

Wolfeboro Board of Selectmen
Public Meeting Minutes-Unapproved
December 6, 2017

Members present: Chairman Luke Freudenberg, Linda Murray, Dave Bowers and Dave Senecal

Members absent: Brad Harriman

Staff present: Town Manager David W. Owen, Finance Director Pete Chamberlin, Public Works Director Dave Ford, Police Captain Mark Livie, MED Director of Operations Barry Muccio and Recording Secretary Michele Chamberlain

Chairman Freudenberg opened the meeting at 6:30 PM.

Non-Public Session RSA 91-A:3, II

Mr. Owen stated a non-public session is needed to discuss litigation.

Chairman Freudenberg stated there was a tragic accident yesterday involving one of our Town employees. Wes Smallidge was hit by an automobile while working for the Department of Public Works. On behalf of the Town of Wolfeboro and the Board of Selectmen we offer our thoughts and prayers to him and his family while he is recovering at Maine Medical.

Dave Ford, Public Works Director, addressed the Board. He stated our thoughts and prayers are with Wesley and his family. Mr. Ford asked the public that when they see signs in the road that men are working to please slow down and pay attention. This can happen to anyone and it has affected our employees and the whole Town. At this point Wesley is in stable condition but still in ICU in Portland at Maine Medical. Mr. Ford wanted Wes and his family to know that we are going to be supporting him. He stated if anyone wanted to drop off cards employees would be going up to visit Wes and the cards could be delivered to him. He stated we need to remain positive that he will have a full recovery and be back to work for the Town after his recuperation.

Dave Owen, Town Manager, stated he wanted to reiterate what Mr. Ford said about when signs are posted about men working in the road that people really need to slow down and give a wide berth. This is an example of an employee doing everything right. The signs were out, the flasher was on in the truck, all safety protocol was being followed but still we had this tragic incident. The Board of Selectmen discussed setting up some kind of relief fund for Mr. Smallidge and his family. He is covered by Town health insurance and he will be eligible for workers compensation but his family is incurring expenses being over at Maine Medical and tending to him. Mr. Owen stated if the Board wishes to

set up some kind of fund he talked to Town Counsel and Mr. Chamberlin talked to the Town auditor and this could be done by setting up a special revenue account or gift account. It could be called the Wes Smallidge Family Relief Fund. If people are interested in donating funds, checks should be made out to the Town of Wolfeboro and in the memo corner please note Wes Smallidge Relief Fund. Mr. Owen explained that Town Counsel stated things should only be paid with proper invoices and need to be consistent with the purpose of the fund.

Linda Murray asked Mr. Owen to explain what the Town employees are doing for Wes Smallidge so the community is aware.

Mr. Owen stated Town employees will be donating some of their excess leave time so Wes will continue to get fully paid during his recovery time. Workers compensation pays for 2/3rds of his time and the other 1/3rd will be paid with leave time. Due to the severity of his injuries he will be out for quite a while.

It was moved by Dave Bowers and seconded by Linda Murray to set up the Wes Smallidge Family Relief Fund as proposed. Members voted and being none opposed, the motion passed.

Consideration of Minutes

Chairman Freudenberg asked for approval from the Board of the November 15, 2017 Regular Meeting Minutes.

It was moved by Linda Murray and seconded by Dave Senecal to accept the minutes of November 15, 2017 as written. Members voted and being none opposed, the motion passed.

Public Hearings

A. Temporary Outdoor Event Permits

- i. Wolfeboro Area Chamber of Commerce to hold Fireworks Over Wolfeboro Bay on December 31, 2017 at 6:30 PM with the display launched from Brewster Academy**

Mary DeVries, Executive Director of Wolfeboro Area Chamber of Commerce, addressed the Board. She asked for permission to hold the fireworks over Wolfeboro Bay on Sunday, December 31st to encourage people to stay in Wolfeboro to celebrate New Year's Eve.

Chairman Freudenberg opened the public hearing.

Chairman Freudenberg closed the public hearing.

Linda Murray reminded Ms. DeVries that a fireworks permit is required by the State of New Hampshire.

Ms. DeVries stated she would make sure the permit was on premises and available for the fireworks company.

It was moved by Chairman Freudenberg and seconded by Linda Murray to approve the issuance of a Temporary Outdoor Event Permit to the Wolfeboro Area Chamber of Commerce to hold Fireworks over Wolfeboro Bay on December 31, 2017 at 6:30 PM with the display launched from Brewster Academy. Members voted and being none opposed, the motion passed.

Bulk Vote

A. Weekly Manifests

November 24, 2017
December 1, 2017
December 8, 2017

B. Property Tax Abatements/Refunds

Approvals:

- | | | |
|------|-----------------------------|------------------------|
| i. | Abatement/Refund #6 (2017 | Tax Map 146, Lot 4 |
| ii. | Abatement/Refund #9 (2017) | Tax Map 133, Lot 20-F4 |
| iii. | Abatement/Refund #11 (2017) | Tax Map 155, Lot 6 |

C. Supplemental Tax Warrant - \$557.00

D. 2017 Equalization Municipal Assessment Data Certificate

It was moved by Dave Senecal and seconded by Linda Murray to approve the items listed on the agenda in items A through D above. Members voted and being none opposed, the motion passed.

Mr. Owen stated a few interesting points about the Equalization Report were that real estate sales were up by 22 percent in Wolfeboro compared to last year and our equalization ratio is down to 90.9 percent, which means we are nearly 10 percent under assessed at this point. If the ratio continues to go down then we will fall underneath the range that the Department of Revenue Administration recommends. The assessor

suggested doing the reevaluation study a year early so we don't fall below the recommended range.

Ms. Murray stated that would put us out of the sequence of doing a fiscal update.

Mr. Owen agreed.

New Business

A. Request to Place "Please" Signs on Traffic Sign Posts

Linda Murray stepped down.

Howard Zimmerman, Director of Please, addressed the Board. He stated we are here tonight to see if we can get our project underway but still obey all the road sign rules of the Town of Wolfeboro. He thanked Mr. Ford and Mr. Sullivan for meeting with them last week. During this meeting two obstacles were pointed out. The first obstacle involves a safety issue that the signs are distracting which could cause issues and the other obstacle pertains to the sign ordinances which restricts this from happening. Mr. Zimmerman suggested putting the "Please" signs on the back of the existing posts facing oncoming traffic so not to distract the driver. Also, he suggested posting the "Please" signs under No Parking signs and Speed Limit signs. Mr. Zimmerman showed a picture of the "Please" sign and stated it meets the requirements of the State and the Town. He stated the issue with drug addiction is going to last a long time so he is asking for a waiver for the next twelve years to permit "Please" signs being posted. He hoped the Town would offer their support in this program.

Chairman Freudenberg questioned if the signs were DOT signs. He questioned if they had talked to NHDOT.

Mr. Zimmerman stated no.

Chairman Freudenberg stated he liked the idea but suggested putting the signs on other areas in Town. He stated he had concerns with putting the "Please" sign on road signs. He agreed with Mr. Ford and Mr. Sullivan that it would be a distraction for drivers to have a secondary sign on a sign that controls traffic. He suggested putting the signs on the seasonal receptacles for trash.

Mr. Zimmerman stated the signs could be placed on the receptacles by Dockside and in different parks around Town.

Mr. Bowers stated the signs need some clarification because people don't know what the signs mean.

Mr. Zimmerman stated that is what is good about it.

Mr. Bowers stated when people come into Town they don't know if the sign means please slow down or please shop locally.

Mr. Zimmerman stated for the local people we will be having an ad in the newspaper every week and we will be printing brochures that will be available in different locations in Town. We will be asking merchants in Town to put up small decals and a monthly radio ad will be aired to promote awareness.

Chairman Freudenberg asked Mr. Ford if he had any objections to putting the signs on the receptacles in Town.

Mr. Ford stated he applauded the efforts of the program but we need to be careful of sending a mix message. He felt that NHDOT would not allow anyone to attach anything to their posts. He stated he was against attaching anything to the Town signs but liked the idea of placing the "Please" signs on the trash receptacles. He suggested making bumper stickers as a way of promoting the program.

Mr. Senecal stated he would be interested to know what NHDOT offers for feedback.

Mr. Zimmerman stated they have not contacted NHDOT.

Mr. Senecal stated he agreed with Mr. Ford and Mr. Sullivan that it was not a good idea but would be interested to see what NHDOT suggested. He disagreed with putting the "Please" sign on Town street signs but thought putting them on the trash receptacles would be a good idea.

Chairman Freudenberg asked Mr. Zimmerman if they would be interested in putting the "Please" signs on the trash receptacles until they heard back from NHDOT.

Mr. Zimmerman stated they would.

It was moved by Chairman Freudenberg and seconded by Dave Senecal to allow a one year trial run of placing the "Please" signs on the trash receptacles and if they received permission from NHDOT it could be discussed and reevaluated after that year. Dave Bowers was opposed. Linda Murray abstained. Chairman Freudenberg and Dave Senecal voted yes and the motion passed.

Dave Bowers stated he supports drug awareness but was opposed because the idea was not well thought out. He suggested the idea needed to be clearer.

Mr. O'Brien stated Mr. Bowers was correct because at this time "Please" does not mean anything to anyone yet but we have seen circumstances in different Towns where this idea has worked.

Mr. Bowers stated we are all in support of drug awareness but it needs a little finesse.

Mr. O'Brien agreed and stated they would work on it.

B. Additional Agency Funding Request-Children Unlimited, Inc.

JoAnn Kelly, Executive Director of Children Unlimited, addressed the Board. She stated one of the programs we have is a resource center for Carroll County located in Conway, New Hampshire. She stated the resource center offers home visits, workshops, parenting classes, parent and co-parenting classes, court audit parenting and child health services. We have seen 10 families in Wolfeboro this year and the purpose of the program is to help families stay out of the DCYF system. We have a 79% ratio that once families are engaged in our program we keep them out of the DCYF system. She stated she is asking for some extra support from the Town allowing one visit per family.

Linda Murray stated Shelly Rondeau and Helen White both work for the VNA. Helen White partners with the Children's Center in Wolfeboro. She questioned if the ten families were the ones that Helen White deals with in this area.

Ms. Kelly stated Ms. Rondeau and Ms. White are part-time employees for our program.

Barbara Ross, Director, addressed the Board. She stated there are three programs. Ms. Rondeau and Ms. White are both involved in the program Healthy Children in America and do Home Visiting in NH. They handle the families in this area for our programs.

Ms. Murray stated they are paid by your agency.

Ms. Kelly stated yes.

Mr. Senecal questioned the dollar amount being requested.

Mr. Owen stated they are requesting \$2,730.00.

Ms. Murray stated it is a good program and she is in favor of it.

It was moved by Linda Murray and seconded by Dave Senecal to approve giving \$2,730.00 to Children Unlimited Inc. Members voted and being none opposed, the motion passed.

C. Replacement of Bobcat Skid-steer at Solid Waste Facility

Dave Ford, Public Works Director, addressed the Board. He stated the Solid Wastes and the Highway Divisions are covered by the Vehicle's and Equipment Capital Reserve Fund. The Bobcat Skid-steer was believed to last fourteen to fifteen years but it has reached the end of its useful life at eight years. He stated the machine could be fixed but it would be about 50% of the cost of a new vehicle and it would not last long. He stated

this is a piece of equipment that is needed right away and the capital reserve fund is healthy enough to allow for this emergency purchase.

Linda Murray stated she supported purchasing a new skid-steer instead of wasting money if the equipment is not going to last but she was concerned with the balance of the Capital Reserve Fund. In 2021 a grader will need to be replaced. She suggested raising the amount that is put in the account in the next year or so to cover this.

Mr. Ford stated we will need to look at this fund on a year to year basis. He stated currently he thinks it is a good plan. He stated in three years the fund will be very close but it does not include the trade-in values. He thought the trade-ins would offset the cost of escalation.

Ms. Murray agreed that the fund should be looked at next year.

Mr. Ford stated Adam Tasker has submitted an application to New Hampshire the Beautiful Inc. for a grant for \$5,000.00 to offset the cost.

It was moved by Dave Bowers and seconded by Dave Senecal to purchase the new Bobcat Skid-steer as proposed above from the Capital Reserve Fund. Members voted and none being opposed, the motion passed.

D. Wolfeboro Heritage Commission RE: Old Railroad Freight House

Maggie Stier, Chairman of the Heritage Commission, addressed the Board. She read the attached transcript to the Board.

She stated the Heritage Commission encouraged Mr. Simms to accept the LCHIP grant and was in support of the second petitioned warrant article to extend the museum's fundraising deadline to 2021.

Linda Murray asked Ms. Stier to send questions that they would like to be asked during the process of hiring a new Town Manager so they could be added to the interview process.

E. Review of Warrant Articles (Continued)

The Board reviewed the 11/21/17 revised List of 2018 Warrant Articles. (see attached sheet)

Mr. Owen stated the language has been revised in the articles and Town Counsel has reviewed the articles and his adjustments have been incorporated into the articles. There is one change pertaining to the library article.

Cynthia Scott, Library Director, addressed the Board. She stated originally the capital reserve amount that she suggested was for \$25,000.00 but it included both public and

private funds that are being held by the Trustees of the Trust Fund. She stated she talked to Mr. Chamberlin, Finance Director and the funds from the Capital Reserve Fund of \$25,000.00 need to be separated. The \$3,000.00 should be put with the \$120,000.00 making the new amount \$123,000.00 and the \$25,000.00 amount would be lower to \$22,000.00. She stated it still is the same amount of money but we are pulling the private and public funds apart and putting them in different places.

Ms. Murray questioned if the amount was \$21,000.00 or \$22,000.00.

Ms. Scott stated the amount is \$21,760.00 so \$22,000.00 is close.

Mr. Owen stated \$22,000.00 was what we discussed so that was what was written in the warrant article.

Ms. Scott agreed.

Mr. Owen stated the figures in the warrant article have been changed but the amount of the bond issue and the total appropriation amounts remain the same.

Ms. Murray questioned if the warrant articles needed to be voted on.

Mr. Owen stated yes.

Library Renovation and Expansion Project

It was moved by Linda Murray and seconded by Dave Senecal to approve the Library Renovation and Expansion Project Warrant Article for \$5,000,000.00. Members voted and being none opposed the motion passed. Vote was 4-0.

Construction of Westwood Drive Subject to Betterment Assessments

Linda Murray suggested adding the language no increase to the tax rate.

Mr. Owen stated it could be added.

Ms. Murray asked for the language to be added to the article and put in bold print.

Mr. Ford stated contingences have been added. He stated the amount was increased because the article cannot be exceeded but we hope to be able to do the work for less. The \$263,000.00 does not include the interest.

It was moved by Dave Senecal and seconded by Linda Murray to approve the Construction of Westwood Drive Subject to Betterment Assessments Warrant Article for \$263,000.00. Members voted and being none opposed the motion passed. Vote was 4-0.

Stormwater Collection System Asset Management Plan

Linda Murray questioned if this article could have the language that the tax rate was not increased.

Mr. Ford stated that would be correct.

Ms. Murray wanted that language added to the warrant article in bold print.

It was moved by Chairman Freudenberg and seconded by Dave Senecal to approve the Stormwater Collection System Asset Management Plan Warrant Article for \$30,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

2018 Operating Budget

Mr. Owen stated this could be skipped because we do not have the numbers yet.

Town Road Upgrades

It was moved by Dave Senecal and seconded by Linda Murray to approve the Town Road Upgrade Warrant Article for \$870,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Dave Bowers asked if Mr. Harriman could vote by mail so the vote could read 5-0.

Linda Murray stated we need a vote to go to the Budget Committee.

Mr. Bowers thought this should be considered.

Reconstruction of 390 Line

Mr. Muccio stated the amount has changed from \$784,000.00 to \$1,210,000.00. He stated a lot of the increase was based on the wetlands delineation that was tagged out there. He stated he still proposed to have the fund come out of the unrestricted fund balance of the Electric Fund. The fund balance is still healthy at \$5.6 million. He stated he would take it out of current revenue.

It was moved by Chairman Freudenberg and seconded by Dave Bowers to approve the Reconstruction of 390 Line Warrant Article for \$1,210,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Existing/Expansion Docks Engineering

It was moved by Linda Murray and seconded by Dave Bowers to approve the Existing/Expansion Docks Engineering Warrant Article for \$115,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Dockside Public Restrooms Improvements

It was moved by Dave Senecal and seconded by Linda Murray to approve the Dockside Public Restrooms Improvements Warrant Article for \$150,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Effluent Disposal Study

It was moved by Dave Senecal and seconded by Linda Murray to approve the Effluent Disposal Study Warrant Article for \$500,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Sewer Rehabilitation

Linda Murray questioned if this amount was coming from the settlement or if it was newly appropriated.

Mr. Ford stated it would come from the settlement.

Ms. Murray stated the language, this will be pay from a legal settlement, needs to be added.

Mr. Ford agreed.

It was moved by Chairman Freudenberg and seconded by Dave Bowers to approve the Sewer Rehabilitation Warrant Article for \$50,000.00 with the additional above language added. Members voted and being none opposed, the motion passed. Vote was 4-0.

Replace Water Treatment Plant Control Panels

It was moved by Chairman Freudenberg and seconded by Linda Murray to approve the Replace Water Treatment Plant Control Panels Warrant Article for \$175,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Pine Street Water Line Replacement

Linda Murray stated the language, will not increase the tax rate, needed to be in bold print.

It was moved by Chairman Freudenberg and seconded by Dave Senecal to approve the Pine Street Water Line Replacement Warrant Article for \$260,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Bay Street Sidewalk

It was moved by Linda Murray and seconded by Dave Bowers to approve the Bay Street Sidewalk Warrant Article for \$45,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Establish Dockside Docks Capital Reserve Fund

It was moved by Chairman Freudenberg and seconded by Dave Senecal to approve to Establish Dockside Docks Capital Reserve Fund Warrant Article for \$100,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Dockside Parking Lot Capital Reserve Fund

It was moved by Dave Bowers and seconded by Chairman Freudenberg to approve the Dockside Parking Lot Capital Reserve Fund Warrant Article for \$50,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Fire Trucks and Apparatus Replacement Capital Reserve Fund

It was moved by Dave Senecal and seconded by Linda Murray to approve the Fire Trucks and Apparatus Replacement Capital Reserve Account Warrant Article for \$186,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Public Works Vehicle and Equipment Capital Reserve Fund

It was moved by Chairman Freudenberg and seconded by Dave Senecal to approve the Public Works Vehicle and Equipment Capital Reserve Account Warrant Article for \$170,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Abenaki Ski Area Capital Reserve Fund

It was moved by Dave Bowers and seconded by Linda Murray to approve the Abenaki Ski Area Capital Reserve Account Warrant Article for \$16,750.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Wastewater Treatment Plant Capital Reserve Fund

It was moved by Dave Bowers and seconded by Dave Senecal to approve the Wastewater Treatment Plant Capital Reserve Account Warrant Article for \$125,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Building Maintenance Capital Reserve Fund

It was moved by Chairman Freudenberg and seconded by Linda Murray to approve the Building Maintenance Capital Reserve Fund Warrant Article for \$75,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Libby Museum Feasibility Study

It was moved by Dave Bowers and seconded by Dave Senecal to approve the Libby Museum Feasibility Study Warrant Article for \$75,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Restoration of Hydrant Fees

Mr. Owen stated this is not needed since the Budget Committee has acted to increase the amount that was budgeted for the hydrant fees.

It was moved by Dave Senecal and seconded by Linda Murray to delete the Restoration of Hydrant Fees as a Warrant Article for \$31,000.00. Members voted and being none opposed, the motion passed. Vote was 4-0.

Lakes Region Model Railroad Museum – Extension of Time

Chairman Freudenberg read the updated warrant article.

Linda Murray suggested adding a line stating it was recommended by the Budget Committee.

Mr. Owen stated it was not a financial warrant article so the Budget Committee was not included.

Linda Murray questioned if they should be included.

Mr. Owen stated it could go to them for their review but it was not a financial article.

Ms. Murray stated okay.

Mr. Ford stated he was concerned with the article being extended to the year 2021. He stated it is an old building and it will require some maintenance and there was not any funds appropriated.

It was moved by Chairman Freudenberg and seconded by Dave Bowers to approve the Lakes Region Model Railroad Museum – Extension of Time Warrant Article. Members voted and being none opposed, the motion passed. Vote was 4-0.

Dave Bowers stated Mr. Ford should update us on any maintenance issues needed so the building does not fall apart any more than it has already.

Ms. Murray agreed.

All Veterans' Property Tax Credit

Mr. Owen stated more information was included in your packets about how many other communities had adopted it.

F. Set Public Hearing on Proposed Bond Issues over \$100,000.00

Mr. Owen stated there will be two warrant articles proposing bond issues over \$100,000.00, the Library Project and Westwood Drive Project. In order to comply with New Hampshire law a public hearing will need to be set which could be held at the January 3rd meeting.

Linda Murray questioned when the warrant needed to be posted. She thought it should be at the end of January.

Mr. Owen stated yes, January 25th.

Linda Murray stated Mr. Owen put a lot of thought into the order of the warrant articles and she did not have any changes to make.

It was moved by Chairman Freudenberg and seconded by Dave Bowers to approve setting the date for the Public Hearing on Proposed Bond Issues over \$100,000 for January 3, 2018 at the Board's regularly scheduled meeting on that date. Members voted and being none opposed, the motion passed.

G. Cover for 2017 Town Report

Mr. Owen asked if the Board had any suggestions for the cover of the 2017 Town Report.

Dave Bowers suggested a picture of the Great Hall Room being occupied since it has been used a lot this year.

Linda Murray suggested the Foss Field Pavilion Building and the Town Docks. She showed the Board a picture that her brother-in-law had taken of the Town Docks.

Chairman Freudenberg questioned if a picture was wanted for the front and back of the report.

Mr. Owen stated yes, last year we had two pictures.

Ms. Murray stated she would ask her brother-in-law to go down to the Foss Field Pavilion Building and take a picture.

Mr. Bowers suggested asking Bob Ness because he has taken a lot of pictures.

Old Business

Linda Murray stated we need to start making decisions on the Town Manager's material. She handed out packages containing the Ad, the Ideal Candidate's Profile & Challenge Statement and the Essay Questions. She asked the Board to make any corrections to these documents that were needed so they could move forward with this by the first of January. She stated the Heritage Commission asked to have some language added about historical preservation skills so that needed to be added.

Other Business

None

Town Manager's Report

Mr. Owen stated the following:

Reminder that the Town Employee's Holiday Party is Friday evening at 6:30PM.

The Libby Museum will receive an amount of money from the Trust of Betty Jane Schroth.

A copy of the cover of a new publication that the New Hampshire Municipalities Association has out is in your packets called A Guide to Open Government. It covers the right to know law and all the changes, decisions and interpretations. There is a copy downstairs and if any member would like one the cost is \$55.00.

Linda Murray and Dave Bowers asked for a copy.

This afternoon we concluded our interviews of the architects for the Public Safety Building Space Needs Project. We interviewed three firms out of nine and we awarded the contract to Lavalley/Brensinger which is the same firm that is doing the library project. The amount of the work to be done will cost \$44,500.00. There is

approximately \$98,000.00 in the Capital Reserve Fund for the Public Safety Building. He asked for the Board's approval to sign a contract with the firm.

It was moved by Dave Senecal and seconded by Linda Murray to sign a contract with Lavallee/Brensinger for the study of the Public Safety Building. Members voted and being none opposed, the motion passed.

Mr. Owen will be out of the office all day Friday at a conference workshop in Portland but will return in time for the Holiday Party.

Committee Reports

Dave Senecal stated he was involved in the interviews with the three architects. The group selected had the strongest presentation.

Linda Murray stated she attended a Chamber Social at the Kingswood Youth Center. She attended the Route 28 Steering Committee and they are looking at four different proposals including a round-a-bout, a three way traffic light, a four way traffic light and do nothing. The reason for the four way traffic light is that Brewster Academy is thinking of changing their entrance. The Committee will be meeting again on December 12th. There will be two public hearings after the first of the year to get public input. She went to the Budget Committee and pleaded with them about the Town Manager's salary range and she is pleased to report that they agreed to go to \$120,000.00.

Dave Bowers stated he has not attended any Committee Meetings but has been working with the library with their historical resources.

Chairman Freudenberg attended a Budget Committee Meeting on Monday night and they voted to reinstate the full time position for an administrative assistant at the Parks and Recreation Department. However, they eliminated the part-time line to \$100.00 so they did not leave any room between now and the new budget for part-time positions. Therefore, they will be revisiting the 100 series in Parks and Recreation Department at the next meeting, Tuesday, December 12th.

Linda Murray questioned when the warrant articles would be reviewed by the Budget Committee.

Mr. Owen stated it would start on December 13th and continue into December 14th.

Linda Murray stated on Tuesday they are reviewing the part-time line and on Wednesday they will review the warrant articles.

Questions from the Press

None

Public Input

Limited to 3 Minutes per resident, not to exceed 15 minutes in total

None

It was moved by Dave Bowers and seconded by Dave Senecal to enter into non-public session under RSA 91:3 II (e) to discuss litigation. Roll call vote, Chairman Freudenberg – yes, Linda Murray – yes, Dave Senecal – yes, and Dave Bowers – yes. Being none opposed, the motion passed.

The Board re-entered public session at 8:06 PM.

Linda Murray moved the Wolfeboro Board of Selectmen to seal the minutes of the December 6, 2017 non-public meeting. Dave Bowers seconded. Roll call vote, Chairman Freudenberg – yes, Linda Murray – yes, Dave Senecal – yes, and Dave Bowers – yes. Being none opposed, the motion passed.

It was moved by Dave Senecal and seconded by Linda Murray to adjourn at 8:07 PM. Members voted and being none opposed, the motion passed.

Respectfully Submitted,
Michele Chamberlain

List of 2018 Warrant Articles

	<u>Amount</u>
a. Election of Town Officers	-----
b. Library Renovation and Expansion Project	\$5,000,000
c. Construction of Westwood Drive Subject to Betterment Assessments	\$ 255,945
d. Stormwater Collection System Asset Management Plan	\$ 30,000
e. 2018 Operating Budget	\$ TBD*
f. Town Road Upgrades	\$ 870,000
g. Reconstruction of 390 Line	\$ 784,000
h. Existing/Expansion Docks Engineering	\$ 115,000
i. Dockside Public Restrooms Improvements	\$ 150,000
j. Effluent Disposal Study	\$ 500,000
k. Sewer Rehabilitation	\$ 50,000
l. Replace Water Treatment Plant Control Panels	\$ 175,000
m. Pine Street Water Line Replacement	\$ 260,000
n. Bay Street Sidewalk	\$ 45,000
o. Establish Dockside Docks Capital Reserve Fund	\$ 100,000
p. Dockside Parking Lot Capital Reserve Fund	\$ 50,000
q. Fire Trucks and Apparatus Replacement Capital Reserve Account	\$ 186,000
r. Public Works Vehicle and Equipment Capital Reserve Account	\$ 170,000
s. Abenaki Ski Area Capital Reserve Account	\$ 16,750
t. Wastewater Treatment Plant Capital Reserve Account	\$ 125,000
u. Building Maintenance Capital Reserve Fund	\$ 75,000
v. Libby Museum Feasibility Study	\$ 75,000
w. Restoration of Hydrant Fees**	\$ 31,000
x. Lakes Region Model Railroad Museum-Extension of Time	-----

*To Be Determined

** On Hold

Revised 11-21-17

To: Board of Selectmen, Wolfeboro NH
From: Maggie Stier, chair of the Heritage Commission
Date: December 6, 2017
Re: Old Freight House

On November 30, John Simms of the Lakes Region Model Railroad Museum met with the Heritage Commission-- at our invitation—to learn more about his proposal to the selectmen the week before for a petition warrant article that would allow demolition of the Freight House and construction of a replica. This would, he stated, reduce overall project costs for the new Lakes Region Model Railroad Museum, and allow the necessary interior climate controls. We are pleased that your board discouraged him from pursuing this idea.

At our HC meeting last Thursday morning, we invited Simms to provide us with further details so we could better advise the selectmen. Simms presented a new concept-- to construct a climate-controlled room within the existing building and add a basement under the building. This would allow the historic building to remain intact, keep it at its current height off the ground, yet meet the museum's needs for more space and climate controls.

The HC feels that this would represent an excellent solution. It would retain the building's character-defining features such as overall form, siding, roof, windows, and the interior's open stud construction. We advised Simms that similar solutions have been used elsewhere, and that adding a basement and constructing such a room inside the shell of the building were concepts that elsewhere have met the Secretary of the Interior's Standards for Rehabilitation and received LCHIP funding.

Simms had stated that their earlier proposal to LCHIP did not meet grant requirements, but noted that they were being offered a smaller amount from LCHIP for assessment and planning. The Heritage Commission encouraged Simms to accept LCHIP grant funds so his group could fully explore how this concept might be implemented. We also support the second petitioned warrant article that Simms proposed, extending the museum's fund-raising deadline to 2021.

Historic structures like the Freight House, the train station, Pickering House, as well as places like the Durgin Block, Black's, and the Avery Building, all contribute to Wolfeboro's identity and sense of place. Their continued use and rehabilitation are good for our economy, for our tourism image, and for our quality of life.

The Heritage Commission advocates for the continued use of key historic buildings whenever possible. We know that property owners face challenges when new building codes are strictly enforced in historic rehabilitation. Such enforcement often works against rehabilitation and may limit business expansion and new investment or, in some cases, lead to proposals such as Simms made—to tear down and build new. There is a process for waivers for historic buildings, either nationally, state, or locally designated, and at the local level there can be considerable flexibility in meeting life safety requirements without sacrificing historic character or unreasonably burdening a rehab budget.

We would like your permission to write a letter to MRI, the town manager search consultants, asking if an affinity for preserving community character and knowledge of historic preservation codes and strategies might be added to their list of search criteria. Both Vaune Dugan and I are available to serve on the town's search panels.