

MINUTES

Wolfeboro Board of Selectmen Meeting

Wednesday, August 2, 2023, 6:30 PM

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.

BoS members Present: Mr. Harriman, David Senecal, Linda Murray, Luke Freudenberg, Brian Deshaies
Staff: James Pineo, Christine Collins, Director Parks and Recreation, Steve Randall, Director DPW;
Capt. Mark Livie, Wolfeboro PD

Mr. Harriman: Need for non-public session? [Non-Public Session RSA 91-A: 3]

Mr. Pineo: No, we do not.

Mr. Harriman reads a remembrance following death of Shirley Ganem.

Shirley Ganem has dedicated 20 years to the Town of Wolfeboro as a member of the Board of Selectmen. Shirley served the citizens and taxpayers of Town of Wolfeboro from 1985-2005 serving in a very professional manner having been a strong link between the habitants of this community and their government. Shirley has always been ready to assist in all aspects of municipal government, being called upon daily for service and information. Shirley always gave above and beyond in her duties as selectmen, representing the voters of the community in a fair and honest manner. A valuable person with a lot of history has been lost and will certainly be missed by everyone who worked with her throughout the years she served in the community.

1. Consideration of Minutes

i. July 13, 2023 Special Meeting

MOTION Mr. Freudenberg to accept the minutes as written. SECOND Mr. Deshaies. APPROVED 5-0

ii. July 19, 2023 Regular Meeting

Mrs. Murray:

1. Page 2, Continuation of Class VI road, second paragraph, third line – should say RSA 674:41
2. Page 13, 10th line from bottom – says ‘Mr. Pineo: [shows deed image/sketch on screen] This is pulled from the registry of the deeds; from the corner of the building out.’ STRIKE everything else in the paragraph; would like to **attach the Central Square Condominium deed** from the Registry of Deeds. It is not three feet and then narrowing down. I have no markers on the plan to be able to correct that.
3. Page 15, 6th line from bottom: says ‘we’re granting them special this is a special permission.’ Take out the first ‘special’ so it reads correctly.
4. Page 22: under my committee reports- says- “Monday, Milfoil Committee had dash unit” ADD “...in Back Bay for the last day of the series.” Delete rest of sentence up to ‘Library.’ ADD to the sentence-‘dash unit’ – “The dash unit went into areas done before the cleanup.”

MOTION Mrs. Murray to accept minutes as amended. SECOND Mr. Senecal. APPROVED 5-0

2. Public Hearing(s)

Unanticipated Funds/Donation

- i. The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, August 2, 2023, at 6:30 PM in the Great Hall of Wolfeboro Town Hall for the acceptance of unanticipated funds less than \$10,000 in accordance with RSA 31:95-b III, relative to a donation (non-monetary) from Wolfeboro Single Track

Alliance of a police bicycle to the Wolfeboro Police Department. The bike is a Trek Roscoe 8 worth approximately \$2,500.

Mr. Harriman opens public hearing regarding donation. No public comments. Board?

Mr. Deshaies: Thanks to them for the generous donation. Good public relations. Also hope the group is saving for a reserve fund. Would like to see funding go to a reserve fund.

MOTION Mrs. Murray to accept the Wolfeboro Single Track Alliance donation of the Trek Roscoe 8 bike for the Wolfeboro Police Department worth approximately \$2,500. SECOND Mr. Deshaies. Approved 5-0

3. Bulk Vote

Mrs. Murray: Would like to remove item B from the bulk vote. Talked with the assessor. This is the Sewell Wood area; I have questions about denial. He was going to do more research. Would like to table that until the next meeting.

Mr. Harriman: Is that a motion?

MOTION Mrs. Murray to remove item B from the bulk vote. SECOND Mr. Freudenberg. APPROVED 5-0.

Mr. Harriman: entertain a motion to approve the weekly manifests.

MOTION Mr. Freudenberg to approve the weekly manifests. SECOND Mr. Senecal. APPROVED 5-0.

A. Weekly Manifests

i. July 21, 2023 \$ 110,976.55

ii. July 28, 2023, \$ 367,797.00

B. Property Tax Refund/ Abatement [TABLED as per MOTION above]

i. Various locations: Tax Map 202 Lot 48, Map 216 Lot 42, Map 229 Lot 1, Map 229 Lot 16, Map 104 Lot 9, Map 258 Lot 29, Map 258 Lot 30, Map 266 Lot 12 and Map 271 Lot 1
1 DENIAL

4. Board/Committee Appointments:

Deputy Forest Warden

i. Max McClaskie

MOTION Mr. Senecal to appoint Max McClaskie as Deputy Forest Warden. SECOND Mrs. Murray. APPROVED 5-0.

Deputy Health Officer

i. Jason Durance

Mr. Harriman: Notes Jason Durance is also the code enforcement officer.

MOTION Mr. Freudenberg to appoint Jason Durance as Deputy Health Officer. SEOCND Mr. Deshaies. APPROVED 5-0.

5. New Business

A. Approval: Authorize the Board of Selectmen Chair to sign an LCHIP grant for the Conservation Commission

Lenore Clark, Chair, Wolfeboro Conservation Commission [WCC]: Asking for BoS to duly authorize purchase of WCC property in N. Wolfeboro at the base of Whiteface Mountain. Contains parking lot to popular Whiteface Mountain hiking trail. LCHIP [Land and Community Heritage Investment Program] grant of \$37,500 – requires BoS chair to sign agreement – copy to Town Manager and copy here. Can be

signed by municipal certificate of authority document to sign tonight or can be reflected in the minutes. Either way is OK by NH LCHIP officials.

Mr. Harriman: questions from board?

Mrs. Murray: Has town attorney looked at this?

Mr. Pineo: Yes – his concern was ensuring it's in alignment with warrant article as it was written. And based on how warrant article was written, through conversations, that WCC had the ability to apply for the LCHIP grant.

Mrs. Murray: thank you.

Mr. Harriman: other BoS questions/comments? Entertain motion.

MOTION Mr. Senecal to authorize the BoS chair sign the LCHIP grant agreement for the Wolfeboro Conservation Commission. SECOND Mrs. Murray. APPROVED 5-0

Ms. Clark: Thank you; will be back in two weeks to ask at a public hearing to accept the unanticipated funds.

B. Approval: \$3,000 Water Resources Non-Capital Reserve for 319 phase IV

Mr. Pineo: My understanding that this work has been completed at Camp Pierce-Birchmont. Work involved retaining wall and alleviate sand migration into Lake [Wentworth]. Capital reserve fund was to help with these projects. Project is \$3000 short; asking BoS to use the fund for this purpose.

Mr. Harriman: questions?

Mrs. Murray: Would like to give some background on the project. [Camp] was having a washout at the top of the beach which is quite steep. This involved new drainage swales to address that. Wentworth Watershed Association paid one-third; if we approve, we'll [Town] pay one-third; [camp] owners pay one-third. We felt that was a fair divide of the extra funds that needed to be spend. I am in favor.

Mr. Harriman: other questions/comments from board? Motion?

MOTION Mrs. Murray- move to expend up to \$3000 from the Water Resources Non-Capital Reserve for Camp Pierce-Birchmont 319 phase IV. SECOND Mr. Senecal. APPROVED 5-0

C. Discussion: Electric Department Capital Projects Update

Mr. Pineo: Electric Department director Barry Muccio here to update BoS on capital projects.

Mr. Muccio:

1. Voltage conversion Phase V: large-scale project; started two years ago to do voltage conversion in the area of Mill, Bay, Varney, Friend St., up North Main St. to Forest Rd. and surrounding areas. Included new sub-station. Project complete. Under budget – approximately \$15,000 on the right side of that number. Final payment to be submitted this week; then project closed out.
2. Voltage conversion Phase VI: related – continuation of Phase 5; approximately 75% complete. New polls have been set. Were waiting on transformers as we have been on a lot of projects. Last two [transformers] came in yesterday. Should be able to complete Phase VI in fall/anticipate November; new wires; that will eliminate any 4KV left in town. Major milestone when old substation is dismantled on Filter Bed Rd.
3. Voltage conversion Phase VII-Turtle Island Rd. – a continuation of these projects being done since 2003. Most of that work was performed over winter. Trying to keep away from that area in summer due to summer residents. Most work done in winter and spring. Project complete. Final payment made. Some cleanup remains. Believe everyone is happy how the project came out considering how different it looks today. Opened area up; Cleaned up a lot of stuff that has been buried in woods for a long time.

4. Bridge Falls Path: Parks and rec project assisted on; lighting fixture replacement; BoS chose the fixtures. They have arrived. Received all concrete foundations last week. Bid the project; contract awarded to Moulison Heavy Electrical, Biddeford, Maine. Will begin after Labor Day -less use on path then. Have to jump through hoops on Shoreland Protection. We have direction on permit needed. Believe we can get an expedited permit under the municipal NHDES guidelines. Moulison Heavy Electrical well qualified. They've done Manchester Airport, NHDOT, State of Maine Turnpike and Tollbooth Authority. Two-three weeks, they'll have this done.

5. M.E.D. boat: 2023 project; out to bid. Recognize 10-12 month build time. Not an 'off-the-rack- type boat. Next spring we could see the boat/be using the boat.

6. Pop Whalen project: Electric Department end of it – we borrowed a transformer from the wastewater treatment plant conversion project to swap some things around so they could get up and running for fire suppression and snowmaking. Replacement transformer did come in and was swapped over. We're done there – projects closed out.

Questions from BoS?

Mr. Harriman: any questions from board? Good to get update. Thank you [from all].

D. Approval: \$29,000.00 PW Equipment Capital Reserve Fund to purchase a swing arm mower

Mr. Pineo: Steve Randal, director Public Works [PW], to request funding to continue roadside ditching and cleanup.

Mr. Randall: Looking for access to the capital reserve fund to purchase a swingarm mower for the loader we bought this spring.

Mr. Harriman: Will this leave the capital reserve funds we need for anticipated purchases moving forward and this year.

Mr. Randall: You should have the updated 11-year plan before you. My goal is we should by end of this season be carrying around \$50,000 from this year into next year. Continue to build that as we go. The plan is to balance the 'ask' over the next decade. As more expensive things come in we have some money so we don't have to go up and down on the ask.

Mrs. Murray: I went back to the warrant article. Put \$300,000 into the capital reserve fund last year. This piece of equipment was not part of this. Steve, you had just arrived, Dave Ford had just left. When I went back, I was missing that plan and that spread sheet showing where we were today and where we were going to go. I asked Jim to find out how much would be left in the fund. My understanding, is there's \$131,481 – is that before this piece of equipment is purchased?

Mr. Randall: Yes.

Mrs. Murray: That will leave us with just over \$100,000. I hope when we come to next year – in your capital reserve and the equipment – and a 10-year layout- I want to see Abenaki in that and other capital reserves. It makes it a lot easier when we have to make a decision in any year - when we know what was spent and what was projected. I don't have any problem; I'm just looking...

Mr. Randall: Asks Mrs. Murray if she has PW spreadsheets.

Mrs. Murray: No

Mr. Pineo: Those are the new CIP sheets you'll be receiving.

Mrs. Murray: I had to go back to the deliberative session presentation – none of this had taken place yet.

Mr. Randall: New ones will have the entirety of PW; full breakdown of every piece of equipment that needs to be replaced; the schedule, life-expectancy and pricing. Then this form has it broken down per year, per division for the next 11 years.

Mrs. Murray: That's what I'm looking for that we did not have for this year. That's great.

Mr. Deshaies: Also went digging and found it; One thing I could not figure out – not your fault...

Mr. Randall: Don't know – it could be.

Mr. Deshaies: Just wondering because of supply chain issues, was there net extra cost to buy this in two pieces?

Mr. Randall: No. Always intended on buying the mower for the loader. Problem was did not have all the information at the time to submit in April when we purchased the loader – which is why it got broken out.

Mrs. Murray: Do we also have a side mower that goes on one of our tractors?

Mr. Randall: No. What we have is a bush [mower? hanger? unintelligible] that goes on the back of a tractor. We do have an arm mower that goes on one of the sidewalk plows. That is in very rough shape.

Mrs. Murray: OK. There used to be a blue tractor with an arm that came up Pleasant Valley Rd.

Mr. Randall: That one on the back of the tractor, I guess was sold a couple years ago. They have a front-mount one that goes on the older sidewalk trackless machine – and it breaks down every time it goes out.

Mr. Freudenberg: I've seen it at Carry Beach for the last two weeks.

Mr. Randall: exactly.

Mr. Harriman: other questions/comments? Motion?

MOTION Mr. Freudenberg Move to expend up to \$29,000 from the Public Works Capital Reserve Fund for purchase of a swing arm mower. SECOND Mr. Deshaies. APPROVED 5-0.

E. Discussion: South Main Street Water Project update-Stantec [PPT printout attached to minutes as per Amy Capone-Muccio/Mr. Pineo]

Mr. Pineo: PPT available to board/packet; arrived this afternoon.

Jerry Fortin, Stantec: Jonathan Bork + Alana Gartin – part of design team working on the South Main Street water system project. Briefing includes scope of project, challenges; key items – traffic control. [refers to PPT throughout the following minutes]

South Main Street from Smith River Bridge to Pickering Corner (first slide); includes Railroad + Central Aves. + Depot St. Presentation:

- Gives background on project
- Existing conditions
- Design considerations
 - Scope of proposed improvements
 - S. Main St. traffic control – if there's nightwork
 - S. Main St. traffic control daywork
- Railroad/Central Ave. area- nightwork in that area due to number of businesses there
- Questions/discussion- ask as we go along.

1. Background:

- water system dates to late 1800s; this project mostly original pipe from 1930s; multiple repairs in this area over years; believed lead pipes.
- Will replace and install about 2600 linear feet of water main; 2400 linear feet water services
- Lines to be replaced mostly in the same trench – Central/Railroad section that deviates a little to work around sidewalk, curbing, etc.

Mr. Deshaies: What percentage of town's water system does this involve?

Mr. Fortin: 170,000 feet-something like that; small percentage of entire water system. Certainly less than 5%.

Mr. Harriman: If I recall, two of the service lines are not just to curbside, but all the way into buildings – good for the public to know.

Mr. Fortin: correct. *[continues presentation]*

- Project includes preparation of plan, specifications, permitting, bidding, construction.
- Received DES approval with a budget of \$2.3 million for S. Main St. water main/service project

2. Existing conditions

- Congested, urban area
- Existing underground utilities: sewer, communications, drainage
- Existing overhead power/communications
- On street parking, sidewalks
- Storefronts to back of sidewalks
- Traffic key concern

3. Project design considerations

- Construction season: mid-April-December
- Given seasonal variation- tourist season. No work Memorial Day-Labor Day: Center Street project a few years ago took three years- worked six weeks spring; eight weeks in fall
- Consider night vs. day work for this construction.
 - Choices made impacts residents/businesses in project area
 - Consider access/traffic control/parking for businesses/residents; sidewalk access
 - Consider whether there are contractors willing to bid nightwork.
 - Water service during construction- temporary water main buried shallow to service buildings

Mr. Harriman: what is the percentage of night work vs day work projects? Cost for nightwork?

Mr. Fortin: usually a 15% premium. More costly for nightwork *[continues presentation]*

4. Project specifics-proposed improvements in concept plan in PPT

- 1600 linear feet along S. Main St. from Smith River Bridge to Pickering Corner. 10-year plan showed that as a section of 8-inch pipe to be replaced with 8-inch pipe; however there's 12-inch pipe south of Pickering Corner – 12-inch pipe proposed north of Smith River Bridge. Working with Steve [Randall] now; we think that section should be 12-inch on that S. Main St. section – details TBA; This concept plan proposes 12-inch pipe installation in this section of downtown.
- 850 feet of water main on Railroad Ave. + Central Ave.
- 170 feet fee water main on Depot St.
- 2400 linear feet new water service in this downtown area.
- New hydrants, valves corporations/appurtenances -
- New Town water meters proposed

Mr. Deshaies: Is this the oldest system in town?

Mr. Fortin: one of the oldest.

Mrs. Murray: What goes up N. Main St. is, I thought, the oldest. It's a long pipe going up there.

Mr. Fortin: yes.

5. Traffic control -night work *[dimensions shown on PPT slide]*

- 6-foot wide trenches required for work- 10-foot wide area for excavator/equipment; total for maneuvering 12-foot wide- takes up half the road for construction. Part in road; part in parking area.
- Proposes maintaining alternating one-way traffic; flaggers to alternate traffic flow. Happening beside construction work
- Production rate at night 85-feet per day. (vs. daytime – 100 linear feet per day) – requires 200 linear feet of work zone to accommodate equipment, materials – everything to put water main in trench.
- [Details S. Main traffic control + installing water main] operation moves down the street.
- Length of project – production of 85 linear feet a day (at night) – 1600 linear feet to be replaced/installed – will take a while.
- Production rate on water services – two a day for installing pipe and getting backfill– excluding restoring landscaping and other surface things.
- Nightwork 9 p.m.-6 a.m. – after restaurants close; construction done before morning hours hit.
- Moving construction operation: As project moves down street, you lose 15-20 parking spaces because of construction/traffic diversion. Traffic restored for normal daytime traffic.
- Doing all this trying not to destroy sidewalk, work around utility poles; access to businesses, side roads – even with alternating lane traffic.

6. Daywork:

- Two-way traffic maintained all times – barrels, cones, traffic control devices – movable
- Production rate – 100 linear feet a day; Two a day water services
- 7 a.m. – 5 p.m.
- More impact to parking spaces because of work space; traffic shifted to the opposite side
- Traffic restored at end of workday; night traffic normal

7. Railroad/Central Aves. Work

- Night work there due to density and smaller footprint of parking and aisles – already one-way traffic.
- Phase 1 construction night work *[refers to slide-see attached]* Railroad Ave. 30-35 spaces – taken – might not be at once and might be a few days. Businesses not affected if nightwork.
- Phase 2 -Central Ave. same operation – slightly fewer spaces -20-25 -impacted on Central due to the configuration.
- Phase 3 Depot Street water main- 170 feet – zero-four spaces impacted – still a couple days work.
- Production 85-feet a day; two water services a day; work hours same 9pm-6am

Scenario could be – up for discussion – some daywork some nightwork.

Mr. Deshaies: Why not two days, three nights; do this together for three days; then have a four-day weekend? Same amount of work could be done in three days and less downtown impact.

Mr. Fortin: Understand contractor will not work continuously.

Mr. Deshaies: Unless there are two different crews.

Mr. Fortin: Getting a contractor that has the ability to mobilize two different crews and work continuously. We generally do not see that.

Mr. Bork: With water line, you start on the upstream side and you work progressively. You want to reduce as many fittings as possible. Only an opportunity for more leaks in the future. You don't piece water line together – drainage, sewer. You start at Pickering Corner – isolate that one area.

Mr. Deshaies: My dream world – it would be one crew started Tuesday till Tuesday night; another crew comes in and continues where they stopped. Continues to Thursday. Same amount of construction in three days.

Mr. Bork: In this area – it's very hard. Sargent out of Maine does this. We've asked them; Coleman, Continental, Severino. When we discussed nightwork – almost all said no.

Mr. Deshaies: OK

Mrs. Murray: We'll have to discuss with school system in terms of busses on road; this will be impacted over a period of time. And with the two-lane traffic, can you keep it at a regular pace?

Mr. Fortin: Not a regular pace. It's not going to move at 30-mph.

Mrs. Murray: Then we'll have to address the backlog that'll happen at Carpenter School; that's the main issue. If what Brian said could work – that would be great. If not, and we keep two lanes of traffic going in daytime, we should be alright. Might be slower – but you can still get in and out of town as opposed to one lane.

Mr. Bork: We did that on Center Street. In theory, sounds good. Unfortunately, there's a backlog north and south. We'll make that worse with channelized traffic when you're going to a 10-foot lane; excavator swinging out toward you – there are many variables that would prevent that. That's why Center Street took two-and-a-half to three seasons.

Mrs. Murray: You can't maintain two lanes?

Mr. Bork: You CAN – it's just going to negatively impact the traffic.

Mrs. Murray: I understand that – but it won't impact it as bad as one-way traffic. That can knot this town up in a very short period of time. I would go for two-lane traffic,

Mr. Bork: We're only considering one lane for night work.

Mr. Fortin: one-lane at night when traffic volumes down – that's practical.

Mr. Deshaies: We can't find anyone that wants to work at night.

Mr. Fortin: That's why we're here for discussion.

Mr. Senecal: Does S. Main Street – from Pickering Corner to bridge – have a concrete road bed/underlayment?

Mr. Bork: We believe that's only the original road. Roughly 20-24 wide from the original blueprint you saw; original concrete road is only 12-foot lanes. Some of the road is 50-feet wide; and the water main is on the north side. We shouldn't run into any concrete. That's why we're going back in the same trench. We know there's no ledge; have the appropriate depth; that's the idea of putting it back in the same trench.

Mr. Fortin: We have a small area where we deviate; we don't deviate that much - a few feet off the original trench.

Mr. Senecal: If we put sewer, etc. in there at a later time, we could run into issues with the concrete roadbed.

Mr. Bork: Potentially.

Mr. Harriman: Please use the microphone.

Mrs. Murray: Asks for project timeline – start next spring? How many years to get this project done? We need to come in with sewer, then drainage – what are we looking at

Mr. Fortin: Assuming April startup, get the temporary water installed before Memorial Day; that's shallow; temporary water. Then come back after Labor Day and start on water main installation until November; installing all water in that fall season. Then to spring season for final cleanup; final items. Target water main completion in 2025.

Mrs. Murray: spring 2025.

Mr. Fortin: yes – completing the project.

Mr. Harriman: Do you anticipate the temporary water would be only in that fall season; you don't have to worry about freezing; new main would be functional for the businesses; cleanup and other stuff later on.

Mr. Bork/Mr. Fortin – nodding – Mr. Bork: we would have to isolate the project accordingly.

Mr. Fortin: Intention of doing it this way is we wouldn't have any temporary water leftover for the winter of 2024-25.

Mr. Harriman: thanks-very informative.

Mr. Fortin: Next steps are looking to build consensus with police/fire/public works and consensus with BoS; discuss with more contractors. We've talked to quite a few; not one yet that's interested in nightwork.

Mr. Harriman: We need to have meetings too with stakeholders downtown so they're informed on what to expect.

Mr. Fortin: We'll do that once we get an idea of what we want to do amongst ourselves on the approach we want to take; then we get public input.

Mr. Deshaies: Will contractors come from MA, RI? How far will they come?

Mr. Bork: Talked to Grenice [?] in Lynn, MA, I believe; they are interested in bidding; we look at public bids all the time. They bid within a drive of an hour or an hour and a half. If this were a \$10-15 million project, the Boston contractors would come up. \$2-3 million project – probably not.

F. Discussion: Port Wedeln project update-Stantec

Mr. Fortin: We had a site walk with NHDES; some of you attended. Since that and submittal, we've received comments from DES. In the process of addressing those now. Recent flooding there; received video. Based on video and site walk, may propose to modify the upper end to take care of more of the water – between Bernard and Lloyd. We're preparing the wetlands application and the next submittal to DES; addressing the DES comments we got. Submitted some information – DES did not seem to have the two previous reports the town prepared with the previous consultant when Dave Ford was here. We provided those to DES. Will follow up to see if DES has additional concerns after reviewing those reports. Staying on track with our design. Our design is consistent with what was proposed in those initial reports. But we would like to get DES confirmation now.

Mrs. Murray: Will you be able to put the project out to bid? I know we need to get more money from the voters. Would be good to have some kind of a bid price if possible to be sure what we're asking [the voters] for.

Mr. Fortin: Part of this next round is we get DES confirmation that everything looks good – the preliminary cost estimate which would give you what you need to budget.

Mr. Deshaies: Any more grant monies available?

Mr. Fortin: In discussions with DES – as they see the scale of the project, that funding may be adjusted with DES. Cannot guarantee it, but it does not hurt to ask.

Mr. Deshaies: No, it does not.

Mrs. Murray: Jim, how much were we getting from DES?

Mr. Bork: It was originally around \$225,000 when we did the site walk with Katie Zinc; she said there were more funds available and we will pursue every fund possible.

Mr. Fortin: I think they had – was it \$225,000 of the original \$450,000?

Mr. Bork: The original approval was \$225,000 of the \$450,000. We know that the original construction budget estimate was not realistic.

Mrs. Murray: Hopefully, they'll want to do the same thing again.

Mr. Harriman: other questions/comments on Port Wedeln? Thank you.

G. Discussion: Sewer Line Extension project

Mr. Pineo: In your packet – memo from me outlining sewer extension project on Forest and Varney Rds. Contract awarded to Dawson Excavation. Anticipating mobilizing immediately after Labor Day. Varney Road first. Decision needed by BoS on connection criteria as outlined in the warrant article presentation. This was approved by the voters this past year. Any property within 100 feet of the line must connect.

Question for BoS is – on the ‘must connects’ is there any flexibility the board wants to exercise concerning connection fees and collecting those fees over time. I’ve outlined 8 options that outline every variable we could face.

We know we have some failed systems that must connect. And those connections must be paid at time of connection. However, people that are within 100 feet, not in failure, they’re required to connect. We want to give them the flexibility to pay over time – or do we want them to pay immediately. The way the ordinance is written, BoS has the authority for anyone outside that 100 foot parameter to require them to connect. Question becomes, if they’re in failure, should we require them to connect immediately and pay the connection fee immediately. If they want to connect and their system is in good operating condition, do we want to exercise some flexibility with fees.

Have attached to this a criteria for the inspection of the existing septic systems. I’ve worked with Brad on this. One of the reasons we appointed Jason Durance as deputy health officer. It’s easier to have staff assist with this to determine whether these are in failure or not in conjunction with a license septic installer. Questions?

Mr. Deshaies: Is it possible to have anybody who chooses to pay a connection fee over time but do it at an appropriate interest rate? It wouldn’t cost taxpayers additional money over whatever period of time is chosen to pay the connection fee.

Mr. Pineo: We could investigate that. Not sure how it would cost the taxpayers money because it’s a connection fee. We’ve already the monies for that connection.

Mr. Deshaies: There’s a time value to money. If we break it up over a period of five years or 10 years, their connection fee ends up being less in dollar values than if they connected today.

Mr. Pineo: If the board wants to investigate this, we can.

Mrs. Murray: Brian’s correct about the time value of money. I wouldn’t give them as much as 10 years to pay it off; would be more apt to do a three-year which would be more reasonable. This is something that comes out of the blue at them; there are other fees they’ll have to pay besides the connection fee. A three-year period might be more reasonable.

Mr. Harriman: That’s what I was thinking – two or three-year time frame; not stretch it too far. If it ever did get to a point where the person didn’t pay, we’d have the option of putting a lien on the property. I believe at that point, interest is charged once it’s in that process.

We spent a lot of time on this; the option for voluntary hookups for systems that are not in failure is a good incentive. I think it makes it more palatable to the people there. We felt that was a good approach for the board to discuss and consider.

Mr. Pineo: If someone is outside that 100-foot area and a system is not in failure, if they want to connect within a year, we would give them the flexibility of a three-year time frame – if that’s what you [the BoS] agree to.

However, when that one year passes, and the septic system is in failure, they have to pay the full connection fee immediately. Period. No questions asked.

Mr. Deshaies: This is a benefit for people with a failed system. A new system would cost a lot more money than this connection fee.

Mrs. Murray: I read this; the eight options seem to make sense to me . Well done; no issues with the way it was written and what it says.

Mr. Harriman: If you figure the cost for a connection fee and the cost for a septic tank, pump system – it's about all the cost of a new system. It would be \$10,000-\$12,000. New systems are \$30,00 or so.

Mr. Pineo: We have determined – correct Brad? That the way this system has been designed, the installation of tanks and pumps on peoples' property, they do not need additional state permitting because that has been factored into the project.

Mr. Harriman: correct.

Mr. Pineo: It's a matter of the individual contracting with a contractor with our plans to install the tank, the pump and make the connection. We've done some leg work for them.

Mrs. Murray: Do we check to see how the tank and pump is installed or do they have to have a signoff by their installer.

Mr. Pineo: That would be done through the licensed installer.

Mrs. Murray: OK-that's what I thought.

Mr. Pineo: You're in agreement on a three-year term? If you could motion that it would be helpful.

Mr. Harriman: Everyone good with a three-year term for the payment plan?

Mr. Freudenberg: Will all the potential property owners know the start date? It would behoove them, if they're interested in it, to have the contractor when they're doing it – do the hookup from their property right to the system.

Mr. Pineo: The intent is to get this information ratified by you this evening; within the week get the certified letters out to everybody identified on the plan – here is what the options look like going forward. We'll get a signed receipt- that gives the notification that the one-year – or if it's a failed system, it's X number of days to make the connection.

Mr. Freudenberg: Somebody may want to do it while Dawson's is installing the line. It'd be easier for the property owner and having access to the contract we're using to potentially do their own work as well.

Mr. Harriman: We've already pulled the mailing list and have the labels ready to go.

Mr. Deshaies: What happens if someone comes to us with an extreme hardship?

Mr. Pineo: There are some RSAs related to hardships and options available to the town. Those are also fairly aggressive; it means putting a lien on the property.

MOTION Mrs. Murray to adopt the proposed amendments to the sewer extension connection criteria fees and conditions with the fees being paid over three years and all other documents in this July 25, 2023, labeled "Sewer Extensions." SECOND Mr. Deshaies. APPROVED 5-0.

H. Approval: Request to paint Pickleball lines on Tennis Courts

Mr. Pineo: no one here from the pickleball group; Christine, any input?

Christine Collins, Parks + Recreation Director: Not sure why pickleball representatives not here.

Reached out to some tennis community members; we do not want pickleball lines on two more tennis courts. **We already compromised with pickleball lines on two tennis courts [shared courts]; plus there are two pickleball courts. Pop Whalen pickleball courts are also available. I believe there's a tennis community that wants to keep the two tennis courts as-is; I think we should.**

MOTION Mr. Deshaies: so moved. SECOND Mr. Freudenberg.

Mr. Harriman- discussion? I reiterate what Christine said; It's nice to have two courts dedicated for tennis without the pickleball lines. Can be confusing.

APPROVED 5-0.

I. Approval: Donation from Wolfeboro Single Track for Trails per Warrant Article

Mr. Pineo: Cris Dow [president, Wolfeboro Single Track Alliance-WSTA] is here; there's a memo from me outlining a contract with trail builder for agreed upon trails for this year. Total estimate \$99,143. Insurance from contractor included; they're proposing to do the work as outlined in the warrant article and in the license agreement BoS agreed to July 6, 2023.

Cris Dow: We need to coordinate for WSTA to pay the town; Town manage the project. Can arrange a personal or bank check now or tomorrow. Funds available to do that; pay the deposit to trail builder. We're ready to go. Could start end of next week or week after – as outlined. Questions?

Mrs. Murray: How did trails make it through the rainstorms?

Mr. Dow: Surprisingly well. We had folks go out during the rain. Worse impact was at Fernald – not Abenaki; but Willie Brook was up multiple feet; moved picnic tables and everything down the river. Everything subsided in a day or two. Abenaki there is some water at Tossing Cookies, but at the bottom- likely from saturation; not drainage issues. Considering these storms are massive – little water bars and diversion stuff we did at trail day at Abenaki really helped. Pleasantly surprised at how everything stood up.

Mrs. Murray: good.

Mr. Pineo: Cris – am I correct – that Dawson Excavation work on the cross country ski trails, they did a little cleanup at the Tossing Cookies Trail.

Mr. Dow: The work we wanted them to do was on the Stone Dust trail further down; Brian's brought that up a few times. Further down where the new work is terminating – what the town is paying for the diversion of the Stone Dust towards the lower section and up to the Air Trail, there was a washout on the Stone Dust cross country ski trail. Considering the pathways money in our holding at this point, I reached out to Dawson's and you [Mr. Pineo] to see if while they were there with equipment and stone dust deliveries – they could patch that section.

Mr. Pineo: That work is buttoning up. They're going to submit that as an add alternate so we know how to account for it appropriately to the WSTA.

Mr. Dow: We agreed we would pay for that work in addition to what the town was doing. We were going to check to see if the one entrance for the one bike trail where it joins in the woods that there's no huge ditch or something. We'll check that out tomorrow.

Mr. Deshaies: I have three little asks:

1. Where a bike trail meets a stone dust trail you get a natural sleuth that does cause a washout. If that happens, can we massage the trails so we don't have washouts where the trails meet?
2. Please be very careful when crossing the downhill trails; more 5" rainstorms will happen – the new norm. We don't want to worry about those two downhills washing out.
3. Will WSTA come down for Lake Winnepesaukee Day?

Mr. Dow: Question 1- Where single track meets stone dust – if there are drainage issues, we'll have the trail builder look at that while they are at Abenaki. That is a minor thing; as long as there are water bars/diversions, that can minimize that.

Question 2- crossing ski trails – the person overseeing Abenaki work – that is the intention at beginning of construction; that crossing trails will not be impacted. When we walked that I pointed it out. It looks as though there's erosion on one of the ski trails. If we notice that, we would address that with the Abenaki entity, maybe a water bar is needed up top to divert; something that's not related to the bike trail, but to save the ski run.

Mr. Deshaies: If there's a washout; and then we create a flow of water across it, it could be worse.

Mr. Dow: It could be worse/better – depends on how water is diverted. We are going to plan for and account for that.

Question 3- Send me an email about Lake Winnepesaukee Day details. Happy to look at it.

Mr. Pineo: regarding some of the Abenaki washouts, I've had conversations with Steve Randall. They'll try to spend a day or two out at Abenaki toward end of August related to the washouts.

Mr. Harriman: questions/comments? [no motion needed]

Captain Mark Livie, Wolfeboro PD: Apologies for missing the earlier public hearing. Want to thank Cris Dow and the WSTA for donating a bike to our WPD operation [shakes hands] Only bike patrol bicycle was received; did get an electric bike donation; nice to have a pedal bike – easily pedal downtown. Sorry I missed the earlier part due to an incident outside.

MOTION Mrs. Murray to accept a further financial Donation from Wolfeboro Single Track for future mountain bike trail development from Wolfeboro Single Track Alliance in the amount of \$99,143. SECOND

Mr. Freudenberg. APPROVED 5-0

J. Approval: Memorandum of Understanding Pop Whalen Locker Rooms-Back Bay Hockey

Mrs. Murray stepping down for items J + K.

Mr. Pineo: Period of time working with Victor Drouin and Back Bay Hockey Association on a license agreement for use of Pop Whalen locker room. Now to a point it meets what Back Bay Hockey is looking for. Removed exclusivity clauses which were problematic. Defined what legacy or priority users of the facility are based on history. Amount is \$100,000. BoS can approve a five-year period. And should this be a warrant article to allow voters to extend this for a longer period of time based on Back Bay Hockey request.

Victor Drouin, Friends of Pop Whalen + Back Bay Hockey: Friends of Pop Whalen gave authorization a couple of years ago as part of fundraising to do MOUs with the two schools and secure project funding and provide permanent usage of the facility. Several versions of MOUs have been worked on. Counsel said the original MOUs for \$100,000 or \$250,000 would not work with funding approved for lifetime use of the facility. Voters would have to approve that. We're satisfied with a shorter term provided the BoS come up with a warrant article that is a no-cost article to taxpayers next year to extend those out. Good agreement now – not exclusive; provides priority use for legacy users defined as – Brewster, Kingswood, Back Bay, the town's operation. The town is the biggest contributor to the Pop for ice time. We've defined that in this agreement. This would likely be the same type of agreement with the other rooms that were built for the schools.

Mr. Deshaies: How many lease years would you like?

Mr. Drouin: Most BoS can approve is five.

Mr. Deshaies: I'm confused - need to talk to Town counsel. It says 'notwithstanding paragraph two which says that you can lease for one year unless an agreement for a period of more than one year shall be valid and ratified by the vote of the Town. Notwithstanding paragraph two, the legislative body may vote to authorize the Board of Selectmen to rent or lease a municipal property for a term of up to five years without further voter ratification. Once adopted, this authority shall remain in effect until specifically rescinded by the legislative body or at any duly warned meeting, provided that the lease entered into the prior to the rescission shall remain in effect.'

It doesn't actually specify that we can ever lease for more than five years. I don't think with a Town vote we're allowed to. We'd have to check with Town counsel on that.

Mr. Pineo: We've done this with the railroad freight house – 20-year leases; intent is there will be one for the Historical Society for a 20-year lease. I'll vet that again with counsel. Pretty sure we're on solid ground and the town has adopted the provision by the legislative body to allow this board to go up to five years.

Mr. Harriman: Typically, whenever we propose warrant articles, they always go to town counsel for review. We'd get the opinion.

Mr. Pineo: Fair question.

Mr. Harriman: Any other discussion on the MOU proposed here? Motion?

MOTION Mr. Senecal to approve the Memorandum of Understanding on the Pop Whalen Locker Rooms usage with the Back Bay Hockey Association; execution of this agreement dated August 2, 2023.

Mr. Senecal notes this is the newest agreement, not the other MOUs in the BoS packet; asks Mr. Drouin if they have agreed to this agreement.

Mr. Drouin: This is the one Jim and I went back with last night – it was the final okay.

Mr. Pineo: I just changed the \$125,000 to \$100,000; took out the track changes that you had – left them for their copies; but the signature has them all removed.

Mr. Drouin: We added wording in #3 which defines the priority.

Mr. Harriman: Second on the motion?

Mr. Senecal: Want to make sure we're talking about this *[refers to document in his hand]*.

Mr. Harriman: Yep. Second?

SECOND Mr. Freudenberg. APPROVED 4-0. [Mrs. Murray had stepped down on this item.]

K. Approval: Donation from Friends of Pop Whalen per Warrant Article

Mr. Pineo: Arena is done; on budget. There have been soft costs shifted to operating budget; some negative impacts on that; sound systems, some upfitting to the scorers booth, some other items. We have those details if you'd like to see them. Time has come for Friends of Pop Whalen to come forward to the town. They've done an outstanding job fundraising; but they are short. They are here to ask for an extension to raise the remainder of the money for this project. Victor Drouin and Tom Roberts are here.

Tom Roberts, treasurer, Friends of Pop Whalen: Our obligation to Town of Wolfeboro originally is \$2.7 million. We made a payment July 31 of \$2.05 million; also made payments on behalf of the town in 2022- mainly the metal building and some engineering costs of \$51,171. We're still indebted to the town for \$598,829. Asking for an extension to do remaining fundraising. We had expectations in the original plan for fundraising going into 2019. In 2020, we were anticipating locker room funding that we're still working on. In the process of completing two grant applications that we're hopeful about. Now circling back on fundraising. I'm sure we'll be successful. Just need more time.

Mr. Deshaies: How long of an extension?

Mr. Roberts: Asking for one year. Hope is one year.

Mr. Freudenberg: Jim, how would that affect the budget?

Mr. Pineo: As far as cash flow goes now, we're in pretty good shape. It's not going to be a terrible hit to be able to float this. I understand where they're coming from; applaud them for asking for the extension rather than just walking away. I think we're in a fair position.

Mr. Freudenberg: Would the funds come to the Town as they came to Friends of Pop Whalen so we're not waiting a year for \$598,000. Example – if you raised another \$200,000 – at an appropriate time

would you – turn over the money to the town as you receive it? Or would you wait the entire one year?

Mr. Roberts: Our goal would be to pay it off as soon as possible.

Mr. Deshaies: So you would pay as you received.

Mr. Roberts: yes. Do not have other expenses right now. We do have part of what we owe right now as a bank loan. But we'll be paying that and the Town of Wolfeboro as we collect the money because we don't have other expenses really – minimal operating expenses.

Mr. Deshaies: Do you need to pay off the bank loan first?

Mr. Roberts: I believe we would like to. They're charging us 8%.

Mr. Harriman: If we're extending this out. Is it in the town's purview to talk about or consider an interest rate on that? If we have to fund it for that timeframe – has that been talked about at all?

Mr. Pineo: It has not been discussed, Brad.

Mr. Harriman: I'm OK with it if you feel we're in decent financial shape.

Mr. Senecal: If they're going to pay it down as they receive funding, an interest rate would not make sense to me. That's what you're proposing to do, right?

Mr. Roberts: Correct.

Mr. Senecal: I don't have a problem with that. For one year.

Mr. Harriman: For one year, right. Everyone else good with that? Motion?

MOTION Mr. Senecal to grant a one-year fundraising extension to Friends of Pop Whalen; funds raised during that time be paid down against the \$598,829 owed to the Town of Wolfeboro as money is received.

SECOND Mr. Freudenberg. APPROVED 4-0. [Mrs. Murray stepped down on this item.]

L. Approval: Police Dept. Cost care reimbursement Humane Society

Captain Mark Livie, Wolfeboro PD: Application process to NH Department of Agriculture Market and Foods for reimbursement for a domestic animal case that is ongoing – totaling \$39,038. Application will be reviewed in October 2023. Hopefully something will come back quickly and we can reimburse the Humane Society as they're assisting us with this case.

Mr. Harriman: How did we come across so many cats at the Humane Society? Did litters get dumped on us?

Capt. Livie: This is one incident at one house. Mr. Senecal was there. We took the cats based on the incident. The Humane Society has done a remarkable job taking care of these cats and has helped us with the veterinary bills. There were 21 when we started; we're down to 19.

Mr. Senecal: That was horrible.

Capt. Livie: Sad incident. Very sad.

Mr. Harriman: Other questions/comments?

Mr. Freudenberg: Are any cats up for adoption now?

Capt. Livie: We're waiting for the courts to decide on something; after that they could be up for adoption. It's what we're hoping for.

MOTION Mrs. Murray move to authorize the Wolfeboro Police Department to seek reimbursement of care costs for the Humane Society from Jan. 1, 2023, to June 30, 2023, in the amount of \$39,038. SECOND Mr. Senecal. APPROVED 5-0.

M. Discussion: Review of Town Manager's Evaluation form and set review date

Mrs. Murray: Sent to Amy the evaluation form we've used for years. This is the time – if there are questions or a format that you don't like, we can change it before we fill it out; or if there's a better form, that's fine. If not, we can go on with this one.

Mr. Senecal: We can go on using this one; it's worked out well in the past. We used this with Jim before.

Mr. Harriman: It's been consistent.

Mrs. Murray: We need to set dates. I was thinking by August 23 you could have your evaluation forms to me. I will email them to you. Get them back to me; it means I can cut and paste instead of retyping.

If we have a special non-public meeting for us to review the forms on August 30. That would allow us to meet with Jim either September 6 or 13; we'd make our September 30th deadline for having this evaluation done. If not August 30th, we do September 6th – we'd have a meeting and then a long non-public. That's the reason I thought of an extra day [meeting]. I'm game either way.

Mr. Deshaies: I'd rather do it non-public after a regular meeting.

Mrs. Murray: How to others want to do it?

Mr. Freudenberg: I'm fine with August 30 – special meeting.

Mrs. Murray: Luke good with August 30th special meeting; Brian prefers non-public meeting after a regularly scheduled meeting.

Mr. Harriman: leans toward the special meeting. A long regular September meeting...

Mrs. Murray: That could be the case. This is August 2, August 16 next meeting – and then there's a long gap until the next meeting.

Mr. Harriman: could be a long regular meeting.

Mr. Senecal: whatever you want to do.

Mr. Deshaies: could be swayed with free food.

Mrs. Murray: I'll bring you a hot dog.

Mr. Freudenberg: We can do it earlier.

Mrs. Murray: we can do it earlier, late afternoon – 5 p.m. get you home for dinner.

Mr. Deshaies: 5:30 a.m. - pancakes?

Mrs. Murray: Not cooking you pancakes.

Mrs. Murray: August 30th, 6:30 or earlier?

Mr. Harriman/Mr. Freudenberg: good with earlier.

Mrs. Murray: August 30, 5 p.m.

Mr. Deshaies: What about 3 p.m.?

[consensus] 5 p.m. ??

Mrs. Murray: Compromise on August 30th, 4:30 p.m. for special non-public meeting.

6. Other Business

Mr. Deshaies: Leasing property- RSA4:11A - Have to be careful when look at leasing property because if the property is being used for public use, the RSA states we should not lease that property. Not clear whether you can't lease all of the property or parts of the property. Example – Cate Park. If we're leasing sections of Cate Park and it has a public use, then we're encroaching on RSA 41:11A. It's something we've got to look at. Before we lease things, we should have town counsel look at our lease agreements and make sure that we are not taking away the public use of a property by leasing some of it to a private individual.

Mrs. Murray: Don't we already send all leases to town counsel?

Mr. Harriman: yes.

Mr. Deshaies: Prime example is the tanks over there [Cate Park]; that's a public park and technically we're not supposed to be leasing parts of the park to a private individual.

Mrs. Murray: It said we couldn't take it from public use. We had trees there. The park is still totally usable. I think the tanks are partly on their land and our land.

Mr. Pineo: I can't quite remember – I thought it was a license agreement and not a lease.

Mrs. Murray: You're right – it is a license agreement.

Mr. Deshaies: The two are defined as the same.

Mr. Harriman: Every piece of town-owned property is for public use. According to what you're saying, we can't do a lease on anything the town has.

Mr. Deshaies: We need to be careful.

Mr. Harriman: If we're going to look into this, we need to have this as an agenda item and have all the information to review ahead of time. We'd be able to get town counsel input for a regular agenda item.

Mr. Deshaies: I was looking at spray field information; I was concerned that we have permits to use land as spray fields and we're also using it for recreation. I got some clarification. They said we can use it for both purposes. Happy with that. DES said they would not walk or be where it could spray on them – even though it's chlorinated. They recommend but do not require signage warning people not to get close to spray field when it's under operation. There's no state regulation for signage; that was their take. These are the people that know our spray fields well.

Mrs. Murray: that's why we cut off the two arms of that one spray field to solve that issue.

Mr. Deshaies: Remember the main road we looked at has our water and power lines; people were walking by and the spray field is right there – close; they said it would be prudent to have signage. I'm going to keep this at the forefront and mention it from time to time. We have to work on our sidewalk ordinance. That's something that will pop up next summer. And when we start pulling the road apart..oh, my goodness. We have a lot to worry about.

Mrs. Murray: I think at point, along Railroad Ave., we may want to get out the plot plans that are recorded. We'll need to know what is our sidewalk, and what is theirs.

Mr. Deshaies: Building permit updates were discussed about 18 months ago. I'd like to revisit it soon. We can do something simple like Portsmouth does; A half percent cost for a building permit per \$100,000 of construction costs. Means a \$100,000 addition would be \$500. One-million dollar property would be \$5000 building permit; \$5 million property-\$7500; \$10 million property- \$10,000 building permit cost. Everybody pays the same percentage; equal for all – based on cost of building structures; that's the way Portsmouth does it, Dover – bunch of town does it this way.

Last one- stumbled across RSA 32:V-a says, "the legislative body of any town school district or village district may vote to require that all votes by an advisory budget committee, a town school district, a village district budget committee and the governing body or in town school districts or village districts without a budget committee, all votes of the governing body related to the budget items or any warrant article shall be recorded votes in the numerical tally of such votes shall be printed by the town..and so on." It also says, "any warrant article can be recommended by the Board of Selectmen or the budget committee." We have for years, had our police commission recommend their warrant articles that they bring to us. We should not have been doing that.

Planning can also recommend zoning amendments – that's completely separate, But the Board of Selectmen and budget committee can recommend warrant articles on our town vote. Jim will probably want to get that clarified with town counsel; but that's what the RSA says.

Mr. Harriman: Any other business?

7. Committee Reports

Mr. Deshaies: Police Commission meeting; I do watch other meetings on TV such as ZBA, Planning Board – it's good TV. Spent a lot of time with EDC – Applause for Lake Winnepesaukee Day- things are ramping up; people coming to us about us and looking for space/time and get involved. It's a good thing.

Mr. Freudenberg: Attended Police Commission meeting with Brian; Monday night, Zoning Board approved the Special Exception for Hunter's.

Mrs. Murray: Two Friends of Pop Whalen meetings; went to one water quality meeting looking at issues in Jockey Cove.

Mr. Harriman: No meetings; Planning Board meeting was cancelled.

Mr. Senecal: none.

8. Town Manager's Report – Mr. Pineo

- Shelley Rondeau from VNA would like to collect diapers in the main Town Hall lobby September and main the drop off. September is Diaper Need Awareness Month. We'd be able to help some of our young families in town. Want to put that collection area in the lobby if BoS is OK with that. The staff love this kind of give back and so does the community we'd like to let her do it.

[All BoS members say 'yes'] We'll get that done.

- Last year for Winnepesaukee Day, the Millie B relocated to where the MED boat was; they'd like to do that again this year for [August 11] Lake Winnepesaukee Day. Don't see a problem; MED will relocate their boat for that timeframe.

Mr. Harriman: Don't we have the NH Marine Patrol docked where the MED boat was this summer?

Mrs. Murray: They never showed up.

Mr. Pineo: I see no issue with it; straightforward; *[and continues with his report]*

- Had a meeting with the library regarding mobilization for the public safety building. Their landscape architect has highly recommended that they not do their landscaping until this project is done. Library trustees, I understand, are on board with that. However, it is recommended by counsel that we reauthorize that vote this year in the upcoming warrant for those funds to be able to do that. That will be a warrant article coming to us.
- Steve Randal has put in for and is in the final running for a grant for Mast Landing to get some work done on those docks. There will be funds being asked for in next year's warrant. One of the questions we may have for the board – knowing there are a lot of budget 'asks' already, we still have a significant amount of money in the dockside dock capital reserve fund. It may be a good reason to repurpose some of those funds for that. But that is a future conversation. Thank you, Steve, for getting that secured. We may be able to do something next year at Mast Landing.

9. Questions from the Press

Elissa Paquette: Is there a time set for Cate Park propane tank landscaping?

Mr. Harriman: Don't know if there's a time frame given to us by Mr. Ford down there.

Mr. Pineo: It's my understanding they're coming forward with a plan outlining the building permit for building of the upper deck. I am hoping it will all be tied up with that project.

Mrs. Murray: Are we going to have to wait until they're through with the construction? I've had a lot of complaints that we have those tanks sitting there; people don't particularly like the looks of them. I didn't know that we were not going to have that completed by the summer.

Mr. Pineo: AS I said, I just got correspondence the other day. I know Jason Durance just got back from a brief vacation. He is trying to work through the particulars on that.

Mr. Deshaies: Not the propane tanks that are closest to the water – the other tanks that are further back – I remember there being three propane tanks and one CO2 tank for a soda machine. Recently, I saw four propane tanks and no CO2 soda machine tank. They look like new tanks where those tanks replaced and was an extra propane tank put in place of a CO2 tank.

Mr. Pineo: I don't believe we ever had a license agreement for a CO2 canister. We had propane agreements for two banks of four-125 gallon tanks and they may have swapped vendors.

Mr. Harriman: I recall there were two banks of four.

Mr. Deshaies: There was a CO2 there.

Mr. Harriman: That was not mentioned in the agreement. Anything else?

Ms. Paquette: When Peter Ford spoke to you about tying that in with that deck project did it give a timeline for that project?

Mr. Pineo: I have not been speaking with Mr. Ford; I've been speaking with his contractor.

Ms. Paquette: Are they giving you a sense of when that would be done?

Mr. Pineo: No, they have not.

Ms. Paquette: OK, thank you.

Mrs. Murray: Jim, can we out a date on when they have to have the landscaping done? We did it last fall; I expected it to be there this summer – it isn't. If they're doing construction, I don't want to go through another summer with that the way it is. I would like it done sooner than later.

Mr. Pineo: I'll see where Jason is with the building permit; I'll see what I can glean from that point.

Mrs. Murray: thank you.

10. Public Input

No public comments.

MOTION Mr. Senecal to ADJOURN at 8:25 p.m. SECOND Mr. Freudenberg. APPROVED 5-0.

Next Meeting dates:

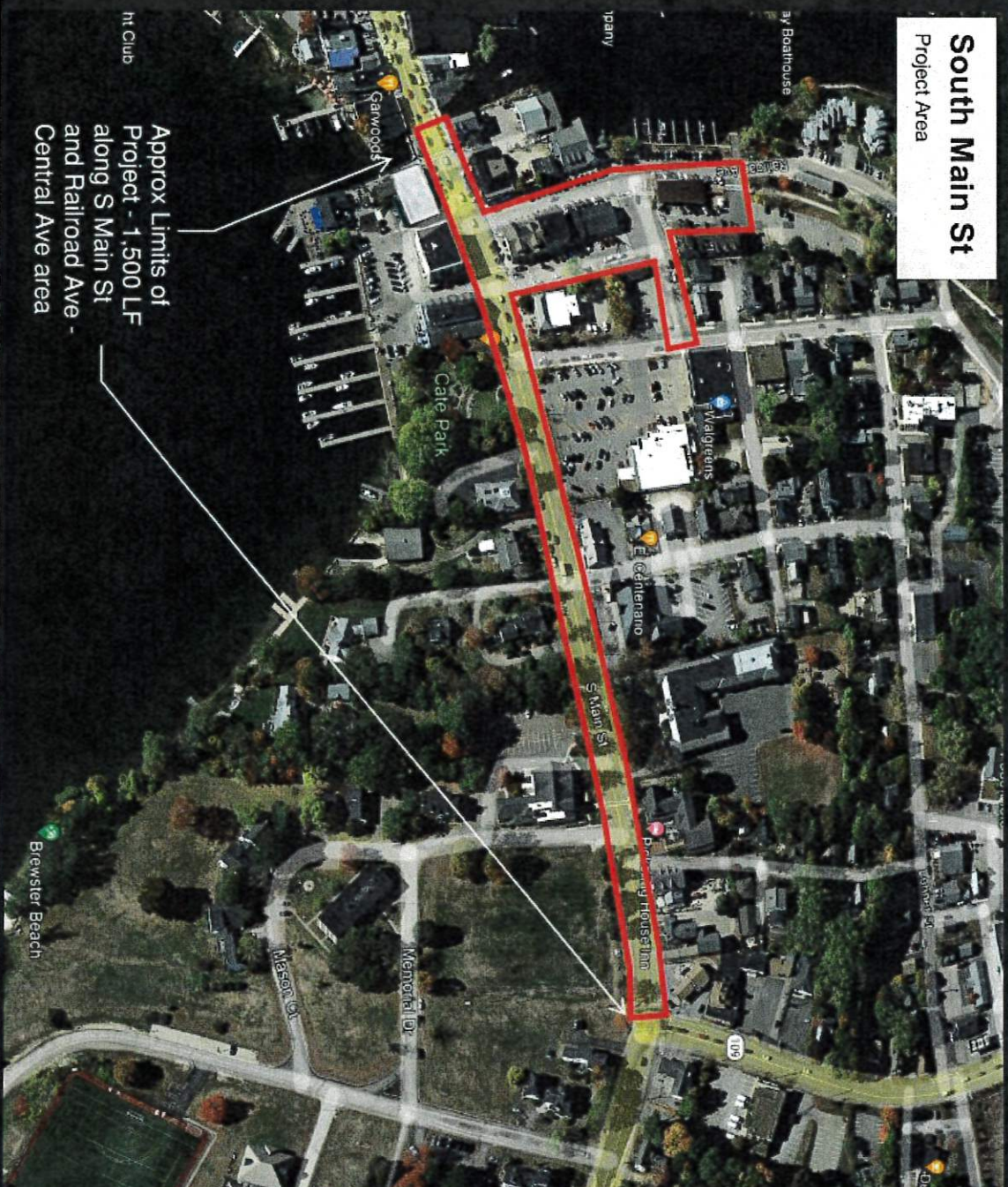
August 16, 2023, Regular Meeting

September 6, 2023, Regular Meeting

Submitted by:

 
Brenda Jorett

South Main St
Project Area



Approx Limits of
Project - 1,500 LF
along S Main St
and Railroad Ave -
Central Ave area

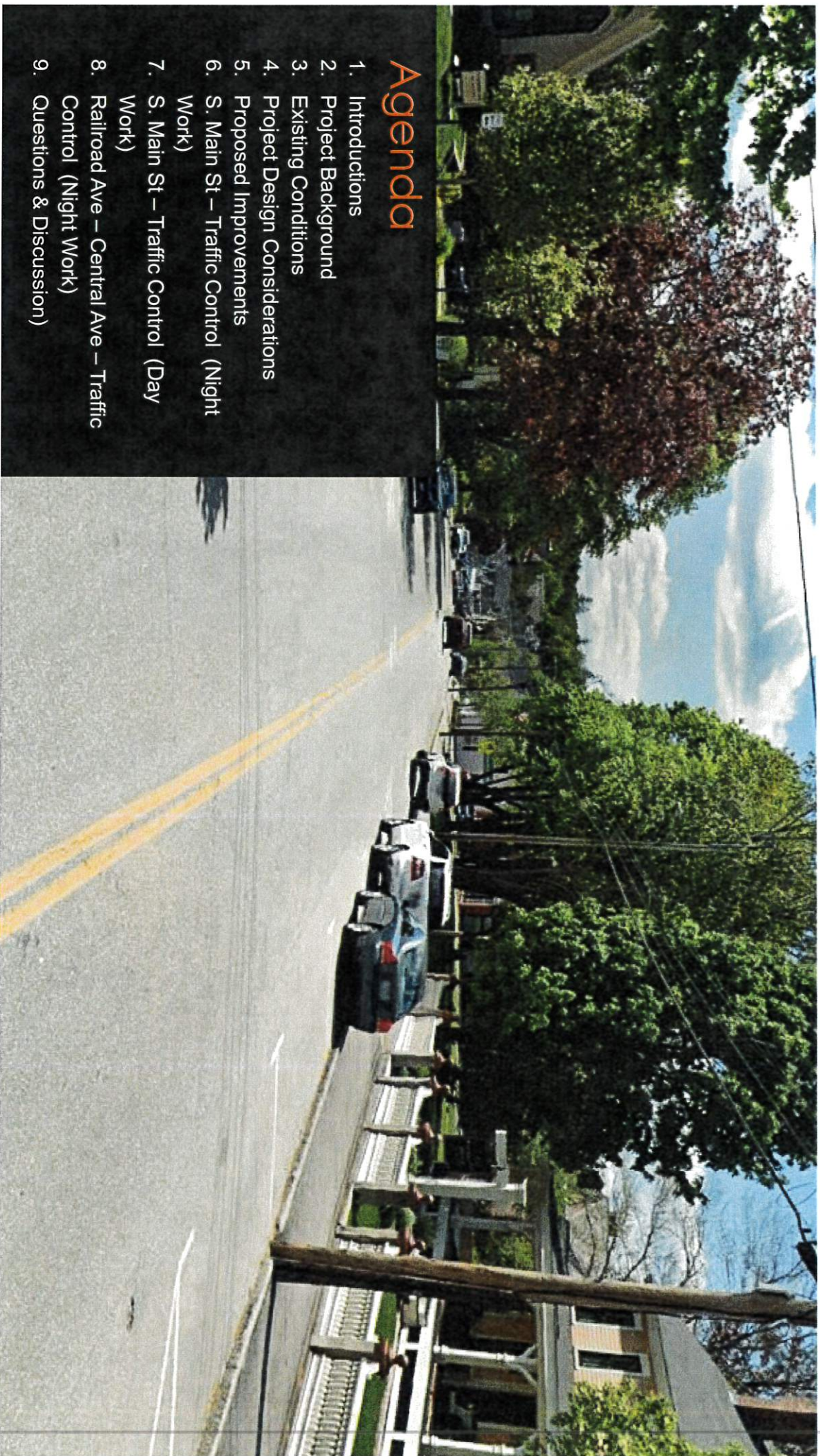


BOS Meeting
South Main St
Water System
Project

Town of Wolfeboro, NH

August 2, 2023

8-2-23
Bo attached

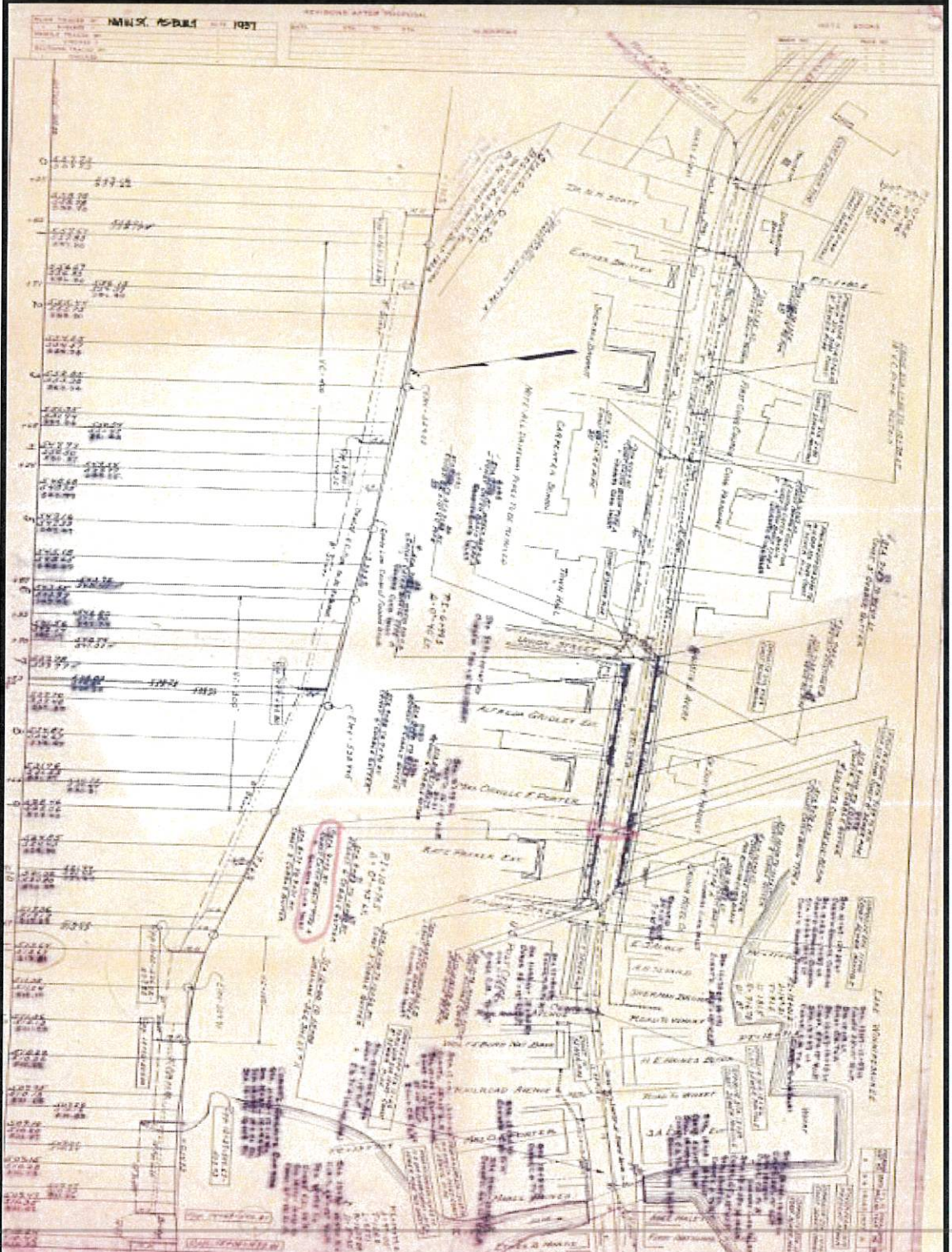


Agenda

1. Introductions
2. Project Background
3. Existing Conditions
4. Project Design Considerations
5. Proposed Improvements
6. S. Main St – Traffic Control (Night Work)
7. S. Main St – Traffic Control (Day Work)
8. Railroad Ave – Central Ave – Traffic Control (Night Work)
9. Questions & Discussion

Project Background

- Wolfboro Water System dates back to late 1800's
- Project area is mostly original pipe dating to 1930's.
- Town performed multiple repairs of system in project limits in last few years
- Believed most of water system has lead components due to age



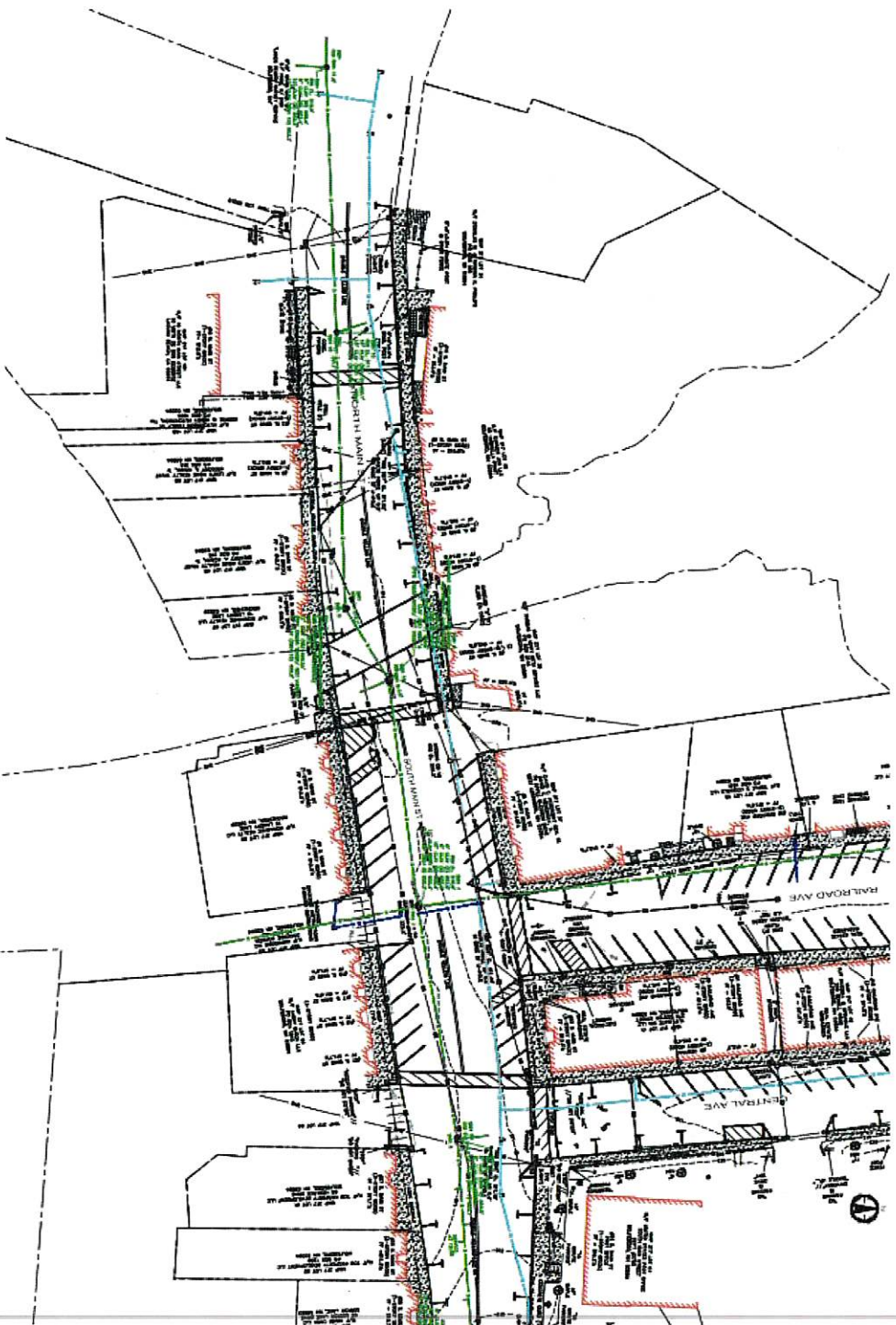
Project Background

- Project Includes:
 - Approx 2,600 LF of new water main
 - Approx 2,400 LF of new water services
 - Lines mostly replaced in the same trench
 - Preparation of plans, specifications, permitting, bidding and construction
- Project Approved for NHDES Funding
 - Budget = Approx \$2,300,000



Existing Conditions

- Congested Urban Area:
 - Existing underground utilities sewer, communications, drainage, etc.
 - Existing Overhead power and communications
 - On Street Parking
 - Sidewalks
 - Store Fronts at back sidewalks
 - Traffic



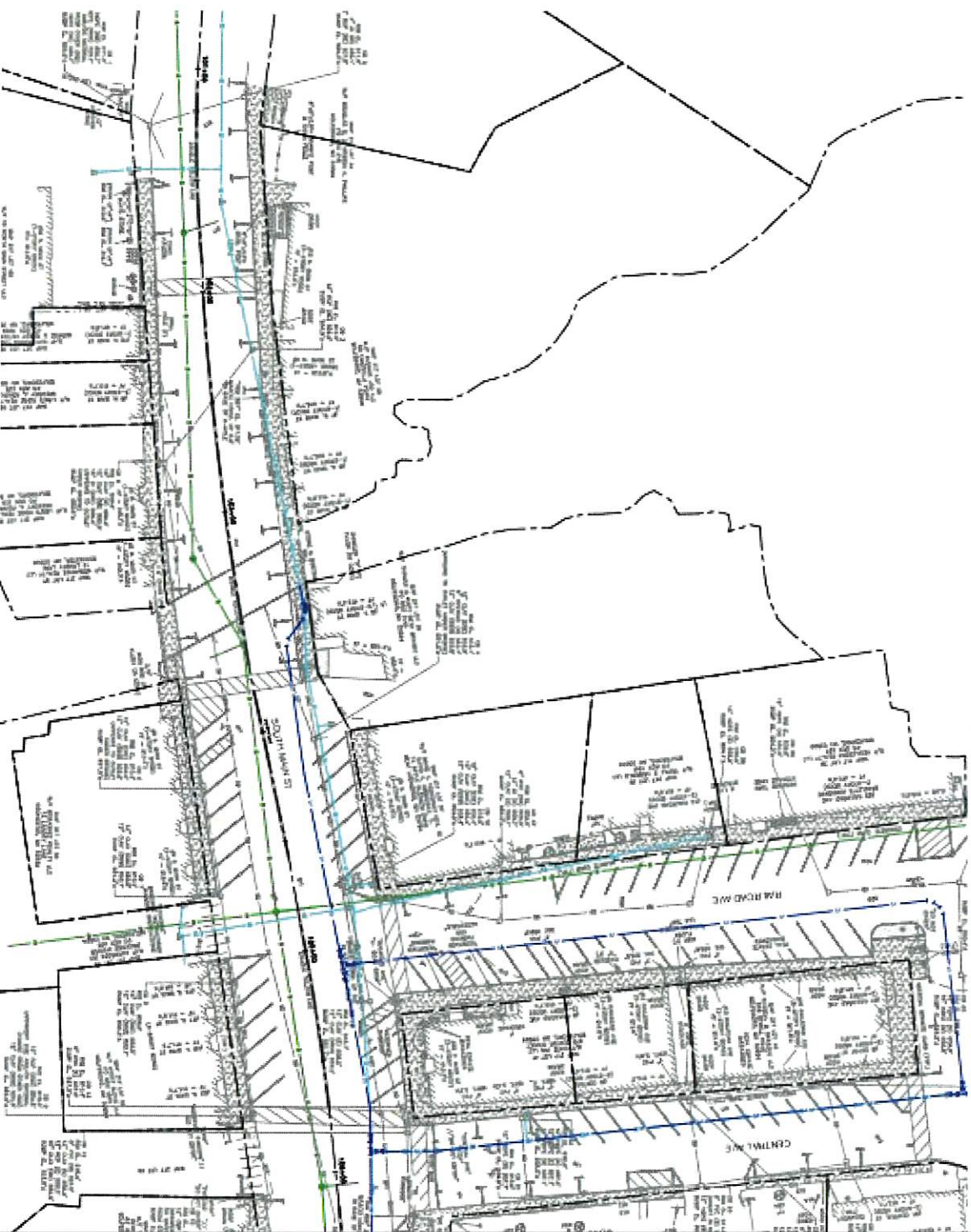
Project Design Considerations

- Construction Season
 - Duration – Mid April to Mid December
 - No work Memorial Day to Labor Day
- Night versus Day Work during Construction
 - Impacts on Residents & Businesses
 - Maintaining Access
 - Traffic Control
 - Parking
 - Sidewalks
 - Contractors Willing to Bid Night Work
- Maintain Water Service during Construction
 - Temporary Water Main
 - Temporary Water Service Connections



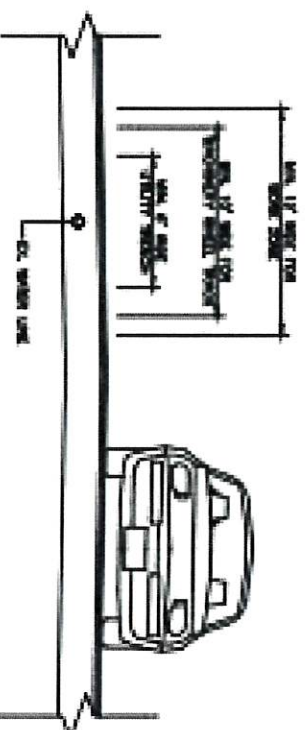
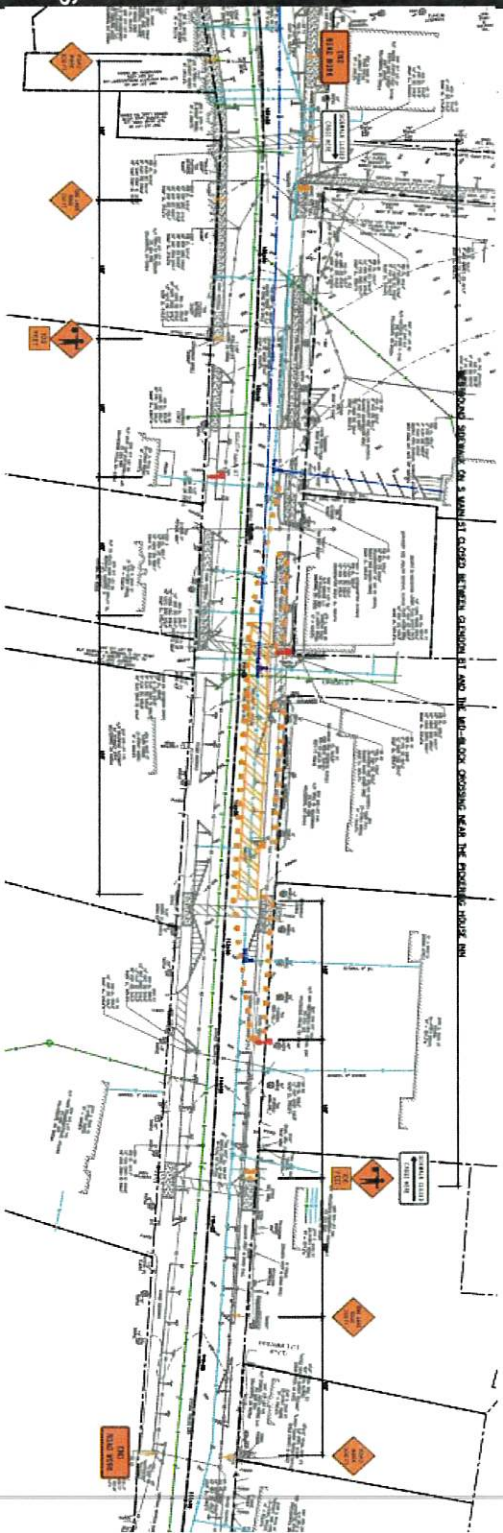
Proposed Improvements

- Approx. 1,600 LF of New Water Main along S Main St
- Approx. 850 LF of New Water Main along Railroad Ave and Central Ave
- Approx. 170 LF of New Water Main along Depot St
- Approx. 2,400 LF of New Water Services
- New hydrants, valves, corporations, and associated appurtenances
- Town proposes to install New Water Meters



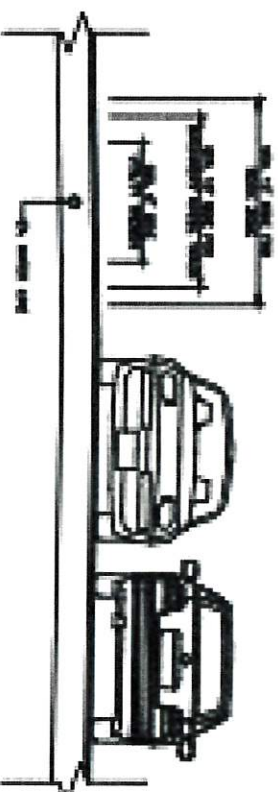
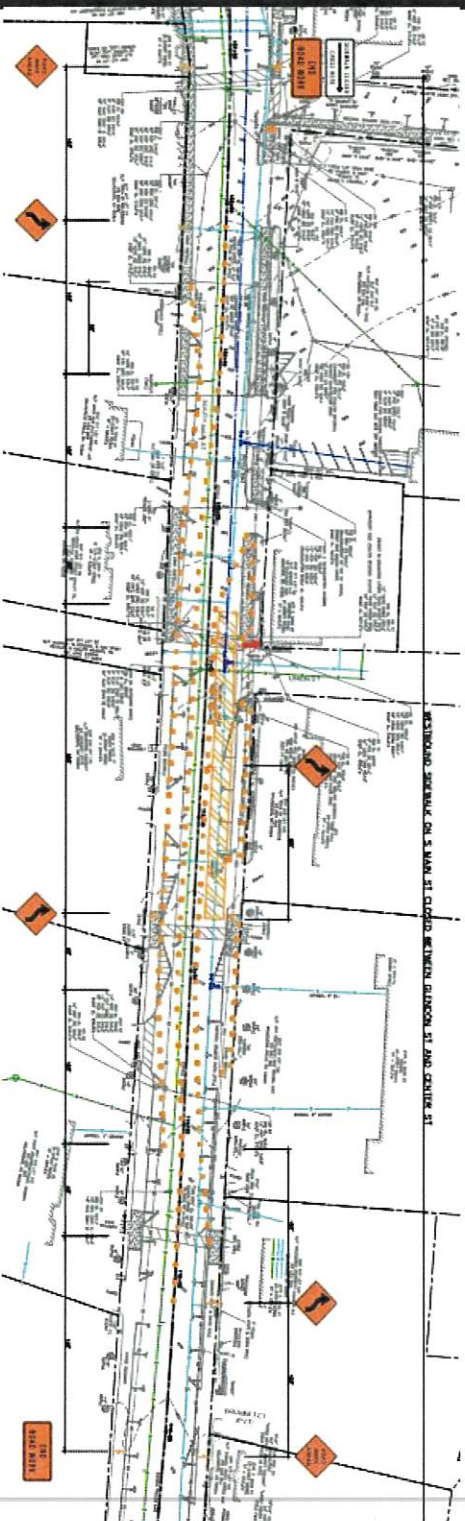
S Main St Traffic Control (Night Work)

- Night Work (assumptions):
 - Alternating one-way traffic
 - Production rate is 85 LF per day
 - Production typically decreases by 10-15%
 - Production rate is 2 water services per day (excluding surface restoration / landscaping)
 - Work hours - 9 PM to 6 AM
 - 15-20 parking spaces lost during each night's construction
 - Traffic is restored at end each night



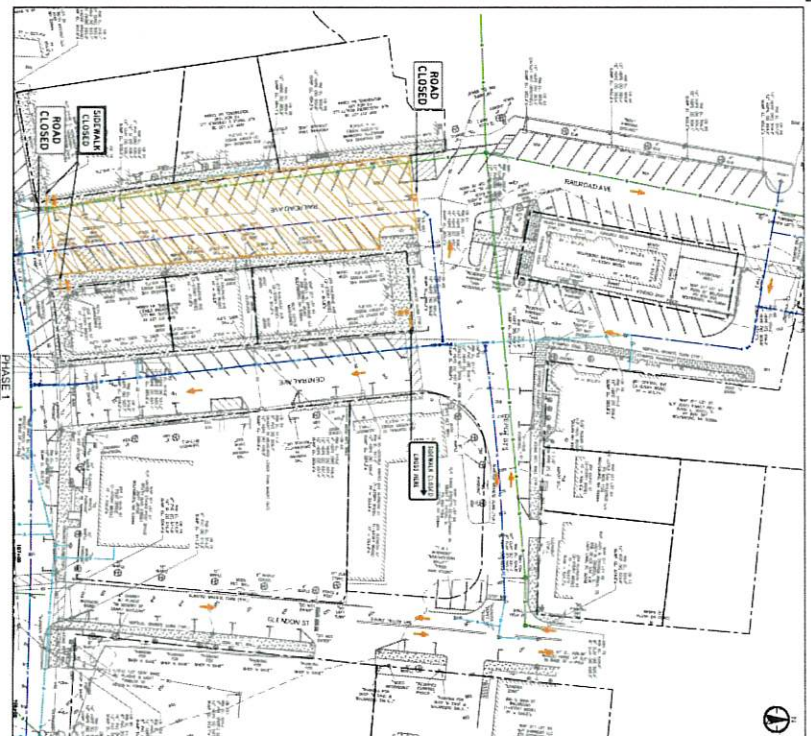
S Main St Traffic Control (Day Work)

- Day Work (assumptions):
 - Two-way traffic is maintained
 - Production rate is 100 LF per day
 - Production rate is 2 water services per day (excluding surface restoration / landscaping)
 - Work hours - 7 AM to 5 AM
 - 20-25 parking spaces lost during each day's construction
 - Assume traffic is restored at end each day



Railroad Ave – Central Ave Traffic Control (Night Work)

- Night Work (assumptions):
 - Phase 1 – Railroad Ave (30-35 parking spaces lost during each night's construction)
 - Phase 2 – Central Ave (20-25 parking spaces lost during each night's construction)
 - Phase 3 – Depot St (0-4 parking spaces lost during each night's construction)
 - Production rate is 85 LF per day
 - Production rate is 2 water services per day (excluding surface restoration / landscaping)
 - Work hours - 9 PM to 6 AM



Questions & Discussion

