

MINUTES

Wolfeboro Board of Selectmen Meeting

Wed., April 17, 2024

In-Person Session at the Great Hall 2nd Floor, 9 Union St. Wolfeboro

6:30 PM-Regular Session

BoS members Present: Linda Murray, chair, David Senecal, vice-chair; Brad Harriman, Brian Deshaies, Paul O'Brien.

Staff: James Pineo, town manager; Steve Randall, director DPW; Barry Muccio, director, Wolfeboro MED. Captain Mark Livie, Wolfeboro PD; Chief Christopher Warn, Wolfeboro PD.

Chair Linda Murray calls meeting to order. Reads a statement to the public:

PUBLIC STATEMENT

Re: Review of Planning & Development Department

The Wolfeboro Town Manager has retained Municipal Resources, Inc. (MRI) to review the Planning and Development Department's administration of the Town's Land Use Regulations.

Michael L. Donovan of Concord, NH has been assigned to this project by MRI to conduct the review. Mr. Donovan has several years of experience in land use planning and municipal administration.

The review by Mr. Donovan is expected to take place over the next 6 – 8 weeks.

1.Consideration of Minutes

N/A

2. Public Hearing(s)

Mrs. Murray notes the large public turnout for the BoS meeting. Asks Mr. Pineo if there is a need for a non-public session RSA 91-A?

Mr. Pineo: Yes; One issue – reputation; second issue- consideration of legal advice.

Temporary Event Permits

i. The Wolfeboro Board of Selectmen to hold a Public Hearing on Wednesday, April 17, 2024, at approximately 6:30 PM at the Great Hall Town Hall, 84 South Main Street, Wolfeboro, New Hampshire to consider a temporary event permit for the First Congregational Church to host a "Blessing of Boats" on June 1, 2024 at the Town Docks from 9:00 AM to 12:00 PM. Permit #2024-26.

Mrs. Murray opens the public hearing; anyone to speak to this request?

Joanne Mo, FCCW deacon: hands out complete permit request for this new event with thanks to Mr. Deshaies.

FCCW wants to on the wide brick walkway at Cate Park; hymn and prayer for lake, boats, etc. Based on a Celtic tradition. Then briefly to town docks to offer a blessing to boaters – purely voluntary to boat owners.

Mrs. Murray: Asks for public input. None offered. Closes the public hearing.

Mr. Deshaies: Notes fond memories of years past attending blessing of the boats in Meredith. It's a nice activity.

Motion by Mr. O'Brien to grant a temporary event permit for the First Congregational Church to host a "Blessing of Boats" on June 1, 2024 at the Town Docks from 9:00 AM to 12:00 PM. Permit #2024-26. Second Mr. Senecal. Approved 5-0.

Mrs. Murray steps down from the next publichearing. To be led by vice chair **David Senecal**.

ii. The Wolfeboro Board of Selectmen to hold a Public Hearing on Wednesday, April 17, 2024 at approximately 6:30 PM at the Great Hall Town Hall, 84 South Main Street, Wolfeboro New Hampshire to consider a temporary event permit for the Wolfeboro Lions Club to host the 48th Annual Great Smith River Canoe and Kayak Race on May 18, 2024 at Albee Beach and Dockside from 9:00 AM to 4:00 PM. Permit #2024-27.

Roger Murray, Wolfeboro Lions Club: 48th annual event; fundraiser for Lions' scholarships. Begins at Albee Beach, Lake Wentworth to Smith River to Crescent Lake to dam for short portage to rapids; to under Center Street to Excelsior portage; to Bay Ba; to finish at Town Docks. Lions Club members to be stationed at the dam, rapids and Excelsior Mill portage; coordinator with Wolfeboro Fire Rescue Deputy Chief Nichols states this is a good training exercise for the department. Race registration starts 10 a.m. at Albee Beach May 18; Registration also online with credit cards. State water event permit granted. In the process of applying for a signed permit at Brewster.

Mr. Deshaies: How many racers expected?

Mr. Murray: Hoping for 75 boats.

Mr. Senecal: Opens the public hearing; no questions/comments from public. Closes public hearing.

Mr. Harriman: Notes this is a great event in Wolfeboro for 48 years when he participated. Hopes for good weather; Mr. Murray concurs.

MOTION by Mr. Deshaies to grant a temporary event permit for the Wolfeboro Lions Club to host the 48th Annual Great Smith River Canoe and Kayak Race on May 18, 2024 at Albee Beach and Dockside from 9:00 AM to 4:00 PM. Permit #2024-27. Second Mr. Harriman. Approved 5-0.

iii. The Wolfeboro Board of Selectmen to hold a Public Hearing on Wednesday, April 17, 2024, at approximately 6:30 PM at the Great Hall Town Hall, 84 South Main Street, Wolfeboro, New Hampshire to consider a temporary event permit for the New England Vintage Boat Museum to host the New England Vintage Boat Auction on Saturday, July 13, 2024 from 10 AM to 3 PM with previews on July 11 & 12 from 12 PM to 5 PM at the Nick 10 Trotting Track Rd. Permit #2024-28.

Mrs. Murray: Opens the public hearing; asks [no representative in attendance to speak to the permit request] Asks for board's pleasure on progressing with the temporary event permit request,

Mr. Deshaies: Spoke with representative of event who mentioned insurance will be lapse and will be renewed by 6-21-24 and will send new binder to town. I have no problem with this event.

Mrs. Murray: Asks for any public input; none noted; closes the public hearing.

Motion by Mr. Deshaies to grant a temporary event permit for the New England Vintage Boat Museum to host the New England Vintage Boat Auction on Saturday, July 13, 2024 from 10 AM to 3 PM with previews on July 11 & 12 from 12 PM to 5 PM at the Nick, 10 Trotting Track Rd. Permit #2024-28 contingent upon receipt of updated insurance binder. Second Mr. O'Brien. Approved 5-0.

Permit Fee updates or implementation

i. In accordance with RSA 41:9-a, IV, the Wolfeboro Board of Selectmen will hold a public hearing on April 17, 2024 to receive public comment on the implementation of a Utility License Application with a fee of \$100. The purpose of this permit is an effort to protect the Town's infrastructure and anyone proposing to work on the town's water, sewer, drainage, or electrical systems owned or controlled by the Town of Wolfeboro, including systems located on private property that connect to the public system. The public hearing will be held on Wednesday, April 17, 6:30 p.m. Great Hall,

Town Hall, 9 Union Street, Wolfeboro. Any persons wishing to be heard on this matter are invited to attend and make their opinions known. The full permit can be viewed on www.wolfeboronh.us. Written comments may be submitted to: Wolfeboro Town Manager, 84 S. Main Street, P.O. Box 629, Wolfeboro, NH 03894 or by email to the town manager's secretary.

Mr. Pineo: Brought by director of public works. There are a number of instances where roadways are dug up; director of public works believes it's important to work through excavation and licensing permits so we can insure that vendors are restoring roadways to previous conditions. And that there's a method in place to go after a contractor if the restoration is substandard. **Steve Randall, Public Works Director** is here to answer questions.

Mrs. Murray: Asks for public input. Seeing none; public hearing closed.

Mr. Harriman: This appears to be an annual permit; if a contractor comes in to get a permit at a certain point, does that cover him for the rest of the year and all projects – or is a permit needed for each project?

Steve Randall, Public Works Director: proposing permit is for the calendar year and expires the end of the year.

Mr. Harriman: The contractor would have to notify DPW about timing of each project.

Mr. Randall: Yes.

Mr. Deshaies: Wants to make a motion to change the \$100 fee to \$1 fee.

Mrs. Murray: Let's hear other comments, then you can make the motion.

Mr. O'Brien: Why not a permit per project?

Mr. Randall: That's what the excavation fee is for so the utility license is so you can dig in the town for the year. Excavation permits are per project.

MOTION by Mr. Deshaies to change the fee to \$1.

Mr. Deshaies Believes in the licensing; the fee though will be passed along to the people in Wolfeboro.

Mrs. Murray asks for a second on Mr. Deshaies motion. No second the motion fails. More discussion? None.

Motion by Mr. Harriman to approve the implementation of a Utility License Application with a fee of \$100 by the public works director effective April 17, 2024. SECOND Mr. O'Brien. Approved 4-0, Mr. Deshaies abstains.

ii. In accordance with RSA 41:9-a, IV, the Wolfeboro Board of Selectmen will hold a public hearing on April 17, 2024 to receive public comment on proposed amendments to the Excavation Permit Application* including the implementation of a fee schedule as follows:

☐ New Permit ☐ Renewal

Administration and Inspection Fee: \$250 (non-refundable)

Two Year Surety \$5,000 Bond

\$ _____

Street Damage Fee (\$10/sq ft) _____ sq ft x \$10.00 (non-refundable) \$ _____

Infrastructure Damage Fee (\$5/sq ft) _____ sq ft x \$5.00 (non-refundable) \$ _____

Sub-total \$ _____

Previous payments \$ _____

Total Due: \$ _____

The public hearing will be held on Wednesday, April 17, 6:30 p.m. Great Hall, Town Hall, 9 Union Street, Wolfeboro. Any persons wishing to be heard on this matter are invited to attend and make their opinions known. The full permit can be viewed on www.wolfeboronh.us. Written comments may be submitted to: Wolfeboro Town Manager, 84 S. Main Street, P.O. Box 629, Wolfeboro, NH 03894 or by email to the town manager's secretary.

Mr. Pineo: Asks Mr. Randall to come forward about comments and input received about minor changes to permit language.

Mr. Randall: Intent is similar to earlier. Contractors are responsible for the area they work on in a town street. They are responsible for the patch for up to two years. We shouldn't have as many sinkholes and damage that we have to pass on to the taxpayers.

Mrs. Murray: Asks for public input; none; closes the public hearing.

Mr. Deshaies: This is only for public roadways – not private.

Mr. Randall: Correct.

Mr. O'Brien: Town received nice letter from Mary Pinkham Langer of Pleasant Valley Road mentioning potential wording changes. If this language is changed do we wait on adopting this?

Mr. Randall: The language mentioned is right; the language does not necessarily apply to this; we could put it in there. The reference to a thousand yards; exports; that's not what this is intended for. It's not a commercial pit application; it's a street patch. We could put the verbiage in there if the board wishes.

Mr. O'Brien: defers to Mr. Randall as to what's right.

Mr. Randall: I think it would add more verbiage to a permit that does not need to be there. Simpler is better.

Mr. Harriman: Agrees. Read through the email from Mrs. Langer. It's more applicable to a sand pit or gravel pit. That's what the 155 E is geared toward. This application is for digging a hole into a public road to tie into a utility. Language she mentioned in the letter is not applicable.

Mrs. Murray: Mentions a grammar error- effect/affect that will be corrected. Any other comments on this? None. Motion?

MOTION by Mr. Harriman to approve amendments to the Excavation Permit Application* including the implementation of a fee schedule as presented - with a minor grammar change. Second Mr. Deshaies. Approved 5-0.

Mr. Randall: When would this be effective?

Mrs. Murray: Yes, effective today. [April 17, 2024.]

Discontinuation of the Seasonal Waterline service

iii. The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, April 17, 2024, at 6:30 PM in Great Hall at the Town Hall located at 9 Union Street, Wolfeboro to take comment on the discontinuation of the seasonal water lines.

Wolfeboro Water Department has approximately 200 seasonal water line customers. These customers are fed with thousands of feet of smaller diameter plastic pipe that is run above ground in ditches and woods. These pipes have been identified as a potential risk for contamination to the water system and a large maintenance cost to the town. It is recommended by DES that they either be replaced with industry standard material or removed and service to those homes be terminated.

Statement about people with disabilities; this was posted town office April 1, 2024; in the Granite State News April 11, 2024 and Conway Daily Sun April 4, 2024.

Mr. Pineo: Thanks all who have called in on this matter. A large number of people here at this meeting. Background: 2017 water department sanitary survey; 2021 and 2023 surveys.

2021: asset management plan for the water system identified replacement of seasonal water line replacement cost would be \$2.3 million and should be replaced every 20 years.

NHDES survey report lays out items: *[please attach NHDES survey report]*

Mr. Pineo: There is no intention to shut off water service immediately. Intention is to work on plans to reduce risk to water system. Some water lines may have to be eliminated. Last December went to an area aiming to convert a seasonal water line to a year-round line. However, core borings determined it would be cost prohibitive. Now evaluating options moving forward. Board of Selectmen suggested the public hearing to get input. Reiterates no intention to immediately turn off anyone's water. An item to be

included is neighborhood workshops. We cannot address all 200 users in one meeting. We will have to break this down into a size to be absorbed by town, water department and customers. Steve Randall here; and perhaps someone from DES

Steve Randall, Department of Public Works: Seasonal lines being turned on now and over the next few weeks. There is storm damage and repairs are needed.

This situation is to figure out where we'll go from here. Surveys have shown the seasonal water lines are an area of concern. We want to work out a work timeline and plan to start the conversation. This was originally brought to the BoS in January 2024. This is only the second time on this topic. We want to come into compliance moving forward.

Mrs. Murray opens the public hearing. State name for the record; if you have documents; take a card that includes and email for the recording secretary, it makes it easier to get the documents attached to the minutes.

Ed Cooper, represents Wolfeboro Camp School: Cathleen Nicholson, head of school is traveling right now; a few others are here from the Camp School.

School is a residential summer school for middle and high school students on Rust Pond off Pleasant Valley Rd. Founded 1910.

School houses 200 students, faculty, faculty families; seasonal water delivered to 40 structures. Towns' actions on seasonal water cycle is appreciated. Likely cost and time to engineer and install year-round water is an unwelcome threat to the school sustainability. Options could include system of wells or connecting to the year round water supply on Pleasant Valley. Planning, fundraising, financing will be unwelcome pressure on tuition increases.

Notice for community input wording "recommended by NHDES that the system either be replaced with industry standard material or removed and service to those homes be terminated."

From our perspective, that statement deserves a qualifier which acknowledges that at least one longstanding and sizable residential business community is included on the seasonal water system. On behalf of board of trustees and head of school, we implore you to find a way to continue providing seasonal water to Wolfeboro Camp School.

Jim Thompson, 53 Osgood Road, Kensington, NH: Has a seasonal camp at 36 McCarthy Anna Road built in 1960 off Mirror Lake. Wolfeboro urged grandfather to tie into camp water instead of drawing from lake. Early 2000s town sprayed effluent which led to cyanobacteria blooms in Mirror Lake. Now, I cannot pump from Mirror Lake. Implores town to continue temporary water lines.

Lines have no problems – except for the occasional leak which is repaired by the water department.

Sebastian Tordonato, full-time resident, Oakwood Rd.: noticing for hearing was inadequate. Received a letter April 16. It was noticed in the newspaper April 11. Found out from a friend who saw it on Facebook. Not a great idea to discontinue use. Contamination was mentioned; NHDES mentioned replacing the lines. Either plastic pipes to replace the lines or bury the lines. Understands expense – Oakwood Rd was repaved; street dug out for the base. We suggested the water lines be buried. The guy said they did not want Oakwood Rd. to have water. Most people affected are mainly summer residents. Waterfront homes with seasonal service pay the lion's share of taxes; they deserve water; town should supply the water. Have not looked into legal aspects; once we have water and service, the town should continue the service. You're asking homeowners to pay \$70,000-\$100,000 to provide their own water. We're already paying more than \$20,000 in taxes.

Question: value of my property- town reevaluates every few years; are you going to charge a 'diminishment' assessment because you're taking my water away? My house will be worth \$100,000 less. Says town will be shutting off water. Not fair or right.

Tom Barstow: 16 Jockey Cove Way: Timing inappropriate. People affected are not here. I pay taxes, but don't live here. Hearings should be closer in the season when those people are here.

Questions: potential risk for contamination – is there data to support this – related to over the ground lines as opposed to underground lines?

Have had seasonal water service 47 years. Never had a contamination issue or heard of anyone mentioning this.

Large maintenance costs: What are those costs? Is it from maintenance? Breaks in the lines? Turn off-turn on costs? Family here parts of five months a year and live at end of private road. Have not used town systems. We do use transfer station and roads. Tourists pay no taxes.

Michael Unger, NHDES: He's an engineer in the drinking water program that has done sanitary surveys on water systems. To clarify – these are recommendations. Town is not under any DES enforcement or no strict timeline. Recommendation is to develop a plan. This hearing is part of the process. Appreciate town manager, BoS, DPW taking recommendations seriously and starting to evaluate the options.

Speaking to questions about contamination:

Yes, it is theoretical. There are concerns: lines run through the woods; not laid along roads. We are not privy to agreements or easements the town has. Town could have access rights to these things. That's how things were done and the situation we have now. We could do some monitoring and take samples. There are breaks/leaks; town has to repair. Anytime water is exposed to the environment, there could be a problem.

Solutions: DES here to discuss with town/staff to discuss options; reduce costs and get to the ultimate goal of protecting public health.

Schedule: Yes, this will be a long process. Is this immediate public health risk – no; there is time to take this one step at a time and make informed decisions.

Jeff Puff: Springfield Point and other residents: 200 seasonal residents; figure to fix this is \$2 million? \$10,000 each to put system in place if estimate is right. We believe town has an obligation to provide water to all of us. We should not be treated differently. If other houses have water problems, you fix the pipes. This system's been in place for decades. We're suggesting that a bond be put in place to fund this over so many years. Let us pay it over time. We'd be glad to give you \$10,000 a piece; it could cost \$50,000-\$100,000 to install wells. More afraid of well water than other water. Arsenic in water is a real problem. Arsenic from granite leaches into water.

Someone mentioned a type of piping – System 80 – thicker, durable, flexible and works well; better than what we have. Town should look into 'schedule 80 pipe. It may cost more – or less- to decide whether it makes sense to do this.

To another point: home value would be affected; this could be a 'taking.' U.S. Supreme Court ruled excessive permit charges could not be assessed. Court reversed the decision.

Spread payments out over time.

Peter Bruitt: been on Oakwood Rd. since 1955: Consider- this is a potential situation. Our cabin is still here; water was taken from the lake. I think you are bound by the seasonal water system that was established a long time ago. Wolfeboro has the premiere water system in state. All the wells that have gone in on Oakwood and Springfield Point have arsenic in them.

Find a way to continue seasonal water systems in Wolfeboro.

Consider data. Oakwood Road seasonal line has not caused contamination. How many seasonal water lines have had bacteria or other contamination? How many illnesses have there been over the years? Cost: seasonal lines service homes with good value and high tax bill. Our taxes since 1955 have always been higher; how many seasonal owners have put kids in the school system? Last 50-years of taxes – and consider how much went to school system – I think over the next years – we have already put money into this town used for other reasons.

There's some way the town can work out a financing plan; mitigate potential of contamination problems, I think you are bound by the people who've been on the BoS to keep seasonal water lines and maintain them well. There's got to be a way. A bond or one-time charge; doing away with the seasonal lines is not the way to do it.

Mike Spence, Forest Road- and have a summer place on Lake Wentworth: 2020 town had an estimate from Tate Company of \$750,000-\$813,000. You mentioned \$2.3 million for replacement in one area and it was too expensive. What was your estimate?

Mr. Pineo: Area that was tested would have connected 11 homes. Core borings were done; ledge detected along the full length of that pass. I want to say the estimate was \$250,000- \$500,000 (defers to Steve Randall) for that particular line. The Tate and Howard report – if I remember correctly, estimates was for three projects [four] – and did not identify the full scope for seasonal water lines. You are correct – it was for Museum Shores, Walt's Lane Camp School; Albee Beach.

Mr. Spence: You already had that project; March 8, 2022, town approved a warrant article for \$500,000. Is that where the half-million went?

Mr. Pineo: We proposed that money for Walt's Lane and for running from the intersection of Cross and Pleasant Valley Rd. to intersection of Camp School Rd. About \$120,000 left in that account.

Mr. Spence: Is there a timeline estimate to start and points along the way? You have to consider people's property; wells may not be possible. Are you starting over again?

Mr. Pineo: We're using the Tate and Howard report as a basis of what we've done. But we know in that inventory there are a lot of areas that we are hopeful we can do this as a neighborhood project with workshops. A few areas it's one or two connections. Our original plan was to look at project to figure out how to get the most people off the system and then work our way out and get lesser number of people off the system.

Mr. Spence: After the warrant article, Mr. Ford sent a letter stating there's be neighborhood meetings. Hopefully will occur - still waiting for the invite.

Donna Lockett, Chapel Lane: Do surveys of potential contamination mean this is for the town water system or seasonal lines/users?

Mr. Pineo: refers to NHDES to answer.

Michael Unger, NHDES: Yes, there's potential to have contamination in seasonal lines via back flow/cross contamination. A combination of events would have to happen- bacteria in the line; then low pressure from a main break or hydrant flow in a permanent line. It's unlikely, but possible.

Mr. Deshaies: Is there higher risk for a line that is on the surface or buried; or is there data to determine this?

Mr. Unger: the concern with it being laid over the line, there's more opportunity for it to be damage3d by animals, disturbance, tampering, valves being exposed. That's the concern with lines being laid over land especially where they're not in a place people will see regularly.

Mr. Deshaies [to Mr. Randall]: are there more repairs/maintenance needed in the short time we have the seasonal water lines operating and in opening them closing them – compared to the rest of the lines? Or is it comparable?

Mr. Randall: We have much more damage to over-the-ground lines than in-ground. We can see over-the-ground more; we can see it more. Constantly out there with fittings, making connections; fitting it back together. It's almost a full-time job all summer for somebody.

Mrs. Murray: Asks if there's anyone else to speak to this; [off mike- someone speaking] Please come to microphone.

Jim Thompson: Wants to see data/scientific explanation from NHDES explaining the contamination.

Matt Bowman, 34 Axford Way: Thanks BoS for having everyone here. Need solution. We have time. Bother lives on Walt's Lane; you'll need a game plan and over what period of time; cost; maybe a bond. I live in Connecticut. People with the frontage have to pay for it. They are charged a lower interest rate. Maybe bonding; federal grants to offset costs. Compliments water department and work it does.

Mrs. Murray: We have the option of a betterment assessment; we have not looked at all funding options. There is a way to bond.

Sebastian Toronado: responding to NHDES; this is potential for contamination. Someone else asked about has there been contamination in Wolfeboro; have not heard an answer on that. Pump issues could happen with backflow to contaminate town water system; it's a theoretical possibility. If town is spending a lot of money and aggravation for homeowners for a possibility – why are we dealing with this? The possibility is close to nill; everyone is up in arms. You either devalue our properties, or we're going to have to put in

water systems and have to deal with sulfur, arsenic, lead and everything else that's in the ground around the lake. Bad idea for something that is only a potential; we should not do it.

Alexis Wallace, Piper Lane: inherited the cottage; taxes high; hard to keep cottage in the family that we've owned for 75 years. We pay in taxes for town services we don't use. What percentage of tax revenue is paid for by seasonal water users? My guess is 70% - by people who are here 4-6 months in a year. I feel like we pre-pay and we don't use services.

Bobbie Boudman, Wolfeboro resident: Let people know with as a year-round resident with a well, I want you to have water. That's what a community does. I want children to be educated. We don't use all services; part of community is we get together and have warrant articles. It's year-rounders who will actually pass warrant articles to give people seasonal water. I may not use your water line, but I will vote for you to have water. We all pay taxes to support each other whether we use the services or not.

Tom Barstow, Jockey Cove Way: Appreciate the exploration you're going through to have a little impact on people as possible. Some people may not be able to be tied into the current system. We've received certificates of occupancy that in part, indicate we have water. And on seasonal lines, you should check with legal counsel, can you cut off someone's water supply?

Mrs. Murray: Thanks everyone for input and sitting there in support of citizens. This is the first of more public hearings moving forward. We received eight emails on this issue addressing: timing, small lots, cost as main concerns. [attach emails received on seasonal water line issue]

Mr. Deshaies: *[reads email received by Mr. Pineo- attached]*

Resident Paul Hode, 22 North Keewaydin Shores writes:

- adequate time for residents to have wells drilled; continue service for three years.
- Have paid for seasonal water service since 1954.
- Share cost of well drilling with taxpayers and town.
- Taxpayers should receive permanent reduction in assessed value because of well cost.

Relates scenario of growing up getting drinking water from a mountain stream and relative in NH with of relative who has a well and filters; Well costs vary – which BoS understands; Says there are about 10-miles of seasonal water lines in Wolfeboro; he says cost would be about \$1-million a mile plus contingencies to install water lines = \$10-million dollars – more that was estimated years ago. Understands concerns by seasonal waterline owners who are waterfront and pay higher taxes because they are waterfront.

Says there are 2500 water customers in Wolfeboro; 200 seasonal water customers. Most taxes are not paid by seasonal waterfront owners; There are more waterfront property owners with town water/year-round that pay higher taxes. Taxes paid by seasonal waterfront owners does not pay for the water system. You pay user fees to the water department enterprise fund. Your taxes support all services in town. House value: If you have a seasonal water line or lake water, your house is valued 5% less. You have a tax reduction than a waterfront property owner with a full-time water system. If you installed a well, your property value would increase by 5%. I'm giving you facts/information. This will be a long process. I commend the town manager and DPW director – what if they had not done the three sanitary surveys by NHDES? What if they had not told anyone and someone got sick? There can be clusters of people who get sick and we don't know why. We are not here to take water way; There are 6800 buildings in town; 2500 water customers; 200 seasonal water users; 2300 other users. Lions share of Wolfeboro does not have public water.

Jim Thompson, brings up acreage needed for septic systems and not enough acreage for wells.

"Peter" – no name given - **Peter Bruitt:** Please consider that town encouraged us to go on seasonal water; answer to this potential is to not to discontinue the seasonal lines – there are other ways.

Sebastian Toronado: Says town would be forcing people to install wells, filter systems and then the town raises taxes.

Mrs. Murray: Thanks everyone for attending and closes the public hearing.

Mr. Harriman: this is just the first meeting; there will be meetings in the summer. And town manager idea is good for neighborhood workshops. Many more opportunities for input and finding solutions.

Mrs. Murray: You are part of the solution; that's why we're reaching out. We'll look at this input and further input.

Mr. O'Brien: Thanks everyone. Reiterates what he heard during public comments and will consider: and consider debating new issues next time.

- Town has obligation to provide water
- Wells could be worse – re: arsenic
- Prove data is correct.
- Taxes should mean town helps them.
- Promises were made about getting on seasonal water system years ago.
- Limited space for wells/septic systems
- Will water get better or worse?

Mrs. Murray recesses meeting for people who want to leave.

[Meeting resumes a few minutes later]

Notice of Street Name

i. The Wolfeboro Board of Selectmen will hold a Public Hearing on Wednesday, April 17, 2024, on or about 6:30 PM at the Wolfeboro Town Hall Great Room, 84 South Main Street, Wolfeboro, New Hampshire to accept public comment on assigning a street name, "Lady Slipper Lane" and street addresses to Tax Map/Lot 130-025, "2 Lady Slipper Lane" and 130-030, "3 Lady Slipper Lane," in accordance with RSA 231:133-a and pursuant to recommendation of Board of Selectmen during their February 21, 2024 and March 06, 2024 regular meetings.

Tavis Austin: Wolfeboro Town Planner: Notice was advertised/posted; attending to answer any questions before any vote. This is recommended to comply with recommendations of NH E-911 and the statute.

Mr. O'Brien: abstaining on a vote on this issue since it came up before he was on the board.

Mrs. Murray: OK; [to Mr. Austin] give background on this.

Mr. Austin: There's a parcel on Furber Lane but has no access to Furber Lane. It has deeded access to Beach Pond Rd. Building permit leads to an address that needs to be assigned off the driveway; it's lot 23. E911 took a GPS location which has to be done. They noticed 149 and 151 Beach Pond Rd were taking their access off the common driveway. Three homes off the named driveway – each property owner was notified about changing their address – which they did not want to do. RSA 231:133:a puts burden on BoS to hold a public hearing and assign a name and address to those properties.

Mrs. Murray: opens the public hearing.

Melanie Sties: 151 Beach Pond Rd., seven years- share the driveway. I was upset about having to update all my documents, mailboxes, financial information. I understand the issue about 9-1-1. Terry said the name "Lady Slipper" for the driveway was mentioned; Amanda at 149 Beach Pond is not here; she says she agrees with me; we don't like Lady Slipper – we would suggest Purivita which means 'pure life.' It's a positive name; less stressful instead of hating our new address.

Michael Kinzmaier, 59 Furber Lane: I own the large portion of the property [14 acres] that these three lots are going to come off of. This will affect me, too. Whatever name we decide on – we'll affect me. I'll have to turn this into a town-acceptable road which will cost me thousands and thousands of dollars that everyone is using to have access to their property; they come across my property. I can no longer build a house without upgrading the road. I own the land everyone is using. A small thing like getting a name makes me feel better.

Jody Persson, 9 Ronald Rd.: Asks BoS why the address change is needed.

Mrs. Murray: Explains the E-911 situation.

Mr. Persson: I disagree with that.

Mrs. Murray: Closes the public hearing. Board comments?

Mr. Deshaies: I understand; relays change of address three times over 10 years – but it was for safety reasons.

Mrs. Murray: Unsure about the name change and how Lady Slipper Lane came up.
Mr. Austin: town reached out to Mr. Kinzlmaler – he proposed Lady Slipper Lane. He's on 14 acres – that's 11-13 lots for a future subdivision; Mr. Kinzlmaler asked whether he'd have to bring the driveway up to town road standards; I said yes. I felt it would be fair to name his own road. Suggests board go with the motion on the form; if the three/four property owners want to discuss changing the road name, they can go through that voluntarily.

Mrs. Murray: Assuming these people have an easement over the Kinzlmaler property?

Mr. Austin: correct – a right-of-way. To clarify – the board is not making this a town road; you are not accepting this right of way as a road. This is simply naming a driveway.

Mr. Harriman: If they wanted to rename at a later date, does that require an E911 public hearing?

Mr. Austin: We can coordinate a name change if everyone is in voluntary compliance. The only reason we're here now is because not everyone was in voluntary compliance.

Mrs. Murray: What would you like to do? Motion? Comments? I need something.

MOTION by Mr. Deshaies to

1) Assign the name "Lady Slipper Lane" to the right-of-way/driveway

2) Assign Tax Map/Lot 130-025 the address of "2 Lady Slipper Lane"

3) Assign Tax Map/Lot 130-30 the address of "3 Lady Slipper Lane."

Second Mr. Harriman. Approved 4-0; Mr. O'Brien abstains.

3. Bulk Vote

- A. Weekly Manifests
 - i. April 5, 2024 \$ 362,445.27
 - ii. April 12, 2024 \$ 864,951.53

 - B. Property Tax Credit/Exemption
 - i. 450 South Main St Tax Map 244 Lot 53
 - ii. 175 Beach Pond Rd **Denied** Tax Map 130 Lot 4
 - iii. 66 Pleasant Valley Rd Tax Map 245 Lot 18
 - iv. 66 Pleasant Valley Rd Tax Map 245 Lot 18
 - v. 64 Cardinal Rd **Denied** Tax Map 113 Lot 14
 - vi. 29 North Wolfeboro Rd Tax Map 24 Lot 1
 - vii. 46 Blueberry Hill Tax Map 54 Lot 5
 - viii. 25 Robin Acres Drive Tax Map 142 Lot 54
 - ix. 16 Percy Drive Tax Map 163 Lot 18

 - C. Property Tax Refund/Abatement
 - i. 24 Point Breeze #5 2023 #27 Tax Map 236 Lot 2-5 \$45.09
 - ii. 193 Kingswood Rd 2023 #28 Tax Map 251 Lot 3 \$262.53
- Mr. O'Brien:** clarifies the April 5, 2024 manifest at \$ 362,445.27

MOTION by Mr. Harriman to approve the bulk vote items A-C. Second Mr. O'Brien. Approved 5-0.

4. Board/Committee Appointments: N/A

5. New Business

- A. Approval: **2024 Commercial Vessel Landing Permit-Wake Winni LLC**
Torin Stegemeyer, owner.

Mrs. Murray: Need a certificate of insurance with a liability rider on it.

Mr. Stegemeyer: I spoke with Brian about insurance. I did not get any word about the liability rider. I know 84 S. Main is listed on the policy which has been for compliance the last few years.

Mrs. Murray: This doesn't have any liability rider that I see.

Mr. Harriman: This just lists insurance on your vessels.

Mr. Stegemeyer: Policy is an umbrella policy for all my charter activity on those vessels.

Mrs. Murray: We usually get something that says \$1million an occurrence and \$2 million for liability. I don't have liability here. If you do have liability, can you go back and update that and get us one that has the liability.

Mr. Stegemeyer: Yes.

Mrs. Murray: That's the one we need signed out to the town. Motion?

MOTION by Mr. Deshaies to approve a 2024 Commercial Vessel Landing Permit- for Wake Winni LLC. It will be contingent upon liability insurance that begins on July 1, 2024 through summer 2024. Second Mr. Senecal. Approved 5-0

Mr. Stegemeyer: The policy renews on that date yearly. And a quick question about the use of commercial landing permit. Do not understand why certain commercial vessel permit holders have a leg up on my business. NH Boat Museum, free permanent docking space that the town should collect money from; U.S. Postal Service boat that is larger this year – docks free; it's a party boat for paid access; they park for free. Want to dock my vessel at town docks. Want to know why those businesses are given an advantage over mine.

Mr. Deshaies: Which one's the party boat?

Mr. Stegemeyer: The U.S. Mail Boat. It's being built as a gigantic party boat. Not knocking them. There should be more lake access. They are just a business charging people for a ride. I have not been offered a way to rent dock space at town docks. It's not a level playing field.

Mrs. Murray: Thank you for your comment.

B. Discussion: Actual vs. Budget Report- March 2024.

Kathy Carpentier, Finance Director: March 2024 budget- 2024 default budget is 25% into 2024- 3 months. Some percentages are higher because we're in contracts. Or POs are greater than the three months.

- General fund operating budget at 32%; revenue at 7%- revenue will continue to look low until the first tax bill is sent in June.
 - Motor vehicles at 25% - a big driver of revenue.
 - Water fund operating budget at 33%; revenue 39%; water revenue at 23%
 - Municipal Electric: operating budget 31%; revenue 27%
 - Sewer fund at 74% - wastewater treatment operation maintenance contract is for the entire year, which skews operating budget; revenue at 28%; residential sewer service charges at 21%
 - Pop Whalen fund operating budget at 52% through 3-months; revenues at 47%. If you factor in \$20,000 accounts receivable through March, it would be at 51%; Those two are at about the 50% mark because as you know, January-March is pretty much half of the year for Pop Whalen; other half is October-December.
 - You have revenue reports – profit/loss statement for Pop Whalen donations. Treasurer's report you get elsewhere, but I've included them. Trustees MS9 and gas and diesel allocation cost; at this point, not aware of any issues. However, the storm during the week ending 4/7 – overtime was \$42,000 and we'll see a lot of repairs, costs consumables in April; some numbers will jump. We're hoping we'll get grant money if an emergency declaration is declared.
- Questions?

Mr. O'Brien: sent a note to town manager, cc-KC about cash and utilization, you've addressed it. I look forward to see a burden rate point of view compared to last year.

Pop Whalen donations: my understanding is the unanticipated gift of \$105,000 accepted last year; then booked in this March 31 P&L. It was not budgeted through the budget committee process. Pop Whalen budget was about \$406,000 and now it's up by \$106,000- so it's an actual - what you received. Was there an MS 434 put out?

Mrs. Carpentier: I believe it's indicated it's an unscheduled donation accepted by the board. We got the donation in; you gross up both sides – equal on both sides.

Mr. O'Brien: I got it. No affect on the overhead charge – admin allocation?

Mrs. Carpentier: Pop Whalen doesn't have an admin allocation. They use ice for stick practice.

Mrs. Murray: I though Pop Whalen did have an admin allocation.

Mr. O'Brien: It does have an admin allocation.

Mrs. Carpentier: It does not have any effect on the ice the town is using.

Mr. O'Brien: This is a capital donation; it's not part of the \$ 2.7 million?

Mrs. Carpentier: Technically, it's the whole \$6 million project is the capital outlay. But this is unanticipated.

Mrs. Murray: This is for fitting out the locker rooms.

Mr. O'Brien: I want it to be clear so I do not misunderstand. So \$2.7 million used to offset generate a bond; this has nothing to do with that?

Mrs. Carpentier: correct; your next agenda item – last month you asked for some {Pop Whalen operations details.

C. Discussion: Pop Whalen Operations Report

Chuck Smith, Director Operations, Pop Whalen- Refers to spread sheet BoS has which breaks down monthly hours; year-to-date hours and budgeted for the end of the year 2024.

Mrs. Murray: How do you think you're doing? Appears we have budgeted hours but no idea on what hours will be used come fall 2024? This is an estimate?

Mr. Smith: Yes

Mrs. Murray: Example from spread sheet- Back Bay Hockey used 110 hours January-end of March; you're expecting them to use 350 hours in October?

Mr. Smith: That's for the entire year.

Mrs. Murray: So in the fall they'll use about 240 hours?

Mr. Smith: Yes – they're bringing in a figure skating program; and adult learn to skate during the week – under Back Bay.

Mr. Deshaies: Kingswood Hockey – year-to-date 103; 108 budgeted; do they sign a contract in the summer?

Mr. Smith: We sit everyone down; figure out the ice time they'll use from September-December 2024.

Mr. Deshaies: That has not been updated with what's going to happen in the fall.

Mr. Smith: correct.

Mr. Deshaies: Would love to see if possible, for stick practice and public skate – keep track of revenue from those ice hours that the town rents. We rent \$50,000 for stick practice; \$50,500 for public skate and we're using at a high amount; wondering how much we get back for those two periods of time.

Mr. Smith: I can get the information.

Mr. O'Brien: Pop Whalen plan was about \$408,000 put to the budget committee; \$100,000 that the town uses – and Brian wants more details. If I look at where we are on financials – are you going to make the \$408,000?

Mr. Smith: Do not know the answer.

MOTION by Mr. O'Brien to table this conversation about 2024 projections are until such time that Chuck Smith, Operations Director, Pop Whalen, knows whether 2024 projection will be met.

Mrs. Murray – I hear no ‘second,’ Mr. O’Brien’ motion fails.

Mr. O’Brien: Believes the document will miss projections by \$100,000 I see no summer programs on the calendar.

Mr. Smith: I do have some summer programs coming in.

Mrs. Murray: The reason he’s here is the board wanted him to report every month, so we can see as he develops spring/summer programs. I want these reports every month so we can see where we are. If he does not know, I would like to know that, if he gets closer or whatever. This is information for us and the public on where this enterprise fund is – and it’s important.

Mr. O’Brien: Sent a note to town manager and then BoS chair Mr. Harriman for an end-of year outlook for Pop Whalen. It was pushed off the April 5 agenda. Just let me know when you can do that.

Mr. Deshaies: I do see some summer programs; Summer Kickoff June 22; American Legion Sock Hop June 29; Teen Nights June 28 + June 30. Brian Hastings Folk and Irish Music; Dueling Pianos July 13; Level up pickleball September 4-5.

Mrs. Murray: Saw the web site; lacrosse was there last week. It’s ever changing; next month’s report will show more.

Mrs. Carpentier: This report shows ice utilization which is what you specifically asked for. This \$300,000 is ice utilization. The revenue report always provided includes other things -advertising – which we hope to pick up fourth quarter, plus winter programs, room rentals concession revenues. There are other revenues. This is just ice time utilization. If you go to the revenue report, it does equal the \$408,000 projection.

Mr. O’Brien: I’m not hearing we’re going to make it – though KC thinks we’ll make it. I keep listening for whether we’ll make it; otherwise the balance sheet takes a hit.

Mr. Smith: Understood.

Mr. Pineo: The board then wants to see more of a breakdown with stick practice and public skate, correct?

Mr. Deshaies: Refers to figures from 2020 or 2019 when \$13,000 in revenue was projected at Pop.

Mrs. Murray: Figures were from Friends of Pop Whalen; they probably got figures from Christine Collins – this was 2022.

Mr. Deshaies: \$13,000 for stick and ice time in 2022; Is that escalating now? The town is paying \$100,500 into Pop Whalen enterprise fund for public skating.

Mr. Pineo: We can create that report for you.

Mrs. Murray: are you referring to use or revenue? Use is different from revenue.

Mr. Pineo: We can look at that.

Mrs. Murray: We used to go through all the parks and recreation programs and a budget line would show the revenue to see what a program generated. That was a good information piece for the board. We support all the recreation programs. Other comments?

Mr. Pineo: There is a dedicated web page for the Pop Whalen arena. Our goal is to report on that page month-to-month. Also gives a direct link to facility schedule and ability to rent at the Pop.

Mrs. Murray: Pickleball courts are available and operating now.

Mr. O’Brien: The schedule shows pickleball; that does not mean the courts are rented, it means they are available to rent.

Mr. Smith: Correct.

Mr. O’Brien: Is anyone renting the pickleball courts now?

Mr. Smith: Not yet.

Mrs. Murray: Pickleball courts were just made available starting April 15th. Lacrosse rentals did take place.

D. Approval: Default Budget & Line Item Transfers-Finance Department

Mrs. Carpentier, Finance Director: Default budget memo to BoS requests some line-item transfers.

Default budget voted on, passed and signed in January 2024 according to RSA 40:13:9b- line-by-line,

salaries back to the 2023 budget, adjusted by contracts such as AFSCME and police contracts and all operating expenses now reflect the 2023 budget. That can add money to some areas; short in others. Line item transfers are approved or not by finance director, town manager and majority of BoS. Four here:

- Warrant article 24 for ambulance services that was approved: transfer \$500,000 to ambulance services to continue ambulance contract.

Mrs. Murray: Questions or concerns? Motion?

MOTION by Mr. O'Brien to transfer \$500,000 as per Warrant Article 24 to ambulance services budget. Second Mr. Deshaies. Approved 5-0.

Mrs. Carpentier: Next one –

- telephone project in 2023 was authorized in capital outlay for Town Hall, DPW, Parks and Recreation (not police, fire, library) for a new phone system. Requests: line item transfer for \$16,301 from all departments mentioned, giving phone budget back to IT paying for the bill.

MOTION by Mr. O'Brien to approve a line item transfer for \$16,301 from all departments mentioned Town Hall, DPW, Parks and Recreation, giving phone budget back to IT paying for the bill. Second Mr. Deshaies. Approved 5-0.

Mrs. Carpentier: third line item transfer-

- Correcting debt service for the Electric Fund. Made an error in debt service – it's decreasing – not increasing. It's my clerical error – does not affect taxpayers.

Line item transfer to move \$603,946 to accounts listed.

MOTION – so moved by Mr. Deshaies. Second Mr. Senecal. Approved 5-0.

Mrs. Carpentier: fourth item– looked at general government departments; welfare needed money – 20-30 line items; cable moved \$3000. Made heat and oil change for Town Hall building [Brewster Building]; increased milfoil treatment. Planning Board had \$7500 for an impact fee ordinance that went away – so I took that money back. Had to increase election budget because there are a lot of elections this year. Gave up some money in Finance for audit services, consultants and outside services that were part of expenses. Legal services – moved around some money. Health care – gave back about \$27,000; technology we talked about; Computer replacement reduced. Fire change – asked for an employee for half year- that is out of the budget. Public Safety Building – needed to change electricity; gave them back their stove – a safety issue. Took \$25,000 away from Senior Center because that was in the budget. Agency Lakes Region VNA – lost \$5000 in default budget – recommending you put that back. Increased welfare by \$13,000. Abenaki: shifting needed Director was hired and was in Pop Whalen; we need to move 25% of his salary and benefits into Abenaki. We decreased the American Legion expense.

TOTAL is about \$131,000 to areas I thought needed to be addressed. There are other areas that department heads have told town manager there might be excess if issues continue. He is mandating POs over \$250 have to be signed by town manager. Department heads are mandated to watch spending.

Mr. O'Brien: WCTV – increased budget to revenue received. The \$108,478 – is that the franchise fees- we received \$8000.

Mrs. Carpentier: We get that in February; that would be last year's.

Mr. O'Brien: Includes the franchise fees out of spectrum over in Browns Ridge Road?

Mrs. Carpentier: Yes.

Mrs. Murray: Post this on the Town web site; people can see what we're doing here.

Mrs. Carpentier: Post on web site with or without signatures?

Mrs. Murray: Wait for our signatures.

MOTION by Mr. O'Brien to approve the fourth line item transfers in the default budget for 2024 [outlined above].
Second Mr. Senecal. Approved 5-0.

Mrs. Carpentier: Thanks the board. There will be more line item transfers especially in 3rd and 4th quarter. Agencies are asking for their funding. Is that OK? (except for the Senior Center)

Mrs. Murray: If town manager is OK with it – OK.

Mr. Pineo: Goal is to maintain existing level of service as much as we can. No drastic cuts to town operations despite the default budget.

Mr. O'Brien: How is the audit?

Mrs. Carpentier: auditors are here for fieldwork next week; final is expected end of July. DRA has not approved default budget which was submitted March 28, 2024. They have to sign off.

E. Discussion: Capital Projects Update- Public Works

Steve Randall, DPW:

- 2022 –
 - water treatment plant upgrades nearly done; plans for contingency funds being worked out.
 - Dockside phase 3 upgrades done; holding 2% retainage.
 - Seasonal water lines- \$160,000 or so left in the account
- 2023-
 - Excavator delivered
 - Green St. \$96,000 in budget to complete by Lyman
 - Town road upgrades-GW Brooks spring clean up with \$35,000 left
 - Pump stations- meeting with bid winner for Mill St. to make progress.
 - S. Main water line – Stantec will speak to that.
 - Sewer lines- Forest and Varney- pressure testing + tie in; still working on this; passed inspection. Letters to go out.
 - Jockey Cove engineering: meeting with CI to go over project
 - Maplewood, Highland Terrace water main installation – getting pricing working toward contract; Dawson will do this.
 - Sewer extension, S. Main - \$200,000 – Stantec working on design – coming soon.
- 2024
 - Town road upgrades – Pleasant Valley Rd. overlay; Townsend Dam outfall; 3 dirt road upgrades: Bracket, New Garden, Cowper. Pave and reclaim Lower Haines Hill and Upper Haines Hill

Mrs. Murray asks for complete report to BoS; (being sent by Mr. Pineo)

Jonathan Burke, Stantec: [S. Main Street water main project] NHDOT permit approved; Dawson's ready to work; insurance issues being finalized.

Port Wedlen: Stantec will fulfill obligation- specs and estimate; awaiting final permits. That will be on the shelf ready to get underway if association or town finds additional funding; permits would need to be extended after five years.

Mrs. Murray: asks about S. Main traffic plans during water main project in coming weeks – until June 24.

Mr. Burke: first weeks- signage; spring session – busy – but no big traffic impact; most work behind the sidewalks; some crossings could be issue. According to permit issued by NHDOT, two-way traffic must be allowed after 4 p.m. daily. Traffic will be impacted. No work after June 24 through summer. Return after Labor Day which will be busiest part of project on north side of road [S. Main]
A lot of trucks, excavators, etc. Dawsons and Stantec will do the best they can on the construction related to traffic.

Mrs. Murray: State troopers may intervene if traffic gets too backed up.

Mr. O'Brien: recommends public watch the You Tube public meeting about the S. Main Street project. **You Tube link** - <https://youtu.be/dUuxwdjohCE?si=wI9juPC95LWN0yQG>

Mr. Burke: Urges questions be directed to Stantec or Dawsons to handle; their numbers will be on the construction trailer that will be on corner of Brewster Field.

Mr. Deshaies: Urges public to re-route around downtown during construction.

Mr. Randall: Grant updates-

- Asset Management -collecting data about hydrants, shutoffs , manhole covers, culverts etc.
- Lead service line inventory grant: survey progressing- 300 or so of 2700 needed; working each week.

Mr. Harriman: homeowners are notified by mail and make appointment with DPW?

Mr. Randall- yes. We are knocking on doors and will show the letter; it's a 2-man team; check out systems in basement.

- Mast Landing nearly done; spring cleanup; \$100,000 reimbursement check done.

Mr. Pineo: Kiosk permitting remains.

Mr. Randall: That is a different project.

- Grant application CDS grant – Pat Tarpey for drainage tying into S. Main, Complete Streets project we'll tie in everything downtown and dockside; it's being submitted – it's early on this grant – would be for phase 3 of S. Main St.
- **Tavis Austin, town planner-** Rust Pond – 319 grant - \$52,000 project- governor and counsel signed off; revised the project under current conditions; capturing runoff from Brewster Heights, down to Cross Rd. across Pleasant Valley before it goes into inlet of Rust Pond. Begins June-July – ending August; dredging feasibility study to be completed by fall 2024.

Mr. O'Brien: This a capital grant?

Mrs. Murray: This will set the stage for a drainage project that will take more capital – not part of the 319 grant.

Mr. O'Brien – asks about maintenance costs.

Mr. Austin: would be regular maintenance by DPW.

Mr. O'Brien: There's no grant for regular maintenance.

Mrs. Murray: hands out spread sheet she made showing budgeted amount and amount spent to date; and encumbered amount. Also shows balance to make it easier to read. Perhaps Steve could use this. Mr. O'Brien, Mr. Pineo agree. Will sent sheet to Steve.

F. Discussion: Updated cost to relocate WMED infrastructure downtown-Electric Department [ATTACH-MED PPT]

Mr. Pineo: talks about burying utility lines from Pickering Corner to Sewall Rd. Could take place during drainage phase of S, Main project – BUT there are challenges and variables.

Barry Muccio, director of operations Wolfeboro MED: Old plan – study 22 years ago it would have cost a lot; revised price to bury 2700 feet utility lines from Pickering Corner to Sewall Rd. Would be aesthetic – would look great; no poles; trees could be planted.

- Underground complicates troubleshooting – but there've been no serious outage issues in the corridor.
- 50% of electrical load in this section of downtown – a redundant system would be required.
- Explains loops needed to protect power system

- 9 concrete vaults in roadway with manholes – a complicated system- 6'x10' or larger
- Conduit system for phone, cable, MED – duct bank – encased in concrete
- 4 large pad-mount transformers needed – challenge on where to put them; easements; possible purchase of property needed.
- Cost estimate: total \$17,400,000 by PLM Engineering

Mr. Pineo: Life-span of downtown system?

Mr. Muccio: halfway through. Last slide – challenges- private property needs to be updated; securing property; bridge crossing; lake level; underground system complicates working and maintenance; staff needs to have special training.

Mrs. Murray: Wanted to have a cost – doubt if voters would support it.

G. Discussion: Public Input NH 91 A information discussion

Mrs. Murray: Explains right-to-know and public input and public comments; public input = public forum; First Amendment rights prevail – but limits on time can be put in place.

Pg. 19 includes rules for public forums- she explains/reads. Possible items to list under BoS public input. Beginning of meeting public input would be only on agenda items. Asks board whether to add this to rules and procedures.

Mr. O'Brien: Thanks Mrs. Murray for doing this. Do we want sign-ins?

Mrs. Murray: Would not have to accept all these guidelines. You can define public input by time or topics.

Mr. O'Brien: Like idea of putting this into rule book. Could be issue with signing in or person who wants to speak knowing what's on the agenda.

Mr. Deshaies: Beginning of meeting public input: proposes agenda items that do not have a public hearing included; strict adherence to three-minutes per person; 15 minutes total. OR statement by chair at start of meeting: asking board if they want public input on agenda items that don't have a public hearing. Public input at end good, too. Understand that people feel their voice is not heard on items that are voted on.

Mr. Harriman: Board has allowed people to have their say even though it's not a public hearing. No need to add public input at beginning. Hard to control; agendas do change last minute. Would like to consider this before any action.

Mr. Senecal: Likes it the way it is. Once in a while have a problem controlling the timing of public input.

Mrs. Murray: Comfortable with public input at the end; we can allow people to have input with board OK. Would like to structure public hearing – such as adhering to three-minute limit. Should add to rules of procedure under public input – except no signing in necessary. Can draft this for BoS review.

H. Approval: Board of Selectmen Rules of Procedure and Handbook

Mrs. Murray states amendments are still pending.

6. Other Business

Mrs. Murray: Schedule a meeting to view the NH Municipal Association on the default budget with Q+A.

Mr. Deshaies: See the video about default budgets – open to the public.

Mr. O'Brien: WCTV better served by recording events in Great Hall. Less expensive.

Mr. Harriman: Prefers this taking place in Town Hall/Great Hall – not library.

Mr. Senecal: OK with what is OK.

Mrs. Murray: Set date; April 30, 6:30 p.m.

Mrs. Murray: BoS meeting Wed., April 24 work session to look at job descriptions and open positions.

7. Committee Reports

Mr. Senecal: Attended S. Main Street project public session.

Mrs. Murray: [back to 'other business'] Update now on Downtown Grill/landscaping.

Mr. Harriman: Meeting with Jim Aponas, Parks + Recreation on screening the Downtown Grille/restaurants propane tanks [Peter Ford developer].

- Green landscaping alone will not work – fencing needed.
- Met with fence company for a layout to screen the tanks
- Shrubbery planted next to fence.
- Jim Aponas meeting with another fence company; we have a ballpark estimate to be born by developer to buy/install/maintain; parks/rec budget for Cate Park would take care of landscaping.
- Fencing includes gates for service to tanks

Mrs. Murray: Alex Sanders, Peter Ford's 'foreman; given the opportunity to present a plan.

Mr. Pineo: Not heard back; he's on vacation until April 18.

Mrs. Murray: Want this Cate Park fencing on the April 24th work session under the business part of the agenda. We need this to be completed – fence pricing + landscaping.

Back to committee reports:

Mr. Harriman: Planning Board- concept for a project; Wolfeboro Waters; WCTV + fundraising. Attended S. Main Street public input meeting.

Mr. O'Brien: Police Commission; reached out to Breezeline re franchise agreement; WCTV; seeing decline in fees charged for franchise fees which affects WCTV budget.

Mr. Deshaies: Police Commission; EDC with Linda- Lake Winnepesaukee Day event discussion; housing; sidewalk committee formulating recommendations to BoS dimensions, clearances, license agreements.

Mrs. Murray: Chamber of Commerce executive board; Wolfeboro Waters; FCCW Eco Sunday. Ad hoc sidewalk committee; EDC; webinar on cyanobacteria and how landowners can control stormwater runoff.

8. Town Manager's Report

Mr. Pineo: Barry Muccio will be back next BoS meeting re: pole relocations; cost estimates Route 28 corridor project; NHDOT coming June 5 to talk about the project.

Today, MED, WPD, WFD, Marine Patrol met at Town Docks on docking boats at Town Docks; NH Fish + Game – which docked at Pier 19 – which is under construction; Fish + Game wants to dock at Town Docks until about mid-May. U.S. Mail Boat until around June 1st. Libby dock is not a good site. Is that OK with board? OK

9. Questions from the Press- Alissa Paquette asks about timing of project MED Barry Muccio did PPT on.

Mr. Pineo: Too early to determine; it's conceptual. BoS will have to consider; might not even consider it due to debt.

Ms. Paquette: Date of Stantec meeting with WCTV

Mr. Pineo: April 15.

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

Josephine Amatucci: Concerns about legalities involving town and police misconduct. Calls for investigations. Accuses BoS of lying to her. [Members of public try to get her to sit down.] Wolfeboro Police chief Christopher Warn speaks to Mrs. Amatucci and gets her to leave.]

Suzanne Ryan: Petition about BoS reconsidering having public comment at the beginning of BoS meetings. Calls for strategic planning for the town because town manager cannot do it all.

Audrey Kline: Speaks of enforcement of land use violations related to 16 Libby Street.

Bobbie Boudman: Town manager operates the town; BoS oversees – time to have a park advisory board or committee. Believes the taxpayers are subsidizing the Pop Whalen revenue. Parks and rec is hemorrhaging taxpayer dollars.

Derek Brown, Libby Street: Statements made by me Nov. 7 of the Beckwith property; inaction by planning department on the issue. Asks for Dec. 6, 2022 planning meeting review- planning director states all business

and ADU violations will be swiftly enforced; says planning rules are applied and carried out inconsistently. Filed another complaint against another property. Says he is not getting files appropriately; is a 91A form needed?

Mr. Harriman: Asking for the 91A form gives you access to the files.

Mr. Pineo: With a 91A request, you get a plan dictated within five days. You may get some information; you may get an indication of the date to expect the information.

Jody Persson: using Mast Landing ramp – going well; stonework above the concrete may not last.

Mrs. Murray: We will check on that.

Mr. Persson: Pop Whalen is a slow motion car wreck. Need financials to get this in order.

Mr. O'Brien: Disagrees; what needs to be done in this new operation; now we need to help Chuck Smith be successful.

Suzanne Ryan: Water-sewer issues are monumental. Strategic planning necessary.

MOTION by Mr. Senecal to adjourn into non-public session at 10:40 p.m. Second Mr. Harriman. APPROVED 5-0.

11. Non-Public Session RSA 91-A

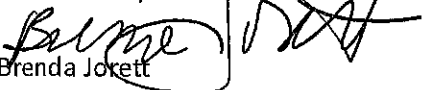
MOTION by Mr. O'Brien to set the date of April 24, 2024, at 6:00 pm as a work session to address the open position. Second Mr. Deshaies. Approved 5-0.

MOTION by Mr. O'Brien to seal the non-public minutes of April 17. Second Mr. Harriman. Approved 5-0

MOTION by Mr. Senecal to ADJOURN at 10:50 p.m. Second Mr. Harriman. Approved 5-0.

Next Meeting dates: April 24, 2024 Work Session 6:00 PM
May 1, 2024 Regular Meeting 6:30 PM

Submitted by:


Brenda Joret

Amy Capone-Muccio

From: wolfeboronh via wolfeboronh <cmsmailer@civicplus.com>
Sent: Wednesday, April 17, 2024 5:18 PM
To: Amy Capone-Muccio
Subject: Form submission from: Contact Us

Submitted on Wednesday, April 17, 2024 - 5:18pm
Submitted by anonymous user: 24.224.86.163
Submitted values are:

Subject: Water and Sewer

Message: Hello. My elderly parents own a house that would be affected if the town shuts down the Camp School Road seasonal water line. I just learned about the proposal this week and have been trying to find more information. I understand the town's dilemma with the cost of upgrading/replacing the lines, and I wanted to share that there will be significant impact for the affected residents, too. I hope you can provide more information before any decision is made. Thank you very much for your consideration. My parents (and grandparents) have been spending summers in the cottage since the 1950s, so they are longtime Wolfeboro people.

==Please provide the following information==

Your Name: Virginia Johnson

Your E-mail Address: vdemareejohnson@gmail.com

Organization:

Phone Number:

==Address==

Street:

City:

State:

Zipcode:

The results of this submission may be viewed at:

<https://www.wolfeboronh.us/node/2/submission/35801>

April 16, 2024

Mr James Pineo
Town Manager
Wolfeboro, NH 03894
townmanager@wolfeboronh.us

In Re: Public Hearing on Wednesday 4/17/2024 @6:30PM

At your suggestion, I enclose my statement regarding the proposed elimination by the Town of the above ground water system. **Please have someone read into the record my statement at the public hearing Wednesday at 6:30 PM.**

My first concern is that adequate time is provided for the above ground water customers to have artesian wells drilled. I propose a continuation of water services for a reasonable period of three years.

We have been above ground customers with the town for a period of 70 years starting in 1954 and have paid for this service through our real estate taxes. The town's proposal to eliminate this service for which we have paid with our taxes should provide for a sharing of the cost of well drilling between the town and the tax payer.

In any event, the tax payer should receive a permanent reduction in assessed value for our properties to the extent of the cost to us of the artesian well. This permanent reduction in assessed value should survive all future revaluations. The cost of providing above ground water service is proposed to be eliminated by the town. We have paid for this service with our taxes for 70 years. A permanent decrease in assessed value is certainly warranted.

Sincerely,

Paul Houde
22 North Keewaydin Shores

Amy Capone-Muccio

From: Tom <trb@techwright.com>
Sent: Wednesday, April 17, 2024 12:29 PM
To: Amy Capone-Muccio
Subject: Hearing on seasonal water line system

Please pass the following note on the Selectmen. Thank you. -Tom

Last Friday, I received a notice titled "Notice to discontinue the seasonal water line system in Wolfeboro", announcing a hearing to take place this coming Wednesday. I have concerns about the subject, of course, but this note is to dispute the fairness of the timing of the hearing.

The taxpayers most concerned with this subject are the affected seasonal property owners, the vast majority of whom are not currently in residence because, after all, they are on seasonal water which was off until yesterday, April 15. (In my 47 years of experience with Wolfeboro's seasonal water, the turn-on date is the earliest date we can expect water, not the latest.)

I contacted my neighbors about this hearing and found that a few will be able to attend but others cannot be there. In the interest of fairness, please delay any discussion of this matter until more of the most affected taxpayers are able to be present. The middle of the seasonal water season is July 15. A date around that time would be appropriate.

Tom Barstow
16 Jockey Cove Way

Amy Capone-Muccio

From: Norma O'Reilly <normajoreilly@gmail.com>
Sent: Wednesday, April 17, 2024 8:41 AM
To: Amy Capone-Muccio
Subject: Seasonal Water Public Hearing

Dear Ms Muccio,

My sister and I own the property at 10 Hopewell Shores in Wolfeboro, which my parents built more than 60 years ago. We received official notice of the hearing late last week, which has given us very little time to respond or consider our options to seasonal town water, which has been an important service for us.

I plan to attend the hearing this evening. You suggested that I submit my questions and concerns in advance. Here they are:

- 1) I can understand the Town's need to consider cost and the pressing need to meet federal water standards. Does the town have estimates for upgrading our pipes? What are the costs?
- 2) What is the timeline for this decision and any implementation? Our shorefront property is relatively small and pie-shaped. Consequently, we may encounter challenges with respect to environmental and zoning requirements. It could take us some time to implement a water system that meets our needs.
- 3) I understand that there may be state and federal programs that offer low-interest or short-term loans to assist with the costs of improving drinking water infrastructures. Would the Town consider offering such short-term or low interest loans to homeowners who will no longer have access to town water?

Thank you, in advance, for your consideration.

Sincerely,
Norma O'Reilly

Amy Capone-Muccio

From: Doris Briggs <caramia101@mac.com>
Sent: Tuesday, April 16, 2024 4:21 PM
To: Amy Capone-Muccio
Subject: Seasonal water

Follow Up Flag: Flag for follow up
Flag Status: Flagged

My name is Doris Briggs Ann And in the summer. I live on 39 Museum Shore Rd. I am one of the 200 seasonal uses of water. I would like to object to your changing this situation. It was not fair to plan a hearing when those on seasonal water are not in Wolfboro Because they have no water. I would not be opposed to your bringing a mainline down the road.

Thank you very much
Sent from my iPhone
Love and Peace
Doris Briggs

Amy Capone-Muccio

From: Jeff Chouinard <buzzard619@yahoo.com>
Sent: Monday, April 15, 2024 2:47 PM
To: Amy Capone-Muccio
Cc: Jeanne Hebert
Subject: Town Meeting Wednesday 6:30P

This is about discontinuing water service to seasonal residents on Axford Way. Are we going to have water this summer? Is there any cost and time estimate on replacing the existing water piping and will it depend on the number of residents on the road willing to participate? I have been told if the piping is replaced, we will need keep a small amount of water flowing thru out the winter, is this correct? Please confirm you received this. Thanks.

Jeff Chouinard, Axford Way Trust, 978-740-9257

Amy Capone-Muccio

From: Barbara Fraser <bnbfraser@gmail.com>
Sent: Monday, April 15, 2024 2:09 PM
To: Amy Capone-Muccio
Subject: seasonal water line system in Wolfeboro

I am the owner of 124 Piper Lane which is on seasonal water. My land is too small to drill a well as there is a septic system on the property.

I am opposed to the removal of the seasonal water line.

Barbara Fraser
603-387-3400

Amy Capone-Muccio

From: Adam H. Becker <ABecker@kecheslaw.com>
Sent: Monday, April 15, 2024 2:16 PM
To: Amy Capone-Muccio
Cc: Allison Pollock; canmarstan@gmail.com
Subject: Season Water service meeting 4/17/24

Hi Amy. Thank you for taking the time to get back to me today. As discussed, I called the Town on behalf of my mother, Marilyn Becker, who is the Trustee of the trust that owns the home at 51 Museum Shores Road on Mirror lake.

My mother is elderly and will not be able to make it to the meeting on Wednesday and given the extremely short notice we received of the meeting, neither my sister, Allison Pollock, nor I will be able to attend either. Given the seriousness of the issue at hand (possible termination of water service), we are all quite upset over not only the prospect of losing water service but also the fact that the Town scheduled this meeting on short notice and during a time of year when many of the seasonal homeowners will not be in the area.

My family has been coming to Wolfeboro for over 40 years and the Town has always provided water service to our home during that time. I think it goes without saying that we would not have purchased this home if we knew that there would not be any water service from the town. I understand that a representative of the Water Department suggested that those affected can simply dig wells on their properties. However, this statement was obviously made without all of the relevant information. In particular, our plot is small and because of the configuration of our septic tank and leeching field, it is our understanding that we are unable to dig a well on our property. As a result, finding a way to extend town water to our home is essential. As we justifiably relied on the fact that the Town provided water to our home at the time of purchase and for the past 40 years, we believe that termination of service is improper.

Although we do not have a formal HOA at museum shores, we have an informal association of the homeowners that work together to maintain the private roadway. Although some of the owners have wells, most do not.

With regard to the seasonal water lines, am I correct that the town has been ordered by a government agency (NHDES) to discontinue use of these lines? Is there any option to modify or replace the seasonal water lines to bring them up to appropriate safety standards/codes? What is the annual cost to maintain the seasonal water lines and how is that determined? Are outside contractors hired to perform this work? Does the town incur additional salary costs for overtime work performed by Town employees? What is the cost of any chemicals used to sanitize the water lines? What else is involved in seasonal water line maintenance? Has there been any discussion about sharing the cost of installing permanent water lines with the affected homeowners. Has there been any study to determine the impact of drilling 11 new wells in our area on the water table?

We understand that the cost to maintain the seasonal water lines is expensive so if that is no longer feasible and the only option is to install permanent water lines, I would expect that the cost of installing permanent water lines will be recouped over a period of time by the fact that the town will no longer have to incur the cost of maintaining the seasonal lines. What is the recoupment period?

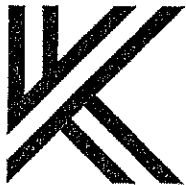
As we understand that there is no zoom link or call in available for the meeting on Wednesday, we are hoping to have the meeting rescheduled to a time in July or August when many of us will be able to attend.. If that is not feasible, we ask that any formal vote on this issue be postponed until a later date when more of us can attend the meeting.

Just to reiterate, installing a well does not appear to be an option for us and may not be an option for other affected homeowners as well. As a result, we will be put in an impossible situation if the town votes to simply terminate service to our home. We have been paying our taxes, like everyone else, for 40 years and have never asked anything of the town other than water and electricity. We have no sewer service, no garbage collection, no police patrols, no road maintenance or snow plowing. As a result, we hope you can understand how upsetting this development is for us.

Thank you very much.

Adam Becker

On behalf of Marilyn Becker, Trustee of the Becker New Hampshire Realty Trust.



Adam H. Becker

Senior Attorney – Keches Law Group

T: 508-970-6981 F: 508-822-8022

E: aheber@kecheslaw.com | <https://kecheslaw.com/>

2 Granite Avenue, Suite 400 | Milton, MA 02186



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WOLFEBORO SELECTMEN

In re: Notice of Public Hearing-Notice to discontinue the seasonal water line system in Wolfeboro being held April 17, 2024

Property location-122 Oakwood Road

Date-April 15, 2024

QUESTIONS

Was I notified at my address of record in Florida that this meeting was going to be held?

Why was the Hearing scheduled for a month when most impacted are not at their residences and cannot attend in person to present their positions?

If there is a potential risk of contamination, why do I get, currently and in the past reports, that the water quality is within acceptable standards? This method of providing water to Oakwood Road has been used for decades.

Has the city considered replacing the pipe with the DES approved industry standard material? Please provide me with the DES report. Does the town have an obligation under the Statutes to continue providing potable water to houses which were erected in compliance with building codes in existence at the time and have been provided potable water from the town for years?

If the decision is based on being "a large maintenance cost to the town", will the town contract for installations, pay for site plannings, drillings, installation of new plumbing systems and provide permits, for wells to be installed?

What alternatives do landowners have if for some reason a well cannot be installed (topography, set back restrictions, ground water quality etc.) on their property?

What adjustments are planned to the real estate assessments for tax purposes if seasonal water is discontinued?

Please provide me with a written response to my questions.

Thank you.

Samuel W. Hart

1250 East Lake Cannon Dr NW, Winter Haven, FL 33881

Tele #-863-860-4129

Email-samhart52@yahoo.com



October 15, 2020

Ms. David Ford, P.E. Director of Public Works
Town of Wolfeboro
P.O. Box 624
Wolfeboro, NH 03894

Subject: Task 002 AWIA Support and Seasonal Water Line Evaluation
T&H No. 6440

Dear Mr. Ford,

Tata & Howard is pleased to present this letter report in accordance with our Task 002 agreement with the Town of Wolfeboro (the Town) dated July 10, 2020 and amendment one (1) dated August 31, 2020. This letter report provides an inventory of the seasonal water line sub-systems and an evaluation and budgetary cost estimates for the Smith River Road, Albee Beach, Wolfeboro Camp Schools and Libby Museum/Museum Shores seasonal lines replacement/resiliency options. Specifically, the purpose of this evaluation is to gather information on the four (4) seasonal water line sub-systems that were identified by the Town and develop alternatives for year-round, protected seasonal lines. In addition, we provide a planning level budget to eliminate the seasonal sub-systems. This would require development of private wells with, or without treatment, or surface water with a point of use treatment system. Legal considerations for eliminating seasonal sub-system users would be investigated by the Town.

Background

The Town of Wolfeboro (the Town) serves domestic water to 5,750 people and approximately 240 of these service connections are summer “seasonal” use. The New Hampshire Department of Environmental Services (NHDES) 2017 Sanitary Survey identifies seasonal water mains as increasing the potential risk for contamination of the water system. Due to this risk DES recommended the Town address the long-term viability and resiliency of the seasonal water mains throughout the system. Many of the seasonal lines in the system are partially buried or laid on top of the ground through cross-country alignments with significant overgrowth and limited access for maintenance and/or repair. The above ground lines also present a risk and resiliency concern as stated in the DES survey.

Seasonal Water Main Inventory

Based on a review of the information provided by the Town, and a site visit by Tata & Howard staff, an inventory of the existing seasonal water sub-systems and users was created. The inventory will be used by the Town to evaluate which seasonal sub-systems are a priority for “protection” and to identify which residents would be affected by these changes. Tata & Howard utilized the seasonal water service spreadsheet and developed a GIS data-layer for parcels billed for seasonal water. The GIS map and seasonal account spreadsheet was then reviewed with Town staff to address discrepancies found in the 2016 Asset Management Plan summary. Based on this review, there are approximately thirty (30) individual service connections that are considered seasonal. There are twenty-five (25) seasonal sub-systems ranging in size from two (2) user connections to as many as twenty-two (22) user connections. It should be noted that not all developed properties abutting the seasonal water lines are currently connected to Town’s water. Pipe material is High Density Polyethylene (HDPE) with diameters ranging from 1-1/4” to 2” while sub-system lengths range from a few hundred feet to over thirty-five hundred feet (3,500’). Attachment 1 is the seasonal sub-system and users inventory, while Figure 1 is the GIS seasonal account data-layer.

Alternative Evaluation and Planning Level Construction Costs

Based on the site visit completed on August 3, 2020 with Town staff, the Smith River Road, Albee Beach, Wolfeboro Camp and Libby Museum/Museum Shores each present different potential scenario’s for eliminating seasonal water lines. While legal and responsibility issues would need to be addressed by others, one option for all sub-systems is for the Town to no longer activate and maintain the existing seasonal lines. In that case, private wells with or without treatment, or treatment of surface water with point-of-use treatment could be recommended. Tata & Howard contacted local well drillers and individual home treatment system vendors to get a sense of the current cost for a drilled well in the region and or home point-of-use treatment system. A planning level cost to permit and construct an individual potable water well with and without treatment is presented below.

Private Systems Costs*	
Type	Budgetary Cost
Individual Single Family Well	\$20,000
Well with Treatment	\$25,000
Surface Water with Point-of-Use Treatment	\$20,000

*Construction cost estimate based on values provided by local vendors

Based on the 2017 NHDES Sanitary Survey recommendations and in order to protect the risk and resiliency of the Town's water system, the following sections evaluate replacing the existing sub-systems with buried shallow seasonal lines, or permanent year-round water. Tata & Howard and Town staff met in August 2020 to evaluate four (4) of the existing seasonal sub-systems in order to evaluate alternatives. For comparison, typical bid item quantities and cost estimates were developed using recent publicly bid projects for installation of year-round water mains serving the existing seasonal properties. It is difficult to develop a cost estimate for installing shallow (protected) seasonal water mains, but one could expect a 50%-60% cost savings.

Albee Beach

Based on input from Town staff, three alternatives were evaluated for seasonal water main replacement for the Albee Beach Subsystem (Figure 2). The Albee Beach system serves three (3) properties.

1. Directional drilling along the existing seasonal line alignment. (Estimated Construction Cost \$135,000)
2. Directional drilling from the vicinity of the terminus hydrant under Center Street to behind the Boat Museum and then along Moose Point Road, (Estimated Construction Cost \$159,000)
3. Directional drill across Center Street to behind the Boat Museum as the previous options with open cut install the water main down Moose Point Road. (Estimated Construction Cost \$ 156,000)

It should be noted that alternatives 2 and 3 would provide Town water to the Boat Museum property and improve access for normal water main maintenance activities.

Smith River Road

The Smith River Road seasonal line serves four (4) properties. The existing seasonal line is 1-1/2-inch HDPE and connects from the water main on Whitten Neck Road and travels along the edge of the water. One (1) alternative was identified to replace the Smith River Road sub-system as discussed with Town staff (Figure 3). Open cut and install the water main within the existing roadway of Smith River Road and to install services to each resident. The Smith River Road system serves four (4) properties. (Estimated Construction Cost \$ 75,000)

Wolfeboro Camp School

The Wolfeboro Camp School system connects to the existing water main in the vicinity of 70 Pleasant Valley Road and is a two (2) inch HDPE line. The seasonal line lays at the edge of the right-of-way on Pleasant Valley Road then cross country through the woods at the corner of Camp School Road serving 25 Walt's Lane. It also traverses private property serving some but not all properties terminating at the Camp School property. This seasonal line services six (6) properties and the Camp School. According to Town staff, properties to the east of the Camp School may be served by the Camp School meter. It should be

noted that several properties are not connected and are assumed to have drilled water supply wells.

Based on our discussions and site visit, there are two (2) alternatives to replace the Wolfeboro Camp School (the School) sub-system (Figure 4). The Wolfeboro Camp School system serves six (6) properties including the School complex. Town staff also indicated several properties to the east of the School may also be served from that connection and are billed for water use by the School.

1. Directional drill along the existing alignment, (Estimated Construction Cost \$300,000)
2. Open cut down Camp School Road to a location near the school parcel. It should be noted that individual service connection lengths would be significantly longer, and the construction cost and maintenance responsibility would need to be determined. (Estimated Construction Cost \$ 317,000)

As noted above, utilizing directional drilling would limit access for any water main maintenance. In addition, if alternative 2 was utilized, the service to 35 Walt's Lane would need to be relocated to the existing seasonal sub-system on Walt's Lane.

Libby Museum/Museum Shores

The existing seasonal systems(s) in this area are complicated. According to Town records, there is a combination of Town of Wolfeboro seasonal lines and three (3) private buried lines. The Town's seasonal line connects near the terminal hydrant on North Main Street and feeds the Libby Museum then cross country to serve eleven (11) properties on McCarthy Anna Drive and Museum Shores.

Based on discussions and the site visit, there was only one option for the Libby Museum/Museum Shores sub-system. This would require an open-cut construction with connection to the existing 8-inch water main on Lang Pond Road at McCarthy Anna Road and follow the route of the existing seasonal mains and then re-connecting with the 8-inch by creating a loop at Museum Shore Road as shown in Figure 5. (Estimated Construction Cost \$262,000)

The budgetary construction cost estimate for each sub-system alternative is found in Attachment 2.

Conclusion

In order to improve the resiliency of the Town's water distribution system, seasonal water mains should be either eliminated, or replaced with either seasonal protected (shallow) water mains or deep year-round water service. Costs estimates for public bid year-round water mains have been generated for budgeting purposes. As previously discussed, alternative seasonal protected (shallow) mains could be utilized to reduce construction cost. In addition, the Town may wish to self-perform certain sub-system replacements.

Mr. Dave Ford
Task 002 AWIA Support and Seasonal Water
Line Evaluation

October 15, 2020
Page 5 of 5

Due to the variability of each seasonal sub-system, the final decision for eliminating each sub-system should be made on a case-by-case basis. The Town must also consider easements requirements if cross country routes are utilized. Finally, many of the existing seasonal water mains traverse properties that utilize private wells and are not connected.

During the course of this project, Mr. Mitchell Garon served as Engineer, the undersigned served as Project Manager, and Mr. Paul Cote, P.E. provided technical reviews. We wish to express our appreciation to the Town of Wolfeboro – Public Works Division for their participation in this project and for their help in collecting information and data. If you have any questions, please do not hesitate to contact our office.

Sincerely,

TATA & HOWARD, INC.

Peter J. Goodwin, P.E.

Peter Goodwin, P.E.
Associate

Enclosures:

- Attachment 1 – Seasonal Water Main Inventory
- Attachment 2 - Budgetary Cost Estimates
- Figure 1 – GIS Seasonal Accounts
- Figure 2 – Albee Beach
- Figure 3 – Smith River
- Figure 4 – Libby Museum/Museum Shores
- Figure 5 – Wolfeboro Camp School

Seasonal Sub-System	Account Number	Map	Lot	Address	Customer Name	Comment
Individual Seasonal Services						
Individual Service	13-0080.300	218	150	0 SOUTH MAIN ST	BREWSTER ACADEMY	
Individual Service	13-0877.300	231	20	87 CLARK RD	TOWN OF WOLFEBORO	
Individual Service	11-0731.301	190	101	179 CENTER ST	KIM ROSSI	
Individual Service	13-0653.300	218	101	19 CENTER ST	PATRICIA M RANKIN 1989 TRUST	
Individual Service	13-0829.300	232	6	11 EDGEWOOD TER	PAUL WHEELER	
Individual Service	13-0175.300	231	47	0 GOODRICH RD	TOWN OF WOLFEBORO - TOWN GARDENS	
Individual Service	12-0620.300	232	5	0 SOUTH MAIN ST	KINGSWOOD GOLF CLUB	
Individual Service	14-1118.301	201	34	0 LAWN METER	WOLFEBORO COMMON II CONDO ASSOCIATI	
Individual Service	11-0939.300	218	8	88 LEHNER ST	TOWN OF WOLFEBORO - FOSS FIELD	
Individual Service	13-0188.300	217	44	0 RAILROAD AVE	TOWN OF WOLFEBORO - BEAN PARK	
Individual Service	12-0220.301	244	11	36 SCOTT RD	FITTS FAMILY COMPOUND TRUST	
Individual Service	12-0908.301	244	12	42 SCOTT RD	FITTS FAMILY COMPOUND TRUST	
Individual Service	12-0930.300	244		0 SO MAIN & PLEASANT VLY	TOWN OF WOLFEBORO	
Individual Service	12-0340.300	260	28	65 SUMMER LN	MARY PATRICIA DEANE REV. TRUST	
Individual Service	13-0905.300	218	12	5 VALLEY LN	TOWN OF WOLFEBORO - OUTSIDE FAUCET	
Albee Beach Road	11-0043.302	177	33	347 CENTER ST #1-3	KIMBERLY GANNON	
Albee Beach Road	11-0811.300	177	2	334 CENTER ST	CHERYL L PETERSON	
Chapel Lane	14-1376.300	214	18	4 CHAPEL LN	JOHN A LOCKITT	
Clark Road	13-0477.300	242	3	135 CLARK RD	EDWARD A KLEMM TRUST JR	
Clark Road	13-0941.300	242	23	162 CLARK RD	SUSAN Z SHARP	
Clark Road	13-0141.300	243	12	129 CLARK RD	H PAUL BUCKINGHAM	
Keewaydin Road	14-1054.301	172	14	33 KEEWAYDIN RD	MARY ANN POLLINI REVOCABLE TRUST	
Port Weldein Road	14-0910.300	200	3	0 PORT WELDELN RD	PORT WEDELN ASSOCIATION INC	
Silver Street	11-0960.300	190	108	3 SILVER ST	TOWN OF WOLFEBORO - MAST LANDING DOCKS	
South Main Park	13-0190.300	217	58	60 SOUTH MAIN ST	TOWN OF WOLFEBORO - SIDEWALK GARDENS	
South Main Park	13-0880.300	217	94	0 SOUTH MAIN CATE PARK	TOWN OF WOLFEBORO	
South Main Park	13-0885.300	217	94	0 SOUTH MAIN CATE PARK	TOWN OF WOLFEBORO	
South Main Street	13-0493.301	231	82	280 SOUTH MAIN ST	280 SOUTH MAIN ST LLC	
South Main Street	13-0493.301	231	82	280 SOUTH MAIN ST	280 SOUTH MAIN ST LLC	

Albee Beach Road 2" Water Main 2000'?

Albee Beach Road	11-0973.300	164	32	57 ALBEE BEACH RD	TOWN OF WOLFEBORO - ALBEE BEACH BATH HOUSE
Albee Beach Road	11-0603.301	178	3	56 MOOSE POINT RD	PAMELA THOMAS
Albee Beach Road	11-0619.301	178	2	60 MOOSE POINT RD	SPENCE FAMILY REVOCABLE TRUST 2012

Camp School Road 2" Water Main, X'

Camp School Road	12-3012.301	252	52	53 CAMP SCHOOL RD	KEITH ALBEE
Camp School Road	12-0348.300	253	5	89 CAMP SCHOOL RD	ROBERT H DEMAREE JR
Camp School Road	12-0508.300	253	4	87 CAMP SCHOOL RD	HILL CAMP REALTY TRUST
Camp School Road	12-0588.300	253	3	77 CAMP SCHOOL RD	RUST POND CABIN REALTY TRUST
Camp School Road	12-1052.300	253	7	93 CAMP SCHOOL RD	WOLFEBORO CAMP SCHOOL
Waits Lane	12-0300.300	252	48	35 WALT'S LN	CLAYTON D CLATUR LIVING TRUST
Camp School Road	12-2929.300	253	7	93 CAMP SCHOOL RD	WOLFEBORO CAMP SCHOOL

Canopache Road X" Water Main, X'

Canopache Road	12-0380.300	251	17	78 CANOPACHE RD	BRIAN R DONNELLY
Canopache Road	12-0460.300	251	15	74 CANOPACHE RD	WOLFEBORO GORDON INC

Clark Road 1 1/2" Water Main, 400'

Clark Road	13-0179.300	243	10	119 CLARK RD	WILLIAM HOFMANN III
Clark Road	13-0317.300	243	11	121 CLARK RD	FOUST FAMILY LAND TRUST
Clark Road	13-0717.300	243	55	0 OFF CLARK RD	FAIRWAY VIEW PROPERTY
Clark Road	13-0365.300	243	36	108 CLARK RD	GERALDINE GILLIS REVOCABLE TRUST

Springfield Point 1-1.2" Water Main, X'

Delings Cove Road	12-0076.300	259	9	186 SPRINGFIELD POINT RD	KATHLEEN F BLANCHARD SPRINGFIELD
Delings Cove Road	12-0652.300	259	30	5 DELINGS COVE RD	CONSTANCE S KLEFOS TRUST
Delings Cove Road	12-0748.301	259	20	3 PUFFS POINT	JOSEPH K BUSSICHELLA
Delings Cove Road	12-0828.300	259	19	5 PUFFS POINT	5 PUFFS POINT LLC

Forest Road X" Water Main, X'

Forest Road	14-0686.301	215	46	168 FOREST RD	MICHELLE BITZER
Forest Road	14-0702.301	215	52	170 FOREST RD	MICHELLE BITZER

Forest Road	14-0718.301	215	52	170 FOREST RD	MICHELLE BITZER
Forest Road	14-0590.300	228	51	180 FOREST RD	EDWIN WARREN KING
Forest Road	14-1102.300	228	54	201 FOREST RD	TOWN OF WOLFEBORO
Forest Road	14-1134.302	228	53	203 FOREST RD	TORAH CORPORATION
Herron Hollow 1 1/4" Water Main, 2640'					
Heron Hollow	11-0587.300	204	106	37 HERON HOLLOW	MAKSIMOVIC FAMILY TRUST
Heron Hollow	11-0683.300	218	38	29 HERON HOLLOW	C&D MULCAHY FAMILY IRREVOCABLE TRUS
Heron Hollow	11-0699.300	218	38	31 HERON HOLLOW	C&D MULCAHY FAMILY IRREVOCABLE TRUS
Heron Hollow	11-0843.300	218	37	35 HERON HOLLOW	SHIRLEY L RICHARDSON REVOCABLE TRUS
Crooked Pond	11-0027.302	204	102	61 CROOKED POND LN	MICHAEL TRENTSESAUX
Crooked Pond	11-0859.300	204	101	63 CROOKED POND LN	M & M TRUST
Holden Shore Road 1 1/4" Water Main, 1920'					
Holden Shore	11-0203.300	191	48	58 HOLDEN SHORE RD	JAMES T & DENNIS J CABBELL
Holden Shore	11-0347.301	191	49	60 HOLDEN SHORE RD	ROBERT & SUSAN MACLEOD FAMILY TRUST
Holden Shore	11-0635.300	191	41	4 SHADY LN	EDWARD J MCNIFF REVOCABLE TRUST
Holden Shore	11-0747.300	191	45	44 HOLDEN SHORE RD	SHAUN G BERRY 1998 TRUST
Holden Shore	11-0779.301	191	55	9 HOLDEN SHORE RD	DAVID BREEN
Holden Shore	11-0507.301	192	7	80 HOLDEN SHORE RD	MONTGOMERY MORAN
Holden Shore	11-0651.300	192	8	84 HOLDEN SHORE RD	EDWARD J MCNIFF REVOCABLE TRUST
Holden Shore	11-0171.300	206	24	116 HOLDEN SHORE RD	BERRY FAMILY REALTY TRUST
Holden Shore	11-0219.300	206	25	112 HOLDEN SHORE RD	LOIS D CHASE REVOCABLE TRUST
Holden Shore	11-0251.300	206	22	126 HOLDEN SHORE RD	TERENCE G CONLEY
Holden Shore	11-0299.301	206	21	128 HOLDEN SHORE RD	LENTZ FAMILY TRUST
Holden Shore	11-0379.300	206	29	102 HOLDEN SHORE RD	BARBARA L COLLINS
Holden Shore	11-0427.302	206	26	108 HOLDEN SHORE RD	KAREN GIAMMATTEE
Holden Shore	11-0523.300	206	30	92 HOLDEN SHORE RD	KATHLEEN LANE FAMILY TRUST
Hopewell Point Road 1 1/4", 400', 1140' and 1910'					
Hopewell Shores	14-1006.302	228	38	58 HOPEWELL POINT RD	ANDREW JAY
Hopewell Shores	14-0078.300	240	15	16 JOCKEY COVE WAY	THOMAS R BARSTOW TRUST
Hopewell Shores	14-0398.300	240	4	65 TIPS COVE RD	AJ MACKUCKER TRUST
Hopewell Shores	14-0446.300	240	10	6 HOPEWELL SHORES	ELLEN H YOUNG REVOCABLE TRUST

Hopewell Shores	14-0622.300	240	21	72 HOPEWELL POINT RD	FREDRICK R KRONENWETT TRUST
Hopewell Shores	14-0782.301	240	26	7 HOPEWELL SHORES	7 HOPEWELL SHORES LLC
Hopewell Shores	14-0862.300	240	8	10 HOPEWELL SHORES	HOPEWELL POINT REALTY TRUST
Hopewell Shores	14-1170.302	240	5	3 HOPEWELL SHORES	3 HOPEWELL SHORES LLC
Kingswood Road 2" Water Main, 3910'					
Kingswood Road	12-0940.300	244	17	73 SCOTT RD	MICHAEL A, RUTH & WILLIAM SUGARMAN
Kingswood Road	12-2953.302	244	1	15 FITTING END LN	ROBERT JOHN D'AMATO REV TRUST 2003
Kingswood Road	12-0892.304	244	1-3	15 KINGSWOOD RD	ROBERT JOHN D'AMATO REV TRUST 2003
Kingswood Road	12-0524.300	250	12	153 KINGSWOOD RD	GENERATION SKIPPING TRUST
Kingswood Road	12-0556.301	250	13	157 KINGSWOOD RD	WILLIAM R HUNTER
Leafy Hill Lane X" Water Main, X'					
Leafy Hill Lane	14-0526.300	186	10	84 LEAFY HILL LN	INGERSOLL FAMILY TRUST
Leafy Hill Lane	14-0654.300	186	13	78 LEAFY HILL LN	LOVERUD WOLFEBORO REALTY TRUST
Lewando Lane 1 1/2" Water Main, 400'					
Lewando Lane	13-0397.301	242	16	19 LEWANDO LN	GREGORY R WHY 2017 REVOCABLE TRUST
Lewando Lane	13-0733.301	242	17	21 LEWANDO LN	SHELLEY G WHY 2017 REVOCABLE TRUST
Middelton Road X" Water Main, X'					
Middelton Road	13-0045.300	261	16	34 AXFORD WAY	MATHEW J BOWMAN
Middelton Road	13-0173.302	261	11	28 AXFORD WAY	RICHARD S WYMAN
Middelton Road	13-0189.301	261	15	32 AXFORD WAY	AXFORD WAY NOMINEE TRUST
Middelton Road	13-0205.301	261	14	33 AXFORD WAY	AXFORD WAY NOMINEE TRUST
Middelton Road	13-0349.301	261	17	36 AXFORD WAY	SALLY E FREDERICKSON
Middelton Road	13-0509.301	261	12	30 AXFORD WAY	JEANNE L HEBERT
Middelton Road	12-0364.301	268	34	35 & 36 J CAMP RD	BARRY GREENWOOD
Middelton Road	12-0540.300	268	22	106 MIDDLETON RD	DOROTHY HUBBARD REVOCABLE TRUST
Middelton Road	12-0800.302	268	40	76 MIDDLETON RD	ROBIN E WYMAN
Middelton Road	12-1070.300	273	22	0 MIDDLETON RD	TOWN OF WOLFEBORO
Middelton Road	12-3021.300	273	1	0 MIDDLETON RD	TOWN OF WOLFEBORO
Milwood Road 1/1/4" Water Main, 1500'					
Milwood Road	11-0891.301	218	50	29 MILLWOOD RD	MELISSA CARPENTER

Millwood Road	11-0075.300	219	3	47 MILLWOOD RD	THOMAS A O'DOWD REVOCABLE TRUST
Millwood Road	11-0091.302	219	2	49 MILLWOOD RD	ANDREW FELIX
Millwood Road	11-0571.301	219	1	51 MILLWOOD RD	PETER D HAGEARTY
Millwood Road	11-0763.300	219	5	43 MILLWOOD RD	THOMAS A O'DOWD REVOCABLE TRUST 2

Museum Shores Road 1 1/2" Water Main, 450'

Museum Shores	13-0029.300	125	3	51 MUSEUM SHORES RD	BECKER NEW HAMPSHIRE REALTY TRUST
Museum Shores	13-0541.300	125	4	49 MUSEUM SHORES RD	MYRA W KORIN
Museum Shores	13-0749.300	125	1	36 MCCARTHY ANNA RD	JAMES P THOMPSON
Museum Shores	13-0061.300	126	14	39 MUSEUM SHORES RD	MICHAEL BRENNANDAN TEELING
Museum Shores	13-0125.301	126	11	55 MUSEUM SHORES RD	TODD J BRYANT
Museum Shores	13-0385.300	126	7	30 MCCARTHY ANNA RD	HESLER FAMILY TRUST
Museum Shores	13-0525.300	126	4	20 MCCARTHY ANNA RD	ROBERT MARSHALL JR
Museum Shores	13-0573.300	126	15	37 MUSEUM SHORES RD	ROY E ORRALL REVOCABLE TRUST
Museum Shores	13-0605.300	126	17	27 MUSEUM SHORES RD	NELSON IRREVOCABLE TRUST
Museum Shores	13-0861.300	126	16	33 MUSEUM SHORES RD	LORI FELLELA
Museum Shores	13-0925.300	126	12	47 MUSEUM SHORES RD	WALTER A ZANCHUK 2000 REVOCABLE TR
Museum Shores	13-0909.300	142	58	755 NORTH MAIN ST	TOWN OF WOLFEBORO

North Main Street X" Water Main, X'

North Main Street	13-0077.302	142	13	7 BAAS DR	JANE MCMANUS
North Main Street	13-0221.300	142	9	704 NORTH MAIN ST	HERBERT G VINNICOMBE 91 TRUST
North Main Street	13-0461.302	158	2	13 BAAS DR	JON HOAGLAND

Oakwood Road 2" and 1 1/2" Water Main, 2640', and 2640' (Description of to and from that UE had does not make sense)

Oakwood Road	12-0060.301	259	43	112 OAKWOOD RD	DAVID BABSON TRUSTEES OF
Oakwood Road	12-0188.303	259	52	134 OAKWOOD RD	JAMES SNYDER
Oakwood Road	12-0204.300	259	36	76 OAKWOOD RD	BREWITT CAMP TRUST
Oakwood Road	12-0325.300	259	59	146 OAKWOOD RD	BETSY K COUTURE REV TRUST 2005
Oakwood Road	12-0444.300	259	49	130 OAKWOOD RD	GMF REALTY TRUST
Oakwood Road	12-0492.300	259	46	122 OAKWOOD RD	SAMUEL W HART
Oakwood Road	12-0668.302	259	44	116 OAKWOOD RD	OSMAN BABSON
Oakwood Road	12-0716.300	259	45	120 OAKWOOD RD	JUNE L DAVIS
Oakwood Road	12-0844.301	259	77	91 OAKWOOD RD	ELIZABETH MOLEY

Oakwood Road	12-0988.302	259	41	98 OAKWOOD RD	BROWNE FAMILY TRUST NUMBER TWO
Oakwood Road	12-1004.300	259	47	124 OAKWOOD RD	CANDACE TORDONATO
Oakwood Road	12-3018.300	259	51	132 OAKWOOD RD	CYNTHIA M BORCHI 2001 TRUST
Oakwood Road	12-3020.300	259	53	136 OAKWOOD RD	KARIN L CURTIN
Oakwood Road	12-0124.301	266	9	79 SPRINGFIELD POINT RD	DEBORAH J ANDERSEN
Oakwood Road	12-0140.301	266	9	79 SPRINGFIELD POINT RD	HARRY M EASTON TRUST 50%
Oakwood Road	12-0172.301	266	10	64 OAKWOOD RD	MJ WOLFEBORO TRUST

Pine Hill Road X" Water Main, X'

Pine Hill Road	13-0621.301	161	1	0 PINE HILL RD	TOWN OF WOLFEBORO - CEMETARY
Pine Hill Road	13-0167.301	190	20	18 PINE HILL RD	PINE HILL ROAD STORAGE REALTY LLC

Piper Lane 1 1/4" Water Main, 1520'

Piper Lane	13-0157.300	157	2	118 PIPER LN	JOHN S DRINKWATER REVOCABLE TRUST
Piper Lane	13-0333.300	157	1	124 PIPER LN	BARBARA K FRASER 1995 TRUST
Piper Lane	14-0478.300	157	4	22 NORTH KEEWAYDIN SHORES	PAUL E HOUDE REVOCABLE TRUST OF 200
Piper Lane	13-0093.300	158	27	107 PIPER LN	BRYANT FAMILY TRUST
Piper Lane	13-0109.301	158	25	115 PIPER LN	DELLELO REALTY TRUST
Piper Lane	13-0237.302	158	21	134 PIPER LN	CLINTON JOHNSON
Piper Lane	13-0589.300	158	22	128 PIPER LN	PARKER REALTY TRUST
Piper Lane	14-0046.300	171	10	126 OLD KEEWAYDIN POINT RD	ROBERT W & ANNE B ANDRUS
Piper Lane	14-0238.301	171	15	120 OLD KEEWAYDIN POINT RD	THOMAS E DIGHT JR LIVING TRUST
Piper Lane	14-0510.303	171	18	104 OLD KEEWAYDIN POINT RD	ROBERT A THORESEN REVOCABLE TRUST
Piper Lane	14-0574.302	171	16	116 OLD KEEWAYDIN POINT RD	MICHAEL P HOUSE
Piper Lane	14-0926.300	171	11	107 OLD KEEWAYDIN POINT RD	KEEWAYDIN INVESTMENT CO
Piper Lane	14-1086.300	171	19	102 OLD KEEWAYDIN POINT RD	MARK G WHEATON REVOCABLE TRUST
Piper Lane	13-0285.300	172	6	102 PIPER LN	MARGOT A DRINKWATER REVOCABLE TRUST

Coves End Road X" WaterMain, X'

Private Road 1	12-3005.300	232	30-5	32 COVES END RD 5	CONSTANCE J MORNEAU REVOCABLE TRUST
Private Road 1	12-3006.301	232	30-2	32 COVES END RD 2	WILLIAM SLAVIN
Private Road 1	12-3007.300	232	30-3	32 COVES END RD 3	JONES FAMILY IRREVOCABLE TRUST
Private Road 1	12-3008.300	232	30-4	32 COVES END RD 4	HERRMANN LIVING TRUST
Private Road 1	12-3009.300	232	30-6	32 COVES END RD 6	MARK GILBERT

Private Road 1	12-3010.300	232	30-8	32 COVES END RD 8	KEVIN & MELISSA SANFORD
Private Road 1	12-3011.300	232	30-1	32 COVES END RD 1	JOHN J & CAROL O'BRIEN
Kings Pine Road X" Water Main, X'					
Private Road 2	11-0964.300	205	19-1	17 KINGS PINE RD #1	DAVID B & JANIS A SHEA REVOCABLE LIVING TRUST
Private Road 2	11-0965.301	205	19-2	17 KINGS PINE RD #2	LENARD HOWELL
Private Road 2	11-0966.300	205	19-3	17 KINGS PINE RD #3	ROBERT J HECK
Private Road 2	11-0967.302	205	19-4	17 KINGS PINE RD #4	ARLENE E GRANT REVOCABLE TRUST
Private Road 2	11-0968.301	205	19-5	17 KINGS PINE RD #5	JOHN HEALEY
Private Road 2	11-0969.300	205	19-6	17 KINGS PINE RD #6	DAVID V BOLDUC
Private Road 2	11-0970.301	205	19-7	17 KINGS PINE RD #7	REYNOLD SANTORO
Private Road 2	11-0971.301	205	19-8	17 KINGS PINE RD #8	DAVID MORAN

Piping Rock Road X" Water Main, X'					
Private Road 3	14-1180.301	142	10-1	678 NORTH MAIN ST 1	PIPING ROCK LOON COTTAGE LLC
Private Road 3	14-1195.301	142	10-2	678 NORTH MAIN ST 2	TIFFANY RIDYARD
Private Road 3	14-1210.300	142	10-3	678 NORTH MAIN ST 3	WILLIAM A JANOWSKY
Private Road 3	14-1225.300	142	10-4	678 NORTH MAIN ST 4	RICHARD WEBBER
Private Road 3	14-1240.300	142	10-5	678 NORTH MAIN ST 5	GST EXEMPT TRUST
Private Road 3	14-1255.301	142	10-6	678 NORTH MAIN ST 6	KRISTA MAURER
Private Road 3	14-1270.302	142	10-7	678 NORTH MAIN ST 7	EDWARD KELLEY
Private Road 3	14-1285.305	142	10-8	678 NORTH MAIN ST 8	REBECCA L SARGENT
Private Road 3	14-1300.301	142	10-9	678 NORTH MAIN ST 9	MATTHEW DELVECCHIO
Private Road 3	14-1315.300	142	10-10	678 NORTH MAIN ST 10	SCHNEIDER TRUST
Private Road 3	14-1330.300	142	10-11	678 NORTH MAIN ST 11	HAMILTON IRREVOCABLE TRUST
Private Road 3	14-1345.300	142	10-12	678 NORTH MAIN ST 12	GEORGE FAMILY TRUST OF 2006
Private Road 3	14-1375.302	142	10-13	680 NORTH MAIN ST 14	NELSON CHAVES
North Main Street	13-0168.300	142	10	678 NORTH MAIN ST	PIPING ROCK MOTEL CONDO ASSN
Sewall Road -DEEP WATER PER DAVE FORD					
Sewall Road	14-0062.300	229	31	176 SEWALL RD	SUZANNE L LAYERS LIVING TRUST
Sewall Road	14-0110.301	229	37	6 FROST CAMP LN	BRUCE BECKMANS
Sewall Road	14-0254.301	229	32	170 SEWALL RD	MICHAEL P WOODBURY REVOCABLE TRUST
Sewall Road	14-0286.300	229	40	1 FROST CAMP LN	GERTRUDE C FROST ISSUE

Sewall Road	14-0302.300	229	40	1 FROST CAMP LN	GERTRUDE C FROST ISSUE
Sewall Road	14-0318.300	229	36	8 FROST CAMP LN	GERTRUDE C FROST ISSUE
Sewall Road	14-0334.300	229	38	4 FROST CAMP LN	JEAN PEARCE
Sewall Road	14-0990.300	229	35	10 FROST CAMP LN	ELLEN S SIDOR LIVING TRUST
Sewall Road	14-1022.300	229	39	2 FROST CAMP LN	HONEYMOON REALTY TRUST
Sewall Road	14-0222.300	241	37	234 SEWALL RD	234 SEWALL RD TRUST
Sewall Road	14-0350.300	241	28	270 SEWALL RD	GALEUCIA FAMILY COMPOUND TRUST
Sewall Road	14-0386.301	241	19	304 SEWALL RD	JONATHAN K COOPERMAN
Sewall Road	14-0558.300	241	24	280 SEWALL RD	JOHANNA C HURLEY; KAREN C JUVONEN
Sewall Road	14-0670.300	241	45	190 SEWALL RD	BRAD MACARTHUR
Sewall Road	14-0750.300	241	20	302 SEWALL RD	C CHRISTINE MAYNARD
Sewall Road	14-0798.300	241	9	348 SEWALL RD	THOMAS R MILLER
Sewall Road	14-0814.301	241	2	376 SEWALL RD	THOMAS TRUDEAU
Sewall Road	14-0846.300	241	26	276 SEWALL RD	JOHN M MURRAY JR TRUST - 2000
Sewall Road	14-0878.300	241	6	354 SEWALL RD	NOCONOMO CORPORATION
Sewall Road	14-0942.300	241	13	334 SEWALL RD	MARGARET J RICE REVOCABLE RICE REVO
Sewall Road	14-0958.300	241	3	370 SEWALL RD	ESTELLE PARSONS
Sewall Road	14-1070.300	241	41	216 SEWALL RD	PETER MIGHIELS WEBSTER TRUST

Smith River Road DEEP WATER ? TBD

Smith River Road	11-0123.301	191	6	30 WHITTEN NECK RD	MARILYN H PLACHE
Smith River Road	11-0155.302	191	4	19 SMITH RIVER RD	ROSE TRUST
Smith River Road	11-0235.300	191	5	11 SMITH RIVER RD	WAYNE G CLOUGH
Smith River Road	11-0907.301	191	3	25 SMITH RIVER RD	BETH T ROHDE

Walts Lane X" Water Main, X'

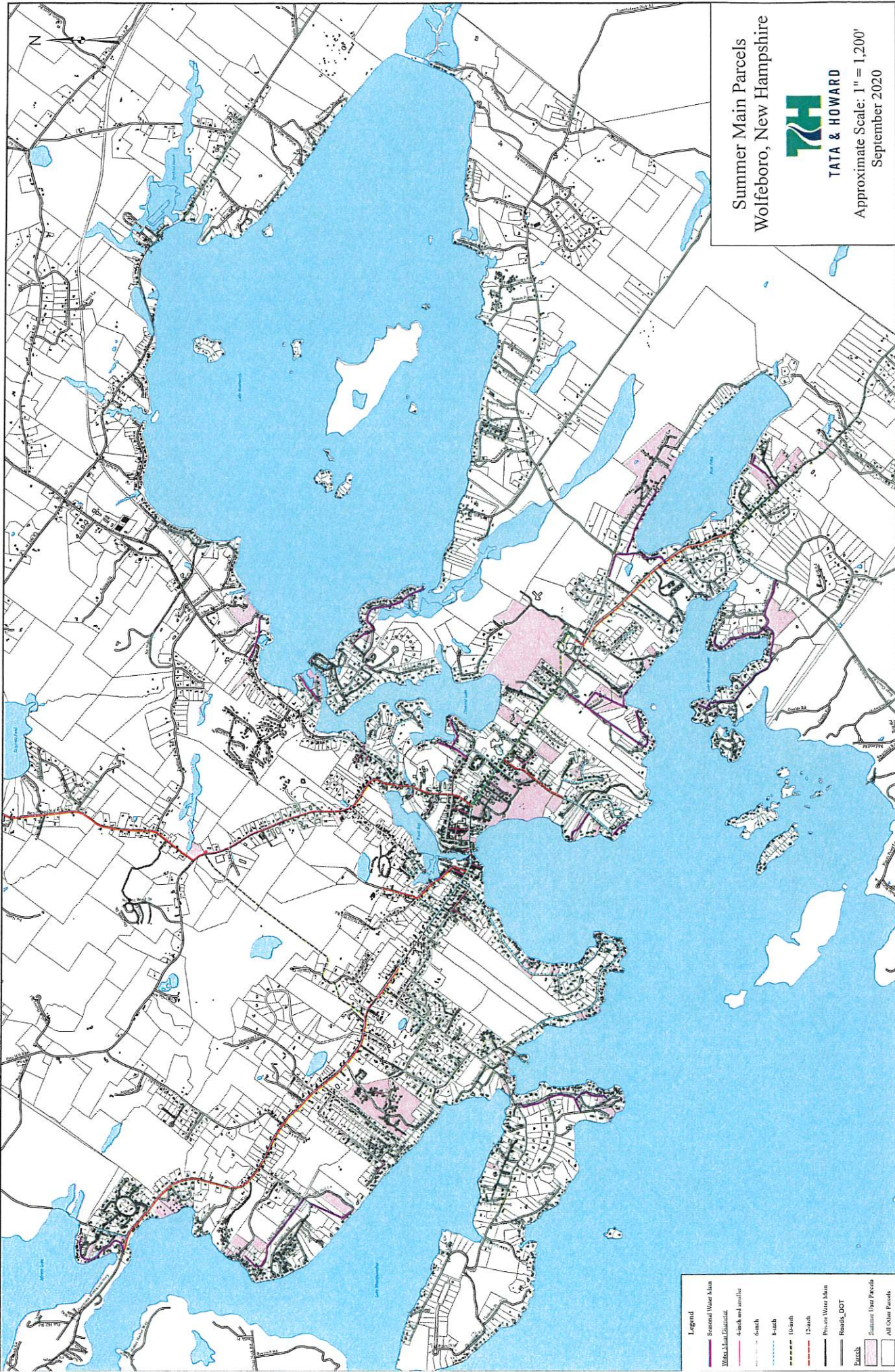
Walts Lane	12-0156.300	252	37	9 WALTS LN	ANN BLACK
Walts Lane	12-0476.300	252	39	12 WALTS LN	JANE C HARRINGTON
Walts Lane	12-0700.300	252	38	11 WALTS LN	WILLIAM A LODGEK REVOCABLE TRUST

Attachment A
Town of Wolfeboro Seasonal Water Lines Open Cut Replacement Costs

Item No.	Item Description	Units	Unit Price	Smith River Road Estimated Quantities	Albee Beach Estimated Quantities	Wolfeboro Camp School Estimated Quantities	Libby Museum Estimated Quantities	Smith River Road Estimated Quantities	Albee Beach Estimated Quantities	Wolfeboro Camp School Estimated Quantities	Libby Museum Estimated Quantities
1	Mobilization	EA.	5% of Total	1	1	1	1	\$3,548	\$7,393	\$15,075	\$12,468
2	Test Pits	C.Y.	\$50.00	10	15	35	25	\$500	\$750	\$1,750	\$1,250
3	Excavation Below Grade	C.Y.	\$10.00	125	300	775	650	\$1,250	\$3,000	\$7,750	\$6,500
4	Fittings and Appurtenances	LBS.	Included	-	-	-	-	\$0	\$0	\$0	\$0
5	2" HDPE Pipe	L.F.	\$50.00	700	1300	200	-	\$35,000	\$65,000	\$10,000	\$0
6	4" HDPE Pipe	L.F.	\$55.00	-	-	3100	2600	\$0	\$0	\$170,500	\$143,000
7	6" HDPE Pipe	L.F.	\$60.00	20	-	-	-	\$1,200	\$0	\$0	\$0
8	Terminal Blow Off	EA.	\$2,500.00	1	1	1	1	\$2,500	\$2,500	\$2,500	\$2,500
9	2" Valve	EA.	\$800.00	1	0	1	-	\$800	\$0	\$800	\$0
10	4" Gate Valve	EA.	\$900.00	-	3	4	-	\$0	\$2,700	\$3,600	\$0
11	6" Gate Valve	EA.	\$1,000.00	2	0	0	3	\$2,000	\$0	\$0	\$3,000
12	3/4" Polyethylene Service	L.F.	\$32.50	-	0	0	-	\$0	\$0	\$0	\$0
13	1" Polyethylene Service	L.F.	\$35.00	260	260	1100	1300	\$9,100	\$9,100	\$38,500	\$42,500
14	3/4" Corporation	EA.	\$400.00	-	-	-	-	\$0	\$0	\$0	\$0
15	3/4" Orb Stop	EA.	\$300.00	-	-	-	-	\$0	\$0	\$0	\$0
16	1" Corporation	EA.	\$500.00	4	3	4	11	\$2,000	\$1,500	\$2,000	\$5,500
17	1" Curb Stop	EA.	\$400.00	4	3	4	11	\$1,600	\$1,200	\$1,600	\$4,400
18	Handholes	EA.	\$500.00	4	3	4	11	\$2,000	\$1,500	\$2,000	\$5,500
19	Trench Pavement	L.F.	\$30.00	50	20	800	40	\$1,500	\$600	\$24,000	\$1,200
20	Gravel Road Repair	L.F.	\$15.00	700	1200	2300	1800	\$10,500	\$18,000	\$34,500	\$27,000
21	Sewer and Drain Repair	L.F.	\$100.00	10	20	20	40	\$1,000	\$2,000	\$2,000	\$4,000
22	Directional Drilling (4")	L.F.	\$80.00	-	500	-	-	\$0	\$40,000	\$0	\$0
TOTAL								\$74,498	\$155,243	\$316,575	\$261,818

Attachment B
Town of Wolfboro Seasonal Water Lines Directional Drilling Replacement Costs

Item No.	Item Description	Units	Unit Price	Albee Beach Original Route Estimated Quantities	Albee Beach Estimated Quantities (From Hydrants)	Wolfboro Camp School Estimated Quantities	Albee Beach Original Route Estimated Costs	Albee Beach Estimated Costs (From Hydrants)	Wolfboro Camp School Estimated Costs
1	Mobilization	EA.	5% of total costs	1	1	1	\$6,345	\$7,565	\$14,198
2	Test Pits	C.Y.	\$50.00	20	20	40	\$1,000	\$1,000	\$2,000
3	Excavation Below Grade	C.Y.	\$10.00	20	20	40	\$200	\$200	\$400
4	Fittings and Appurtenances	LBS.	included	-	-	-	\$0	-	\$0
5	2" HDPE Pipe	L.F.	\$75.00	1400	1200	20	\$105,000	\$90,000	\$1,500
6	4" HDPE Pipe	L.F.	\$80.00	-	500	3200	\$0	\$40,000	\$256,000
7	6" HDPE Pipe	L.F.	\$85.00	-	-	-	\$0	\$0	\$0
8	Terminal Blow Off	EA.	\$2,500.00	1	1	1	\$2,500	\$2,500	\$2,500
9	2" Valve	EA.	\$600.00	-	-	1	\$0	\$600	\$600
10	4" Gate Valve	EA.	\$800.00	3	3	6	\$2,400	\$2,400	\$4,800
11	6" Gate Valve	EA.	\$1,000.00	-	-	-	\$0	\$0	\$0
12	3/4" Polyethylene Service	L.F.	\$30.00	-	-	-	\$0	\$0	\$0
13	1" Polyethylene Service	L.F.	\$35.00	260	260	250	\$9,100	\$9,100	\$8,750
14	3/4" Corporation	EA.	\$700.00	-	-	-	\$0	\$0	\$0
15	3/4" Curb Stop	EA.	\$500.00	-	-	-	\$0	\$0	\$0
16	1" Corporation	EA.	\$700.00	3	3	4	\$2,100	\$2,100	\$2,800
17	1" Curb Stop	EA.	\$500.00	3	3	4	\$1,500	\$1,500	\$2,000
18	Handholes	EA.	\$500.00	-	-	-	\$0	\$0	\$0
19	Trench Pavement	L.F.	\$30.00	20	20	20	\$600	\$600	\$600
20	Gravel Road Repair	L.F.	\$15.00	100	20	-	\$1,500	\$300	\$0
21	Sewer and Drain Repair	L.F.	\$100.00	10	10	20	\$1,000	\$1,000	\$2,000
TOTAL							\$133,245	\$158,865	\$298,148



Summer Main Parcels
Wolfboro, New Hampshire



TATA & HOWARD

Approximate Scale: 1" = 1,200'
September 2020

- Legend**
- Seasonal Water Main
 - Water Main (Eligible)
 - 4-inch and smaller
 - 6-inch
 - 8-inch
 - 10-inch
 - 12-inch
 - Private Water Main
 - Roads_DOT
 - Parcels**
 - Summer User Parcels
 - All Other Parcels



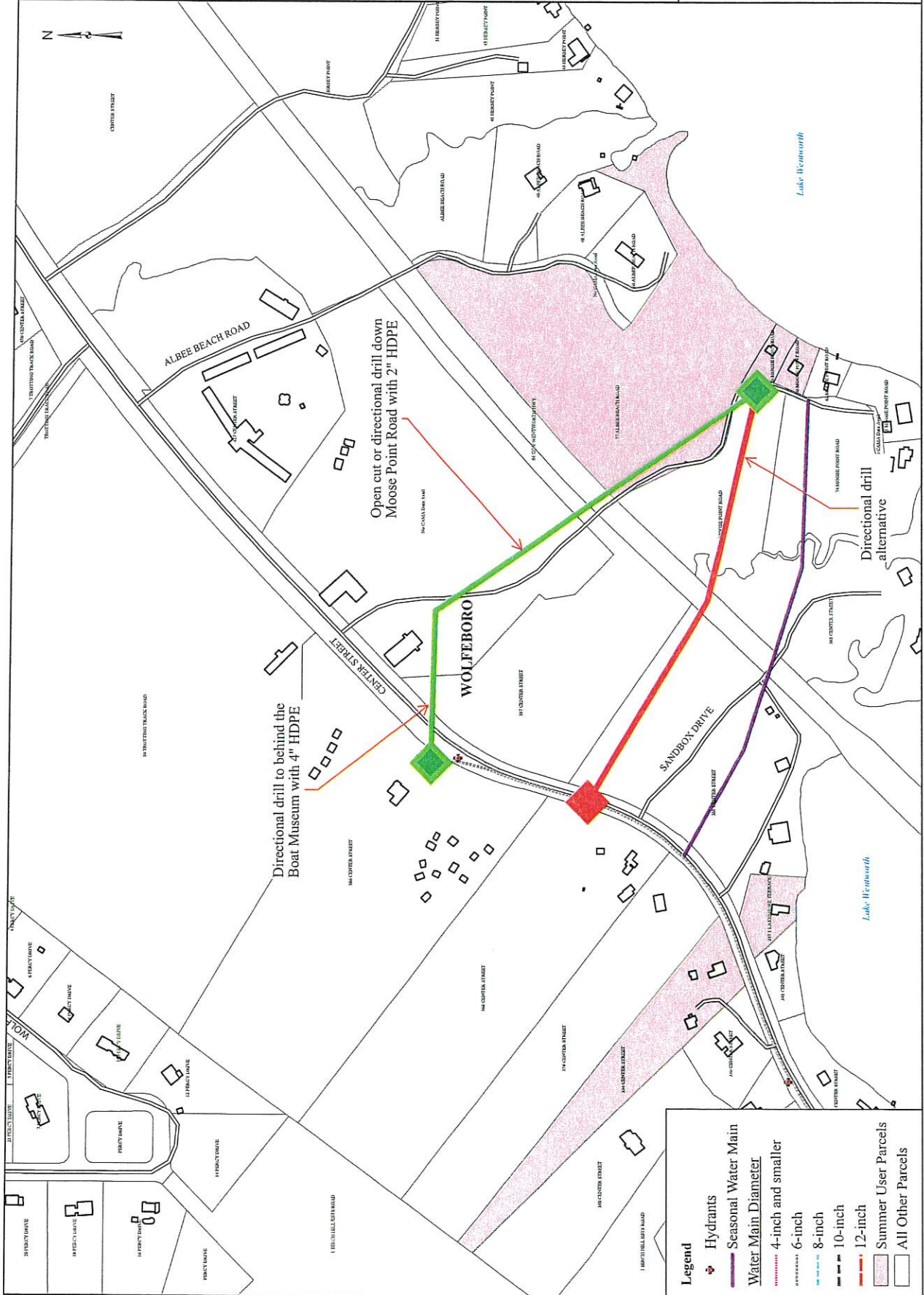
TATA & HOWARD

Date: September 2020 Scale: 1" = 250'

Albee Beach Road
Seasonal Water Lines
Wolfeboro, New Hampshire

2

Figure No.



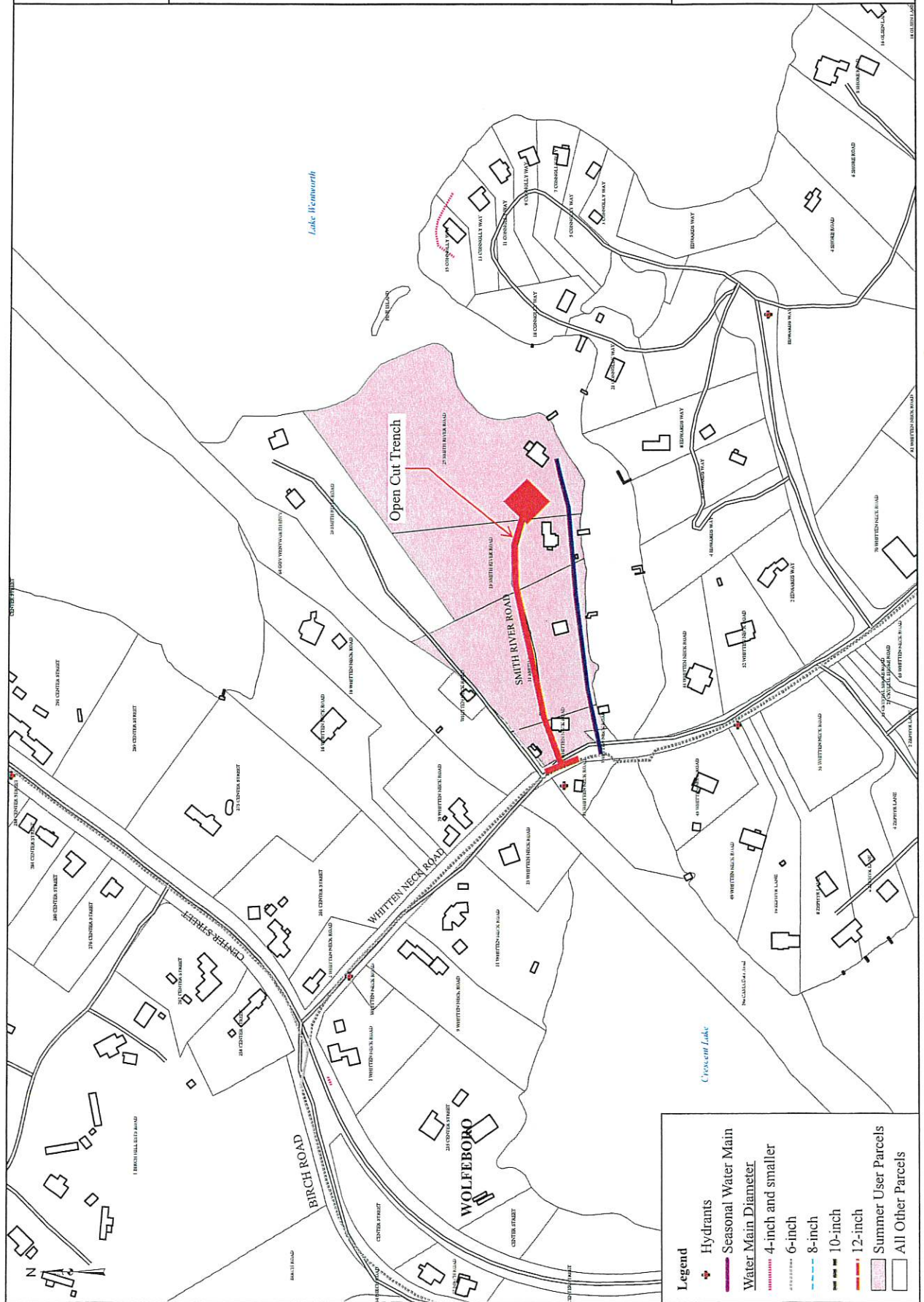


TATA & HOWARD

Date: September 2020 Scale: 1" = 200'

Smith River Avenue
Seasonal Water Lines
Wolfeboro, New Hampshire

Figure No. 3





TATA & HOWARD

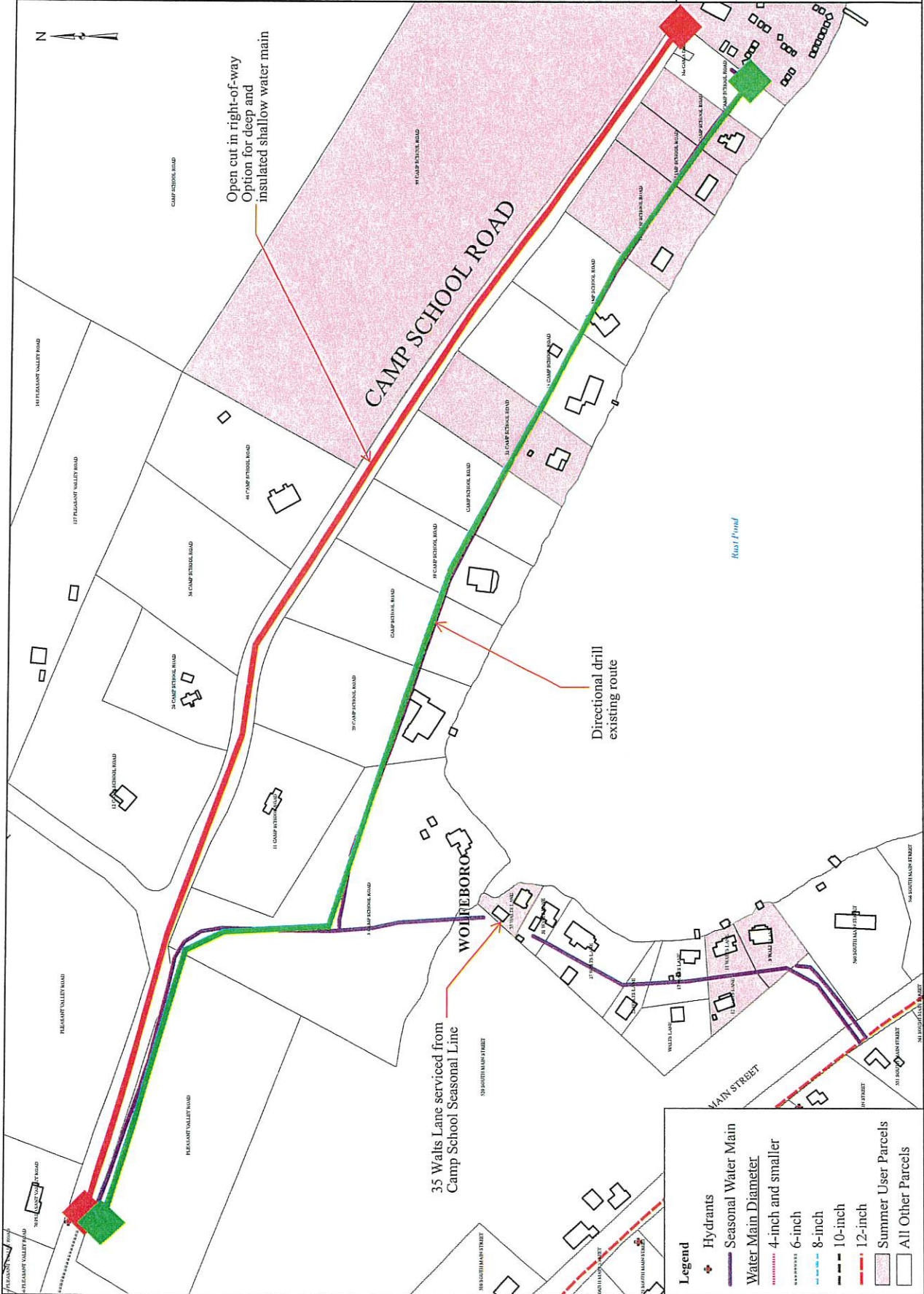
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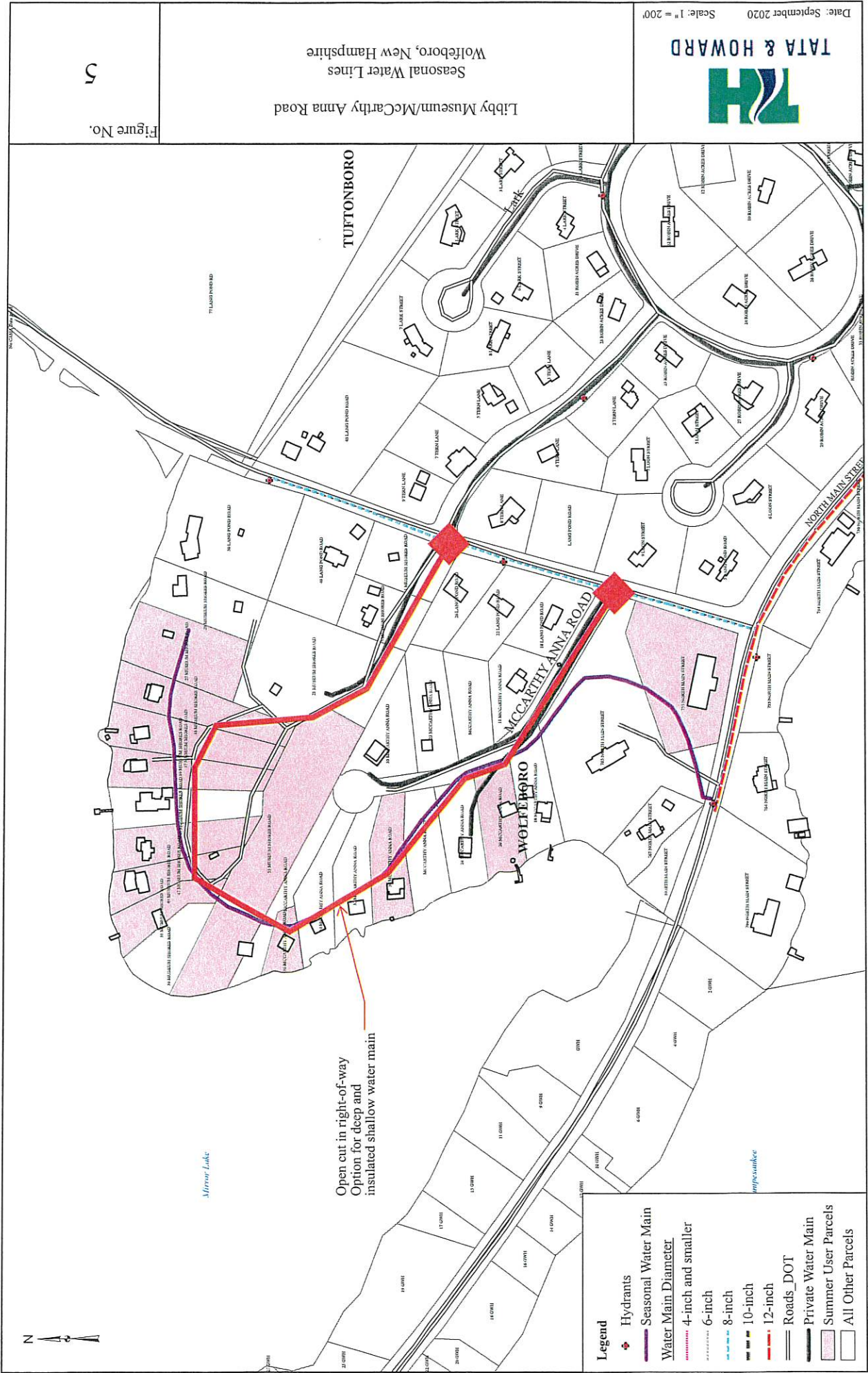
Scale: 1" = 200'



Camp School Road
Seasonal Water Lines
Wolfeboro, New Hampshire

4

Figure No.



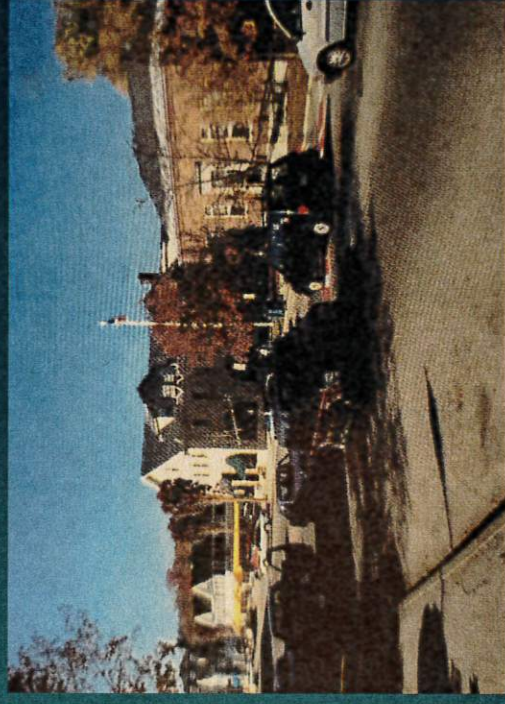
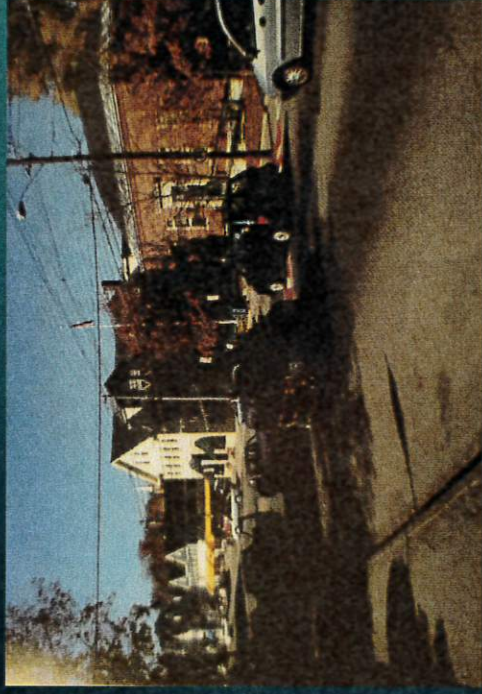




Downtown Utility Conversion from Overhead to Underground

Requested Task:

- ▶ Provide a current cost estimate to convert a 2,700Ft. Section of the Downtown Area (Pickering Corner to Sewall Road Intersections) from Overhead to Underground Utilities.





Project Objectives

AESTHETIC PURPOSES:

- ▶ Remove poles .
- ▶ Replace utilitarian style pole mounted lighting with post style lights.
- ▶ Create space for sidewalk bump-outs and possible tree plantings.

IMPROVE ELECTRICAL RELIABILITY ?

- ▶ Underground utilities provide protection from physical damage.
- ▶ Historically this area has had minimal number of storm/accident and nuisance outage events.
- ▶ Troubleshooting cable, terminations and equipment failure is much more complicated and time consuming with underground utilities.

Overview

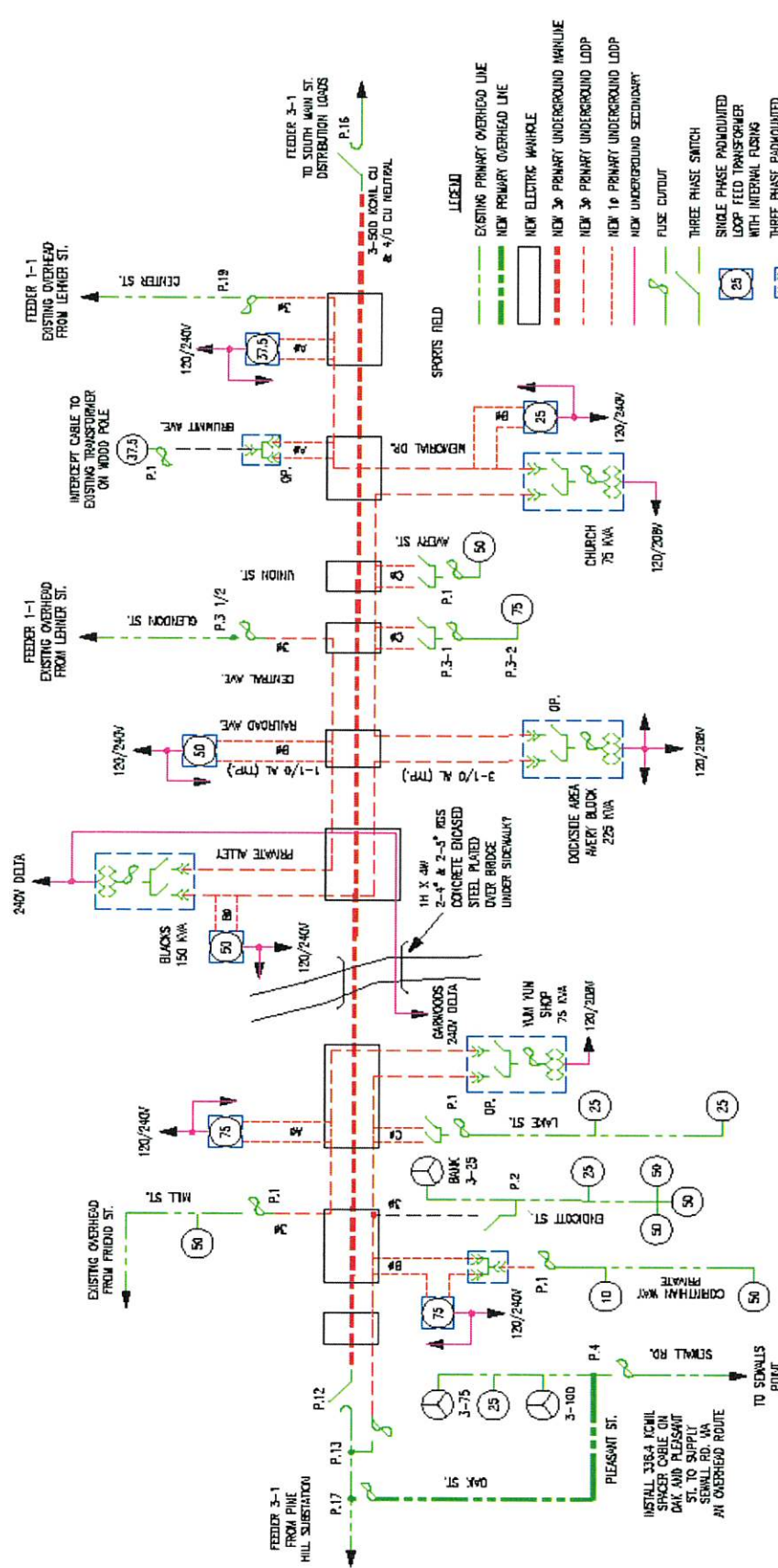


Proposed New Underground

Existing Overhead to be Reconstructed as Three-Phase

Existing Overhead to
Remain

Existing Overhead to be Eliminated

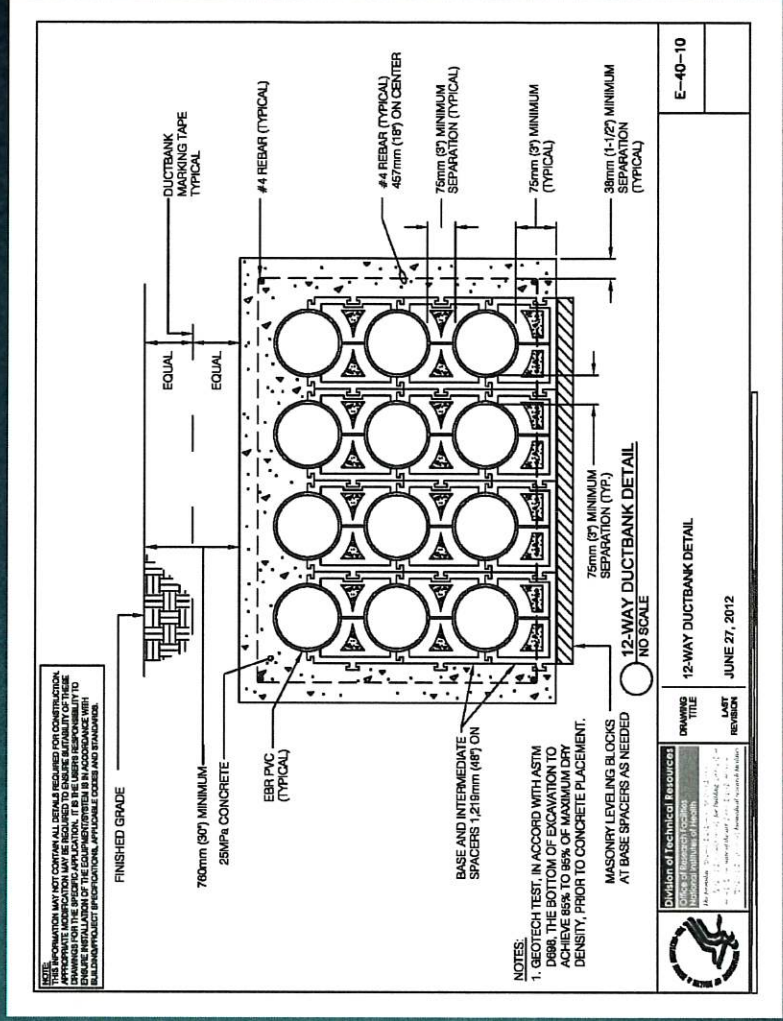


DOWNTOWN UNDERGROUND UTILITIES
PRIMARY DISTRIBUTION - CONCEPTUAL ONE LINE

ELECTRIC POWER ENGINEERING			
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10/1/21	PLM		
REVISIONS			
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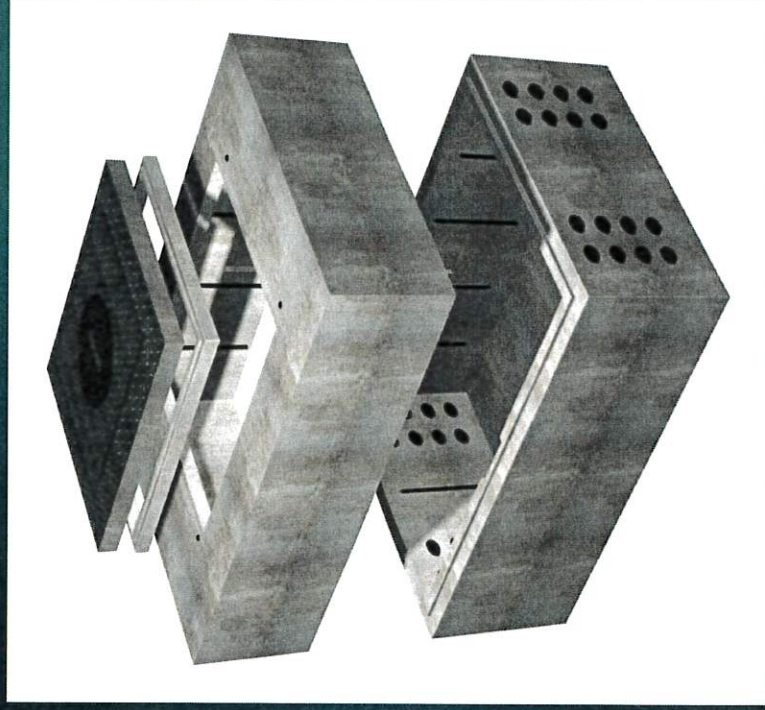
Project Equipment Details:

- ▶ 2,700 Feet, 12 Conduit Duct Bank Encased in Concrete.



Project Equipment Details:

- ▶ Nine (9) Subsurface Electric Vaults with Access Manholes within the Roadway/Sidewalk.



Project Equipment Details:

- ▶ Four (4) Three-phase Pad-mount Transformers on 6'x 12' subsurface Concrete Vaults.
- ▶ Six (6) Single-phase Pad-Mount Transformers on 4'x 8' subsurface Concrete Vaults.



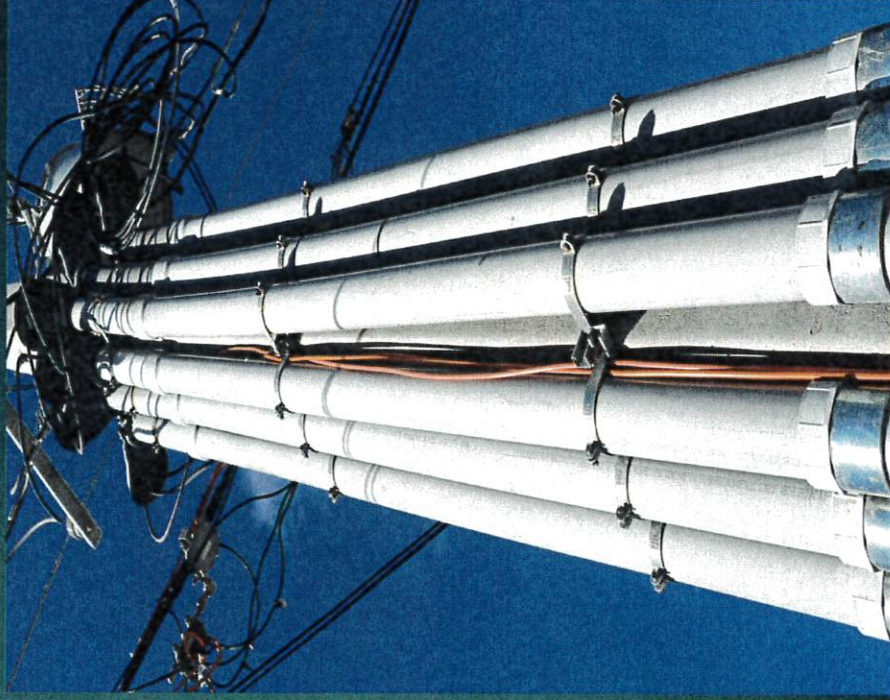
Project Equipment Details:

- ▶ Two (2) Primary Sectionalizing/Junction Cabinets on 4'x 8' subsurface Concrete Vaults.



Project Equipment Details:

- ▶ Six (6) Primary Riser Poles



Cost Estimate :

Actual Detailed by PLM Engineering

- ▶ Municipal Electric System: \$12,200,000

Estimated Based on prior Detailed Verizon Costs with Escalation

- ▶ Consolidated Communication (Phone): \$3,200,000

Estimated without Detail

- ▶ Breezeline (CATV): \$1,500,000
- ▶ FirstLight Fiber / Bayring Communications: \$ 500,000

Total: \$17,400,000



Unknown Costs / Challenges-

- ▶ Customers will need to upgrade their Privately Owned Electrical Services to accommodate new code compliant underground feeders (\$10-40K/each).
- ▶ Securing Property Locations and/or Easements required for pad-mount transformers and junction cabinet placement.
- ▶ Bridge Crossing Profile will limit duct bank depths. NHDOT will need to provide input of design.
- ▶ Lake Level Elevation may require increased profile heights of pad-mount vaults and cabinets to ensure adequate drainage to “daylight”.
- ▶ Worker Considerations: De-energized repairs only, specialty training in underground, confined workspace(gas detection, ventilation & hoisting).