place. Phase 2 soil and water testing: looking at the history of site as an electric generating station, there might be PCBs in the floor from oils; and possibly outside and metals. Knowing what's surrounding the building will help when excavation is done so dirt to be moved/removed is taken care of properly – determine whether it's hazardous or not. Can determine cost this way.

Mr. Harriman: Phase 2 – taking samples – Will there be samples taken over time from new monitoring wells to see what's coming in to help determine what's in soil surrounding area.

Mr. Wozniakowski- at this point, no. just budgeted for an initial sampling to determine ground water quality. Additional testing could be added.

Mr. Harriman: you're testing out of three existing ones?

Mr. Wozniakowski – yes. Looking at vapor intrusion – chemicals from water.

Mrs. Murray: Front that height, this was above where you stood to throw stuff in the dump? This was a town dump and it drops down; guessing this is above where waste was thrown. We may run into something from that.

Mr. Huff: That would typically be a groundwater issue. Water would go to the lower area – the lake. I wouldn't expect contamination from Foss Field – the old landfill, migrating uphill; who knows what else they put in the ground beside the electric light facility. We do want to make sure whatever we do here, we identify so you know what's there. And know what costs are going forward.

Mrs. Murray: If we decide to not demolish the community center, chemicals would still have to be removed. Whether we demolish it or not would not affect what you are doing, correct?

Mr. Huff: We are assuming the community center/old firehouse may be razed; we want to know what materials are inside. Even if you keep it and renovate it, you'll disturb those materials. You need to know what you're disturbing and what protections do you need to take if you're going to keep that building.

Mrs. Murray: He made the comment we were going to take it down. We may think that today; who knows where we'll be tomorrow.

Mr. Huff: We've got enough information from the town with a concrete plan to move this forward so you can make a decision on next steps. Our proposal does not include our insurance certificate. We do have an on-call through the planning board. If you want that to attach to the proposal, we can get that to you tomorrow.

Mr. Pineo: All-in for this work as a base is \$34,700. Just under \$10,000 is for the community center portion; the remainder for the MED generation building and areas around, correct?

Mr. Huff: \$9800 for hazardous building material assessment includes for the MED building and current community center sites.

Mr. Wozniakowski: says proposal addresses both buildings and property between the buildings.

Mr. Huff: where the transformers were as we understand. It's highly likely there's something beneath that pavement.

Mrs. Murray: to Mr. Pineo -Where is this in the budget?

Mr. Pineo: There's about \$90,000 in the capital reserve fund for the community center. We can exercise some of those funds for a percentage of the work. Question for the board is – Barry (Muccio) is not here; this is an MED building; MED has some ownership in the leak that took place; talk to MED about absorbing this project going forward. Board can give Mr. Pineo guidance and he'll make it happen.

Mrs. Murray; would like see the budget to do it; and the breakdown as to where the money's coming from.

Mr. Pineo: will get a budget breakdown for May 3 BoS meeting.

Mr. Senecal: wants to see what can be done to move forward; agrees with Mrs. Murray. Pretty sure we'll move forward.

Mrs. Murray agrees and just wants to know where the money's coming from and is for moving forward.

Mr. Pineo says he'll have the project budget ready for review at May 3rd meeting.

Mr. Huff: says they can be at May 3rd meeting if needed for more questions.

G. Discussion: Solar Pasture request

Mr. Pineo: brought up in October 2022. Boards in town have reviewed the land use request and restrictions for this development. BoS members have questions and a representative from NH Solar Garden online GoToMeeting to answer questions. Assessor for town put this together.

Mr. Harriman: Solar array would be located in Wolfeboro – but not coming through MED/electric system; going through Wakefield - Eversource or whatever out there. Would have no bearing on Wolfeboro power usage. Not sure how that weighs into our decision. Asks about an email on another project.

Mrs. Murray says email came from the assessor. Email about how to calculate taxes.

Mr. Deshaies talked to assessor this pilot project; and called Constellation Energy in NJ Michael Dailavelli in charge of our contract there; how this does and does not affect Wolfeboro. He was told this is not a community solar project; electricity does not go into Wolfeboro; does not affect our contract; goes into grid – and then can be purchased by anyone in that grid. Other wind/solar NH pilot projects – most power goes to MA; electric rates there higher. People installing get a premium price for electricity; towns benefit – based on agreement – higher revenue; the land is tied up in current use and won't be developed; causes more stress on infrastructure.

So this project is not like the 100 KW cap that Barry has put on Wolfeboro buildings. Solar or wind on buildings pulls them off the grid, demand goes down. Large scale installations could affect our contract with Constellation. Barry mentioned at an energy committee that we'd have to have a lot of wind/solar power developed very quickly to affect our contract.

I have other problems with the pilot. Looking at other NH towns, they pay from \$2800-\$12,000 per megawatt payment in lieu of taxes. This 4 megawatt pilot could be as much as \$48,000 a year instead of taxes. The person doing this set it at \$3500. Where did he get that number? That's the low end.

Need to look at pilot programs in NH; what they're getting for payment in lieu of taxes and think about this. While this is not on our grid, going into NH Electric Co-op, once we do this for one private company in Wolfeboro, we have to offer a similar agreement with every other private company.

Says should we be on the low end at \$3500 a megawatt or higher? Too many unanswered questions at this point.

Mrs. Murray: concerned, too. 72:74A:5 – says we are required to give the same deal for any contractor that comes along. Also, all the different prices from Todd (assessor); would like something in writing with another large solar project like this farm that it would not affect our municipal electric. This one is not. I am in no way interested in opening up our five-year contract at the rate we're getting until I have something in writing from the attorney that says the contract won't be affected. I'm with you about setting a price we're comfortable with.

Mr. Deshaies says rates would only go down IF there were solar installed on all Wolfeboro-owned buildings and homeowners given free solar.

Mrs. Murray would like in writing we can put in another solar farm/our wires and not affect Wolfeboro. Not comfortable approving this pilot. Do support solar energy – I have solar power. Need to do more investigation. Get the information as soon as possible; don't want to hold him up.

Andrew Kellar, NH Solar Garden – [online-GoToMeeting] – questions from BoS valid; some details are missing hoping to make board more comfortable. Program in place for 2 1/2 years in NH to encourage communities to

get power from local renewable energy projects. Wolfeboro has its own municipal utility. Program aims to share power in communities. NOT going to MA – staying in NH.

Projects go through extensive engineering process with NH Electric Co-op. On this project also consulting with Eversource on impact – since lines are close. Infrastructure in area can only handle this many more megawatts before the substation would have to be upgraded; could cost upwards of [\$8????dollars] and take up to 5-years to permit and build with the co-op. Wolfeboro protected – not going to be solar in every area of town because solar costs would be high. This project – ZERO impact on Wolfeboro's current contract. This land is currently paying \$161 a year in taxes. We've proposed up to \$14,000 in taxes – benefit to community.

Sustainable development. Appreciate research BoS [Mr. Deshaies] did.

I work with Todd/assessor – and on 20 different towns. Range depends on type of project. Projects on landfills are more expensive. Amount of money you can pay and leases or pilots is less. \$12,000 pilot you spoke of – I'm familiar with – never got built. I've had the highest number of large-scale solar projects in the state. The range for Wolfeboro is on the upper end of what we pay for projects that have been built in NH. Appreciate and support getting best deal for Wolfeboro. Can supply all the towns we've worked with and rate – since this is public forum. This project would increase tax revenue from this property. This is one of the last components to our permit. Money spent to create first agriculture solar project in NH. Working with farmer/landowner and son so they can farm the land. [\[unable to determine comments here\]](#)

Can supply recommendations from other towns that we've done pilots with.

Mr. Deshaies asks for backup information from other pilot projects to determine if \$3500 per megawatt is reasonable payment in lieu of taxes – that would be great.

Mr. Kellar: happy to do that; assessor did great job working with me; six or seven months. We have zoning and planning approvals. Wanted to give BoS opportunity to ask questions. Excited to have Wolfeboro be the first community to host community power project that can support other towns and be the first agriculture solar project that allows a farmer to continue to use their land instead of development or other things that can put pressures on the town.

Mr. Deshaies: Concerned if this is approved, then town is on the hook to approve other projects that come through with similar parameters.

Mrs. Murray agrees; it's a state statute. We don't have leeway. Wants recommendations from other towns and price ranges; type of project it was. And wants document from electric department or our lawyer, stating that if we do this, there's no issue with our electric contract. That could be big snag to community.

Mr. Pineo: going back to attorney Barry [Muccio] has used for negotiation of contract.

Mrs. Murray: need a full packet on this, then we have information we need to be able to decide on this.

Mr. Deshaies: do we need to do this in a work session at some time?

Mr. Kellar: If it's helpful, glad to do that with a packet of information requested. Wants to make it clear, Constellation contracts – they're buying power in the open market. To provide power to your town. This project – not connecting your lines – only to NH Electric Co-op. Explicitly a NH Electric Co-op project not a Wolfeboro electric project. Wants that to be clarified for the board. Can share an example of the agreement with NH Electric Co-op. Can support that with letters, information, recommendations requested.

Mrs. Murray understands; most concerned about someone else wanting a project in town.

Mr. Kellar: good point; can follow up with your municipal power manager. Doesn't think Wolfeboro has the policy or rules that allow solar on roof or business. Can't put solar in a field, connect the lines and try to sell power to utility. Just like you negotiate power from Constellation, same process for us. Right now, no rules/regulations to build a project like this related to NH Electric Co-Op, Eversource and other utilities. Getting clarification from utility can provide information that there's no method for this and yes, you have a viable

concern. Just setting fairness. From project to project we want to know we're treated fairly and not burdened with additional pilot payment different from prior project. You've got built in safeguards, utility restrictions and not aware of any rules that would allow anybody to do that in your territory.

Mr. Harriman: board in agreement; need more information before a decision or commitment to be sure we're doing the right thing for the town. We don't need to think about a subcommittee yet until we get more information and digest it. Then talk next steps after that.

Mr. Kellar: asks name of municipal manager.

Mr. Pineo: James Pineo – and I have your contact information. I'll contact you.

Mr. Kellar: thank you. Who do I contact?

Mr. Pineo: me and Amy.

H. Discussion: Representative Glen Cordelli regarding “banned” books:

Mr. Harriman says Mr. Cordelli cancelled his appearance.

I. Approval: Letter of support for Railroad Freight House CDFA grant

Mr. Pineo: Mr. Sims contacted Mr. Pineo regarding interest in a letter of support for a RR house grant.

John Sims: applying CDFA for museum contents; federal funding through Reconstruction Act; they require an interest in the building – but the grant application is specific in that all leasehold improvements to building will be completed before we do any of the work this grant will fund. Work will be personal property of the museum. This includes layouts, scenery, etc. that could be taken with them if they leave the museum/building; hiring a museum director; preparing for the museum opening. Asks for BoS support letter for what they're doing.

Mrs. Murray: did you get a grant for any construction?

Mr. Sims: only grant we received was an LCHIP grant for rehabilitation of the RR freight building.

Mrs. Murray: are grant restrictions the same? LCHIP required a stewardship agreement; are there any timeframe agreement for this one?

Mr. Sims: No.

Mrs. Murray: asked Mr. Pineo if there was any town building that a CDFA grant could be used for; he said no.

Mr. Harriman: is there a town match required for this grant?

Mr. Sims: not from the town; requires a 15% match that will come from private donors; already lined up.

Mr. Deshaies: who will draft the letter of support?

Mr. Sims: Jim and I drafted it; Mr. Pineo: it's in your packet.

Mr. Deshaies MOVES to the Board of Selectmen to endorse a letter of support for the Railroad Freight House regarding a grant. The attached letter would allow the Lakes Region Model Railroad Museum to apply for a CDFA grant. Whereas the Town of Wolfeboro owns the Railroad Freight House with the intention of entering a long-term lease with LRMRM upon the issuance of a Certificate of Occupancy, a grant award to be of value to the LRMRM, who would also be responsible for the grant administration.

SECOND Mr. Freudenberg. APPROVED 5-0.

J. Approval: Level-up Pickleball camp to rent town property

Christine Collins, parks and recreation director:

This is a camp that is for-profit asking to use town property and last year. September 14-15 or September 18-19. 9 a.m. – 4 p.m. It's been getting busier during that time at tennis and pickleball courts. We should not do it. In that September time frame, there's the Lakes Region Pickleball Tournament which would tie up courts from public for two weekends. It's a private organization; they're charged for use and goes to general fund. To tie up all the pickleball and tennis courts for a private organization – not in favor of it; wanted BoS to consider the request.

Mr. Harriman: Do they want all four pickleball courts?

Ms. Collins: yes.

Mr. Deshaies: they won't accept less?

Ms. Collins: I could ask them; but that's what it's been.

Mrs. Murray: We have a community that really enjoys pickleball and we had trouble with the MotoJam because they were a business and we're moving away from allowing businesses to come in and use the town properties for their own profit. (Mr. Harriman agrees) Especially with the number of people who like pickleball in our own community.

Mr. Deshaies: if they agreed to use some of the courts, it is pickleball; maybe some lessons could be offered.

Ms. Collins: that's not what the event is. It's an elite class; people pay \$400-500 to take this class; already filled. Not open to other people. It's not an event coming to Wolfeboro and offering classes. They need a place to host it.

Mr. Harriman: there could be tennis players who want to use the tennis courts, too. Agrees with Mr. Deshaies about offering fewer pickleball courts.

Ms. Collins: They filled the class. There are two instructors. Last year, they called last minute for indoor facility because of wind. This is along the same lines as MotoJam – a private group wanting to rent the pickleball courts.

Mrs. Murray: offers that they could rent Pop Whalen for pickleball to get revenue for the facility.

Ms. Collins: I'll offer them that. Says ice would not replace the court space at Pop Whalen until after that September timeframe.

Mr. Deshaies: how many courts did they use last year?

Ms. Collins: All of them; We have six at Pop Whalen; that could work for them; weather would not affect them. That's what I was thinking about.

Mr. Deshaies offer them that.

Ms. Collins: OK.

Mr. Harriman: Do they have a deadline?

Ms. Collins: yes- I will reach out to them to let them know.

K. Discussion: Bridge Maintenance Program

Mr. Pineo: In 2022, end of year, SB 410, issued one-time community funds for bridge maintenance. Wolfeboro received \$112,573,69. Town had also developed a bridge maintenance program with draft document 2016; released in 2017 – lays out how we should be maintaining bridges. This was done before the Pleasant Valley bridge replacement. We have not followed this plan. We followed up with Quantum – emailed to the full board in 2018; we all know that bridges are expensive. We have to maintain them. Sat down with finance director, DPW director Steve Randall – numerous conversations. Want to create a bridge department; it's own account number. Would give transparency to track bridge maintenance going forward and better track maintenance. Basic maintenance needed. Steve's put together a package of equipment needed for staff to work on bridges. Talked with NH Planning; they see no fundamental problem with purchasing the equipment. They'll get a definitive answer on that. Our legal counsel felt it was a prudent use of funds to spend about \$20,000 purchasing trailer and outfitting trailer so we can maintain bridges.

Mrs. Murray: Thanks Mr. Randall for getting the report; makes a huge difference; we had it done, we had better use it. Our bridges are relatively new. Was here for washout of Bay Street road when those culverts went out; was here for Pleasant Valley Road bridge. Whitten Neck bridge was done just before I came on and same for College Rd. bridge earlier. Report said they're in good shape; makes sense to maintain them.

Mr. Harriman agrees. It's a process to maintain them. It's a good list, Steve. Did you price the siloxane sealer to have a drum of that available?

Steve Randall, DPW director: Yes. Don't have numbers with me. That would be on the maintenance side. Cleaner, sealer, guard rails, bolts - normal wear and tear things. If we had to do crack or seam sealing. That's on the material/maintenance half. We would go bridge-by-bridge; update these. Start with pressure washing, cleaning; get them sealed. Then update them based on the program that is all set up. Just needs to be implemented.

Mr. Deshaies: Can the equipment be used for other things?

Mr. Randall: yes. Plan is to allocate two crew members to do bridge maintenance. This is a lot for two guys to do. If there's overflow, yes, equipment could be used elsewhere, such as pressure washing the docks.

Mr. Deshaies: sidewalk repairs, too.

Mr. Harriman: precast block retaining walls can be done the same way. Same sealer is used; get more life out of those. NHDOT inspects our bridges every two years. Reports are sent to the town. If a bridge is on the red list, it's inspected every year and they inform us how the bridge is.

Mr. Pineo: Townsend dam is not a bridge; does not apply to this. We could do maintenance associated with it as needed. We do have a few of those in town -n just to be clear to public. One board Oks this, we'll take the 2018 report and put it on the web site so it's accessible for everyone.

Mrs. Murray: What do you do to protect water from sealant?

Mr. Randall: has done research; get environmentally friendly sealant. Water quality then not impacted.

Mrs. Murray confirms Mr. Randall will get the green sealant.

Mr. Randall: absolutely.

Mrs. Murray MOTION to create a Bridge Department account 01-43130 for the purpose of tracking costs for bridge maintenance and repairs. And Oks expenditure of \$21,000 in equipment costs listed on bridge maintenance document.

SECOND Mr. Deshaies. APPROVE 5-0.

L. Discussion: Storm Drain Stenciling

Mr. Pineo: Last fall, member of public discussed stenciling around catch basins and identifying that catch basins dump into bodies of water. Fall was not time to mark the catch basins; now is the time of year to do that; during highway street cleaning, line and crossing painting. I have a proposal to purchase 12x23 stencils for catch basins; has picture of fish and says "dump no waste; drains to the lake." Also found there are options used in some communities - an adhesive decal for sidewalks; you can design it how you'd like; can print a QR code that takes pubic to town web resources such as Wolfeboro Waters, water quality statements, etc. I'd like a few of those this year as a pilot and see how they hold up. Want board approval so when Steve gets out there painting; get stencil ordered plus adhesive decals and refer that to Wolfeboro Waters.

Mr. Harriman: can you do a combination of stencils and decals?

Mr. Pineo: Just a minimum order of the adhesive decals.

Mr. Harriman: went online to price and see how the decals work; seems they stick to concrete, asphalt well. Might not survive a winter; could not find pricing.

Mr. Pineo I have that.

Mrs. Murray: downtown today around Yum Yum Shop, found a decal in front of a drain.

Mr. Freudenberg: They've been there for years.

Mrs. Murray: shows they'll hold up.

Mr. Senecal MOTION to move forward with storm drain stenciling.

SECOND Mr. Freudenberg. APPROVE 5-0.

M. Discussion: Depot Street/ Central Ave. parking

Mr. Pineo: following workshop with police commission, intersection of Depot Street and Central Ave. Traffic flow – Depot – two-way traffic without a stop sign at the intersection with Central. Depot St. has four parallel parking spaces. Traffic can only flow to Central Ave. Traffic can flow from Railroad Ave. to Central Ave. to Report St. intersection – up Depot St. toward Glendon. Conversations with Steve Randal, director DPW and Wolfeboro Police Lt. Maloney – we've sketched it out for you,. Will have to remove at least one parking spot on hill of Depot St. and install a stop bar, stop sign and paint a crosswalk slightly diagonal across. We looked at a straight across crosswalk, we don't have the tip downs to do that now. That would be problematic. We'd like to do that immediately.

Then, we want to conduct a traffic study in that area to determine the best thing for that entire area related to traffic flow. We hope to as part of South Main water reconstruction project 2024 involves the railroad and Central area. We want the traffic study so when that project is underway, we can have a final project that makes sense and promotes traffic flow and pedestrian safety. BoS has the sketch.

Mr. Senecal: need to do something. Agree traffic study can help if this doesn't work.

John Sims RR museum- Watch the traffic there every day. Asks to be part of the discussion.

Depot St. traffic turning left onto Central- vehicles start moving to the left coming down hill toward Central. Asks where the stop sign would be. Traffic slow in area. Have not seen accident/two vehicles– just the car into shop. front. Slower traffic is safer. Straighten out the congestion can lead to accident. Asks about accidents in the area.

Mrs. Murray: stop sign there and crosswalk is because of the car that went into the nail shop. We're hoping if we get them to STOP, then turn to Central we could prevent an accident. That's the motivation for the stop sign and crosswalk. It's an easier, safer way to get across there.

Mr. Senecal: Any time you add a crosswalk, people pay attention; not so much the stop signs.

Mr. Sims: adds that the car that went into the nail salon was parked there already and she moved forward instead of reverse – that was the last accident.

Mr. Harriman: police department could give records showing history for the intersection there. Move ahead with the project.

Lt. Guy Maloney, Wolfeboro PD: crash into DP Nails- Mr. Sims was accurate. Driver backed up; got startled, then accelerated forward into the building.

Mr. Freudenberg: says stop sign will be effective. If only one spot is eliminated. Reason people start moving to left coming down hill, people are parked there; road becomes narrow forcing you to move to left. If there's a stop sign and a line – traffic controlled better.

Mr. Pineo: discussed idea of making that one-way; just too aggressive. Need a traffic study first.

Mr. Senecal: this is an inexpensive way to create fewer issues there.

Mr. Harriman: we talked about two stop signs – one on each side of road. People look to left so it'd be more visible along with one on the right.

Mr. Senecal MOTION to move forward with Depot Square crosswalk and stop sign.
SECOND Mrs. Murray. APPROVE 4-0-1. Mr. Deshaies abstains.

N. Approval: Pickleball facility concept plan

Mr. Pineo: met with pickleball board members to discuss next steps after last meeting and MOU for feasibility study at the Pop Whalen and Abenaki facility. Put together an MOU draft based on templates. One concern – high bar established by the BoS. Laid out a number of concerns; we believe based on meeting last Friday with pickleball group, they recognize those concerns as well.

Conversation went sideways. Discussed Filterbed Rd. A lot of has been done on town property just beyond the wastewater treatment plant. Parking area there now and finished up by Stave and crew. We went to the site. It made for a healthy dialogue. Pickleball group said that might be a better location and better bang for buck and have Norway Plains conduct a feasibility study there as opposed to a study on the Pine Hill Rd. site which we knew would be troublesome. Asking BoS consider a pickleball facility concept plan be studied by Norway Plains for the Filterbed Rd. site. Thank you.

Mr. Harriman: Linda and I met with Jim and small contingent from the pickleball group. Went to the Filterbed Rd. site that afternoon. Eye-opening for everyone; seemed like a good idea and investigate further.

Mrs. Murray: site looked like a good possibility; and a parking lot and used for people that want to go on cross-country ski trails. Site will be used by many; a better spot for the pickleball facility with fewer issues.

Mr. Harriman: there are utilities there – water, municipal sewer. Convenient for a lot of things they would need.

Mr. Deshaies: that area has been under utilized for years. Good idea.

Joe Santoro: NH Lakes Region Pickleball- Jim had a brilliant idea; had not thought about Filterbed Rd. site before. A lot of promise to the idea. Encourage the board to modify our relationship with Norway Plains to let this happen. If this site is successful, there's another advantage. The 50 or so parking spaces we normally use at Foss Field would be freed up for merchants for downtown Wolfeboro. Results of the study would be brought to BoS for a final decision.

Mr. Deshaies MOTION to approve the BoS authorizing Norway Plains to do a preliminary feasibility study for a pickleball facility on Filterbed Rd.

SECOND Mr. Senecal. APPROVE 5-0.

O. Approval: Wolfeboro Waters Letter of support

Mrs. Murray: Two documents included in BoS packet; Wolfeboro Waters met Monday. Committee made some notes on the shorefront resident district document. Comments on areas where they'd like to see changes. Planning Board to work on this in the near future. Since Wolfeboro Waters is a subcommittee of the BoS, they wanted to let you see it prior to being sent to the planning board. Second document is a letter to the planning board looking at the stormwater management regulations for commercial projects in relation to the Hunter's project. They're concerned about runoff from the parking lot slope, the extent of impervious surface, auto intensive use all combined to make a high impact site. Concerned about runoff. Wanted BoS to see it before sending to planning board.

This is informational – the subcommittee wanted BoS to see these. It was emailed by Amy Tuesday.

P. Approval: Board Committee assignment, rules of procedure, Primex training

Mr. Harriman: BoS assignments to different committees.

Mr. Freudenberg: Why are these in yellow; mostly my name?

- Agriculture Commission: David Senecal
- Budget Committee: Brian Deshaies; alternate Linda Murray
- Cable TV Advisory Committee: Luke Freudenberg; alternate Brian Deshaies
- Chamber of Commerce: Luke Freudenberg; alternate Linda Murray
- CIP Planning Committee: Linda Murray; alternate Brian Deshaies
- Charette Committee: Linda Murray
- Conservation Commission Liaison: David Senecal
- Economic Development Committee: Brian Deshaies; alternate Linda Murray
- Special Events-Last Night Wolfeboro: Linda Murray
- Emergency Management Committee: David Senecal; alternate Luke Freudenberg
- Emergency Operations Planning Committee: Linda Murray; Luke Freudenberg
- Energy Committee: Brian Deshaies
- Friends of Abenaki: David Senecal
- Friends of Libby Museum: Luke Freudenberg
- Hazard Mitigation: Brad Harriman
- Heritage Commission: Luke Freudenberg
- Library Liaison: Linda Murray
- Milfoil Committee: Linda Murray; Brian Deshaies
- Negotiations Committee: David Senecal
- Planning Board: Brad Harriman; alternate Brian Deshaies
- Police Commission liaison: Luke Freudenberg; alternate Brian Deshaies (new alternate post)

- Public Safety Building Committee ad hoc: Luke Freudenberg, David Senecal
- Railroad Building/restroom committee: none needed right now since Charette committee absorbed the issues.
- Short Term Rental committee (issue being handled through Planning Board); Linda Murray, if needed.
- Town Dock Committee ad hoc: Linda Murray, Brian Deshaies
- Wolfeboro Community TV: Brad Harriman
- Wolfeboro Historical Society: Luke Freudenberg
- Wolfeboro Waters: Linda Murray; alternate Brad Harriman

Libby Trustees Meeting

MOTION Mr. Freudenberg to move into Libby Trustee meeting. SECOND Mr. Senecal.

Q. Discussion: Friends of the Libby Museum response letter dated March 30, 2023 [letter attached]

Mr. Harriman reads letter into record. (brief summary here)

- *Donations and pledges returned since percentage needed for renovation project fell short in March 2023 warrant article vote*
- *FOLM awaits plan by BoS/Libby Trustees on next plan to address building issues*

Mr. Harriman: this letter was expected. We had discussed engaging with Bergeron Technical Services to reassess building needs; prioritize repairs needed and costs; get a plan moving forward.

Mrs. Murray: repairs needed on plaster falling down. We held \$300,000 because we thought a big renovation was coming. We need to do these things so it looks like we care about it in this coming season – wherever the money comes from – the \$300,000 or existing budget. I think those things need to be done.

Mr. Harriman: agree

Mr. Freudenberg: some items could be handled at local level. Plaster for instance, painting; some outside issues. Trees removed will bring more light into building and keep moisture out. Little things can be done to improve the museum for this season.

Mr. Harriman: Good to have Bergeron take a hard look at the building from bottom up and put budget numbers on these; prioritize and get bang for the buck. Wants to get issues repaired in the right order – to the best of our ability.

Mr. Deshaies: suggests town counsel see if we can't dual purpose the museum.

Says in the deed and will it has to stay as a museum. Perhaps have a second purpose to add value for citizens of Wolfeboro. Not sure what that purpose would be; perhaps a small addition that would help support the museum and benefit town. Just a thought.

Mrs. Murray: says Mr. Deshaies wants town attorney opinion on whether a section of the museum or a section added for something other than the museum.

Mr. Deshaies: yes.

Mr. Pineo: can reach out and get that.

Mr. Harriman asks for MOTION to come out of Libby Trustees meeting:

Mr. Freudenberg – so moved. SECOND Mr. Senecal. APPROVE 5-0.

Mrs. Murray: asks about **item P** on agenda – Primex training. Is that something we need to talk about?

Mr. Pineo: Over past year, we updated harassment training in the fall. One stipulation in the policy was all boards, committees, commissions, etc. were subject to that policy. We have to provide everyone with a level of training. Michele Chamberlain, HR coordinator working on having some of this done online; and for the various boards to be able to look at rules and procedures for various boards and committees – which may require updating. Code of conduct as well. This will happen through boards, commissions, committees. Be aware you'll be contacted about the full harassment training that can be done online.

Mr. Harriman: Also under agenda item P – rules of procedure – is that to be addressed tonight?

Mrs. Murray: fine with rules of procedure the way they are.

Mrs. Murray MOTION to approve our rules of procedure for 2023.
SECOND Mr. Deshaies. APPROVE 5-0.

6. Other Business
None

7. Committee Reports

Mr. Deshaies: EDC meeting- discussion about an August event similar to the M/S Mt. Washington event last summer. We all had Cate Park bids meeting last week; Brad, Linda and I walked Port Wedeln project area – a lot of work.

Mr. Freudenberg: Chamber meeting – parking issues this summer discussed. DPW two large communication boards to potentially inform people about strict parking enforcement if that happens. Encourage people to use the trolley.

Mrs. Murray: Library trustees meeting; chamber social at Morrissey's; walk with engineer at Port Wedeln – adding a second catchment basin. Met with White Gate Road residents with Jim; pickleball meeting with Brad; EDC meeting with Brian; Special Event- Last Night Wolfeboro committee today to get organized for Dec. 31. Not meeting again until September.

Mr. Harriman: Planning Board last night -work plan for the year. Wolfeboro Community TV this morning; pickleball group meeting; Cate Park bid meeting; Port Wedeln walk-through with engineers, etc.

Mr. Senecal: bid opening for Cate Park.

8. Town Manager's Report

Mr. Pineo:

- Brian/Luke and he also attended cable franchise meeting this week. Questions out to Breezeline – waiting for response; putting out a survey to citizens – five easy questions – will be forthcoming. Hope to meet in July; public hearing August to determine direction with cable TV.

- Brian/Linda there's a budget committee meeting 4/26, 6 p.m. at library.
- Several months ago, cross country group asked for MOU to fundraise. They're closing in on being able to go forward with construction of snow-making line. Wants to have update BoS 5/3 get construction MOU. Have this in place for snow-making winter 2023/24.
- Wolfeboro Singletrack- passage of warrant article. Need to update operating agreement/mechanism. Asks for two BoS to work on that preliminary document before being brought to full BoS. Who can assist?

Mrs. Murray: agrees to help – and wants financials from group.

Mr. Deshaies: will volunteer to help.

- Parking and traffic: from 4/12 meeting with police commission; includes dockside parking lot issue. Lt. Maloney and Mr. Pineo attended virtual meeting with a vendor. Informative session – this vendor has 45-million users. Recently adopted by NH parks program. Way this works – no cost to town for signing a contract. Three year contract – vendor makes money on parking. If one hour of parking is \$1, credit card charge is \$1.40; \$.40 goes to credit card company. Whether it's \$10 or \$1, credit card company gets \$.40. Town is charged \$.25 on that for a credit card fee. Town would net \$.75. Interesting that there's no need for kiosk; either use the app or call in to pay. People who signup with the vendor/app we can set up geofencing. If they come inside Wolfeboro boundaries, customer gets alerts to parking sites/availability. Police department had no issue with ticketing. For example, you register five vehicles under one account. You pull into a parking spot; the app registers/tags the license plate; gives you time. From enforcement standpoint, if they've exceeded time – two/three hours, you write a ticket based on that. No issues from PD on that.

Wants to schedule joint work session with police commission and BoS next week for a May 3rd ordinance change and try to get this done. Tricky part is it's a 30-45 day implementation. Questions?

Mrs. Murray: clarify for audience – this is dockside parking lot pilot program; there are four handicap spots; does not apply to handicap spots.

Mr. Pineo: correct. Discussed with vendor and he understood. Three-year contract – if approved could be year one could be dockside lot; year two decide where in the core area decide where we want this program. Year three...

Mrs. Murray: problem with three years. If we want to change to a meter, we may want to hold public hearings or put a warrant article out. I think there will be pushback for people paying for parking. Should have a public hearing and get public input. I think if it's a one-year pilot – but not interested in committing to three years unless we have some public input.

Mr. Deshaies: not interested in paid parking anywhere in Wolfeboro. Only other town around lake that does is Laconia; we're different. Likes a system that monitors parking to help department monitor parking limits. Can you have two hours free parking, then person charged after that - much like EV charges in town. Or police are notified to go write a ticket. Likes information for police – but should we be the first town other than Laconia to charge for parking.

Mr. Pineo: at a loss/confused; I thought this was the plan.

Mrs. Murray: plan was a pilot parking program at dockside lot this summer.

Mr. Pineo: that's the only way the vendor does it – three year contract.

Mr. Freudenberg: have to tackle this parking issue. I like the one year pilot program. Maybe before we get ahead of ourselves – do the public hearing before the pilot. Worst case scenario – if we push it to next summer -have to address parking issue. We don't have the parking that Meredith has and other towns. Downtown core very small; people want to get in and out. Parking needs to be enforced; need to move people through. Employees and owners park in front of businesses; trying to solve forever. Have a public hearing; keep this issue moving.

Mr. Pineo: no fee with three-year vendor contract. We can enter that contract for just dockside parking. Question is what we charge or at all. We have to – that's how vendor makes revenue. We can hold public hearing May 3rd; get input – go from there. Trouble – is timing; we'll be behind eight-ball.

Mr. Freudenberg: we can do public hearing and enforcement aspect this summer. If pilot has to happen next year – and if there's voter support; people may be against paying for parking. But people realize how hard it is to come to Wolfeboro, get a spot. Same vehicles sitting in spots all day long.

Mrs. Murray: That's the enforcement piece. Would like to see pilot at dockside as prime location as we talked about. We don't know what parking situation will be if parking is enforced. If they park down there all day we enforce it; we pick up the cost of the ticket; we try that. We can put meters at dockside at most valuable parking spaces.

Mr. Deshaies; notes Saturday parking in Meredith and Weirs Beach scarce. Weirs Beach as kiosks now; you're not finding a place to park. Alton Saturday parking scarce, too. Other towns in same predicament.

You do pay to park at Weir's Beach municipal spots around lake and boardwalk only.

Mr. Harriman: explore this to next level; get information for May 3rd meeting and digest information. We could decide to hold off a year. We need to come up with plan for PD and give them tools to be able to keep cars moving through town. Talking about this for years- worth exploring and learning more from Jim on this idea/concept.

Mrs. Murray: This is one piece of the parking issue. Not the PD aspect of police marking tires or not and dealing with parking violations – causes biggest problem – people parking all day long.

Mr. Pineo: this would only be dockside parking area. If I understood correctly. This program does not give the ability to enforce other than within dockside parking lot.

Mrs. Murray: Also looking for long-term parking throughout town. Parking not turning over every two hours. Brian mentioned a company. I'd like to look into that also. We'd get a lot of parking if we could get business owners cars out of town.

Mr. Deshaies: paid parking throughout town would be crazy. Moves his own car every two hours. (lunchtime)

Mrs. Murray: dinnertime, parking regulations are off.

Mr. Harriman: Give Mr. Pineo direction- how to proceed toward May 3rd.

Mrs. Murray: no problem meeting next week on the dockside parking if it's for one year. Would like to also get a program for police enforcement without having them walk the beat – which is what we talked about [April 12] also.

Mr. Deshaies: we also talked about bicycle officer going between Clark Plaza and downtown Wolfeboro – I believe. If that happened, someone would be there most of the day. They can do some parking enforcement.

Mr. Pineo: Wednesday 4/26 a budget committee meeting on town calendar; not sure of police commission schedule. Give me a date for a joint meeting to determine what can happen May 3rd. If there's a public hearing I've got to get it noticed tomorrow. Public hearing would be an input session; parking in general, dockside

Mr. Freudenberg: dockside parking in general. More people are informed for this summer and we're going to take enforcement seriously and more conversations – people will be informed; people put on notice that it's going to happen.

Mrs. Murray: need public hearing notice in the paper for next Thursday. Maybe Elissa can write an article.

Mr. Freudenberg: wants to have information from public ASAP.

Mr. Harriman: Mr. Pineo needs more direction?

Mr. Pineo: I'll figure it out. What you're looking for is potentially a one-year pilot parking program at dockside and way for WPD to enforce two-hour parking without any type of parking fee structure.

Mrs. Murray: refers to Mr. Deshaies idea that the enforcement device would take pictures and they could get indication if somebody's gone over time limit; they could come back and don't have to monitor all day.

Mr. Deshaies: offers to do more digging into parking monitoring companies and prices. Did discover different parking ticket fines around Lakes Region. Alton - \$75 or \$72 – (which is state rate); \$50 for first offense is standard; second offense \$100; third offense \$200.

Mr. Harriman: can go over that later.

9. Questions from the Press

Elissa Paquette: Can write article about parking issue. What is hearing date? What would be covered? Do you, Jim, have parking costs/charges?

Mr. Pineo: would not guess on parking fees/charges. Will give hearing/date/charges some thought.

Ms. Paquette: Otherwise, it's just a general article that this is under discussion.

Mr. Harriman: yep.

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

Suzanne Ryan: Libby Trustee session questions- What plans BoS has about opening museum about mold issue in building? Examined her paperwork: you've got the tools here to come up with plan – as trustees of museum. Struck by Brian putting on an addition and using it for something other than the museum. You have a warrant article indicating how that \$300,000 would be used. 2013 Quantum findings; need to measure movement of building annually; last time that done she finds is 2019. HEB/Sturgis on stabilization, Cobb Hill and Alba as structural part of building – in 2019 – pointing out issues. You realize this; public may not. 2014 Glasson suggested 2016 and 2017 you do some things. Those failed as to the moisture issue. Asks that as trustees get together; town manager not a trustee – meet and talk about what you're going to do to move this town building forward; keep it in good repair. Do what's right for the building. We're talking about a community center. Let's fix what we've got. Electric building is stabilized. You're doing diligence on what needs to be done around there. I'd like trustees to have a meeting on Libby and do what's needed and save the building – for public purposes.

Mr. Deshaies: it was the voters' decision that decided they did not want to go forward.

Mrs. Ryan: talking about the building there today needs stabilization; moisture remediation and you're opening it soon.

Mr. Deshaies: shocked that the FOLM had an all or nothing plan.

Mrs. Ryan: not going down that road.

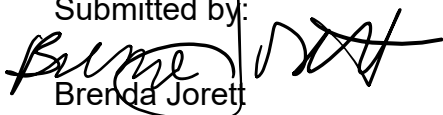
Mr. Harriman: public made comments; not getting into a debate. Thank you, Suzanne.

Mr. Senecal MOTION to ADJOURN at 9:34 p.m.

SECOND Mrs. Murray. ALL APPROVE – 5-0

Next Meeting dates: May 3, 2023 Regular Meeting
May 17, 2023 Regular Meeting

Submitted by:


Brenda Jorett