

**TOWN OF WOLFEBORO DELIBRATIVE SESSION**  
**Minutes**  
**February 2, 2016**  
**Great Hall at Wolfeboro Town Hall**

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Being 7:00 PM Moderator Randy Walker called the session to order. He entertained the Pledge of Allegiance.

➤ ***Welcome and Introductions***

Moderator Walker introduced the following Town Officials present this evening:

**Budget Committee members:** Chairman John MacDonald, John Burt, Bob Tougher, Matt Krause, Bob Mulholland, Steve Johnson, and Brian Black.

**Board of Selectmen members:** Brad Harriman, Dave Bowers, Chairman Dave Senecal, Linda Murray and Luke Freudenberg.

**Staff and others:** Town Manager David Owen, Finance Director Pete Chamberlin, Town Counsel Mark Puffer and Town Clerk Pat Waterman.

Moderator Walker explained the process of the Deliberative Session and the purpose of the meeting is to determine the form of the articles for the ballot on March 8, 2016. He stated there are 21 warrant articles in total and they will not discuss Articles, 1-3 (1 relates to the election of candidates and 2 & 3 are relative to Planning and Zoning articles which already had their own public hearings).

**Warrant Articles**

Moderator Walker read the article in its entirety as follows:

**ARTICLE 4: Whitten Neck Road Water Line Upgrade**

To see whether the Town will vote to raise and appropriate the sum of Five Hundred Fifty Thousand dollars **(\$550,000) for the design and reconstruction of the Whitten Neck Road water line**, including restoration of the road surface, and further to authorize the issuance of not more than five hundred fifty thousand dollars (\$550,000) of bonds or notes for this purpose in accordance with RSA Chapter 33, Municipal Finance Act, such sum to be reduced by any federal, state, or private funds made available therefor, and to authorize the Board of Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest, maturity and other terms for this purpose, and further to raise and appropriate the sum of Three Thousand Nine Hundred dollars **(\$3,900) for the payment of interest** on any notes issued in anticipation of such bonds that is payable in 2016. **All payments for such design and reconstruction**, including the payment of principal and interest payable and interest payable on any bonds or notes, **shall be paid from the Water Fund, not from general taxation.**

Estimated Tax Rate Impact: 2016--\$0.00 per \$1,000 of Assessed Valuation  
(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 7-0)  
(3/5 Majority vote required)

Linda Murray stated this project is part of the Town's ongoing process of upgrading old lines and addressing discolored water problems. The project cost has already been built into the water rate; therefore, there will be no increase on the tax rate.

Dave Ford, Public Works Director, addressed the article (referring to the PowerPoint presentation) by providing a brief overview of the problems and proposed repairs.

Moderator Walker opened the article up for discussion. Being no further discussion, Moderator Walker declared the article will appear on the ballot as read. He stated he has a conflict of interest with the next article and turned the discussion over to Pat Waterman, who read the next article in its entirety as follows:

**ARTICLE 5: Layout and Reconstruction of Winnepesaukee Drive Subject to Betterment Assessments**

To see if the Town will vote to raise and appropriate the sum of Eight Hundred Thirty Thousand Dollars (**\$830,000**) for the **layout, design, construction and reconstruction of Winnepesaukee Drive and that portion of Knights Pond Lane located within the Town of Wolfeboro**, as shown on the Subdivision Plan dated January 3, 1989. The layout will be over existing private rights-of-way as a Town Road which shall conform to the Town's present construction standards and requirements. **The project will be subject to betterment assessments pursuant to RSA 231:28-33, so that all cost of the layout, design and construction will be assessed against property owners abutting or served by the layout.** Subject also to the execution of an agreement, satisfactory to the Board of Selectmen, between and among B & H Development Corporation, Thomas Frangos (or his nominee), Severino Trucking Co., Inc., the Town of Wolfeboro, and all Winnepesaukee Estates lot owners who have liens on the lots within the Subdivision owned by B & H. The layout of the roads shall be null and void if either the betterment assessments or agreement contingencies are not met. Further, to authorize the issuance of Eight Hundred Thirty Thousand Dollars (\$830,000) of bonds or notes for this project in accordance with RSA Ch. 33, the Municipal Finance Act, and to authorize the Board of Selectmen to issue and negotiate the rate of interest, maturity and other terms of said bonds or notes for this purpose, and further to raise and appropriate the sum of Seven Thousand dollars (**\$7,000**) for the **payment of interest** on any notes issued in anticipation of such bonds that is payable in 2016.

Estimated Tax Rate Impact: 2016--\$0.00 per \$1,000 of Assessed Valuation

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 7-0)

(3/5 Majority vote required)

Dave Senecal stated that part of the consideration of this article was to have an agreement provided to the Town for this project, but unfortunately that did not happen so the article will have to be amended. He noted that if the Town and the Development can reach an agreement by June 1<sup>st</sup> the Town will reconsider the proposal.

*It was moved by Dave Senecal and seconded to amend Article 5 to as follows:*

**ARTICLE 5: Layout and Reconstruction of Winnepesaukee Drive Subject to Betterment Assessments**

To see if the Town will vote to raise and appropriate the sum of Zero Dollars (**\$0**) for the **layout, design, construction and reconstruction of Winnepesaukee Drive and that portion of Knights Pond Lane located within the Town of Wolfeboro.**

Revised 2-3-16

*Acting Moderator Waterman called for a vote and being a majority in favor, the motion passed.*

Being no further discussion, Acting Moderator Waterman declared the article will appear on the ballot as amended.

Moderator Walker read the next article in its entirety as follows:

**ARTICLE 6: Acquisition of Old Railroad Freight House Property**

To see whether the Town will vote to raise and appropriate the sum of One Hundred Twenty-Five Thousand dollars (**\$125,000**) for the purpose of acquiring for general government use the land together with any improvements thereon known as the old railroad freight house, more recently used by Wolfeboro Oil Co. as a warehouse, (Tax Map 217, Lot 46) which is located behind the railroad depot and at the head of the Russell C. Chase Bridge Falls Path for purposes of consolidating the Town's holdings along Back Bay, and to authorize the Selectmen to purchase said property for general government purposes, subject to the receipt of a satisfactory environmental assessment report relative to the presence of any hazardous materials on the site.

Estimated Tax Rate Impact: 2016--\$0.064 per \$1,000 of Assessed Valuation

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 5-2)

(Majority vote required)

Dave Bowers stated that the Board supports the purchase of this property.

Dave Ford addressed the Article by providing an overview of the reason for purchase. He explained that the Town of Wolfeboro has a right of first refusal on the property if Wolfeboro Oil should decide to sell the property, and they are planning sell it. The Town would like to purchase the building because it is the area of the Bridge Falls Path. The plan is to remove the bunkers and re-layout the road, no determination has been made on what the plans are for the building, but should it be torn town it cost roughly \$40,000.

Suzanne Ryan questioned if the building is to be torn down would that decision would be brought back to the voters.

Maggie Stier stated she would like to include some language that would provide assurance that a demolition of the building would be a decision of the voters.

Linda Murray explained that no funds have been appropriated to deal with the building so a decision on the building, whether it is torn down, moved or renovated, would need to be brought back to the voters for funds.

***It was moved by Suzanne Ryan and seconded to amend the Article 6 to include the following language: Should the Warrant Article pass, the building would not be torn down or moved without a future Town Meeting vote. Moderator Walker called for a vote and being majority in favor, the motion passed.***

Maggie Stier questioned if a Study Committee should be included in the Warrant Article.

Linda Murray replied that she expects the Board would do that without the need of a Warrant Article.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read.

***It was moved and seconded to restrict reconsideration on Articles 4, 5 & 6. Moderator Walker called for a vote and being a majority in favor, the motion passed.***

The Moderator read the next article in its entirety as follows:

#### **ARTICLE 7: 2016 Operating Budget**

Shall the Town raise and appropriate as an operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by the vote of the first session, for the purposes set forth therein totaling \$25,535,860. Should this article be defeated the operating budget shall be \$25,202,280, which is the same as last year's operating budget, with certain adjustments required by the previous action of the Town or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only.

Estimated Tax Rate Impact: 2016--\$4.77 per \$1,000 of Assessed Valuation

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 5-2)

(Majority vote required)

John MacDonald, Chairman of the Budget Committee, summarized the proposed budget (as noted in the PowerPoint presentation) and noted that the Board of Selectmen's and Town Manager's guidelines for 2016 were a 0% increase on the operating budget with exceptions for contractual obligations and legal requirements. He reviewed the individual notable increases or decreases in the departmental budgets.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read. The Moderator read the next article in its entirety as follows:

#### **ARTICLE 8: Town Road Upgrades**

To see whether the Town will vote to raise and appropriate the sum of Six Hundred Seventy-Five Thousand dollars **(\$675,000) for the purpose of upgrading Town roads and drainage systems.**

Estimated Tax Rate Impact: 2016--\$0.343 per \$1,000 of Assessed Valuation  
(Recommended by Board of Selectmen by a vote of 5-0)  
(Recommended by Budget Committee by a vote of 7-0)  
(Majority vote required)

Brad Harriman stated the Town maintains 66 miles of roads and this article pertains to the annual upgrades/ maintenance as proposed by the Public Works Department.

Dave Ford stated that this is funding for the annual maintenance of the roads and he thanked the voters for their support of the upgrades made to Middleton Road last year and it is now a Town road. He explained that when roads are upgraded the Department rebuilds the roads to better standards so that they last longer. He noted that this line includes maintenance to roads as well.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read. The Moderator read the next article in its entirety as follows:

#### **ARTICLE 9: Pleasant Valley Road Bridge Design**

To see if the Town will vote to raise and appropriate the sum of One Hundred Forty Thousand Dollars **(\$140,000) for preliminary engineering, design, and permitting** for a municipally managed State Bridge Aid project **for the replacement of the Pleasant Valley Road Bridge over Heath Brook.** The Town will be reimbursed eighty percent (80%) of the One Hundred Forty Thousand Dollars (\$140,000), or One Hundred Twelve Thousand Dollars (\$112,000), by the New Hampshire Department of Transportation once the Bridge design is complete and approved by NHDOT to advertise for bids for construction, with the remainder to be raised by general taxation, or to take any other action relating thereto.

Estimated Tax Rate Impact: 2016--\$0.014 per \$1,000 of Assessed Valuation  
(Recommended by Board of Selectmen by a vote of 5-0)  
(Recommended by Budget Committee by a vote of 7-0)  
(Majority vote required)

Brad Harriman stated that the Bridge is listed on the State's Red listed Bridge for structural issues and the State will fund 80% of this project when it is ready.

Dave Ford stated that the bridge is monitored due to its structural issues and he explained the process of receiving the State funding which will be \$112,000 and the Town's portion will be \$28,000. He stated although the project is on the schedule for 6-10 years out, it has the potential to get moved up on the list as a project must be ready to proceed on the list.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read.

***It was moved and seconded to restrict reconsideration on Articles 7, 8 & 9. Moderator Walker called for a vote and being a majority in favor, the motion passed.***

The Moderator read the next article in its entirety as follows:

**ARTICLE 10: Mast Landing Parking Lot Upgrades**

To see whether the Town will vote to raise and appropriate the sum of Thirty Thousand dollars **(\$30,000) to engineer and design Mast Landing Parking Lot upgrades**, including parking, pedestrian, and storm water treatment improvements. Construction of these improvements will be contingent upon further appropriation of funds.

Estimated Tax Rate Impact: 2016--\$0.015 per \$1,000 of Assessed Valuation

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 6-1)

(Majority vote required)

Dave Senecal stated that this parking area provides the only public access to Lake Wentworth and Crescent Lake as well as parking for Island residents.

Dave Ford reviewed a summary of the proposed project and that they met with members of the Lake Wentworth Association and Island residents to discuss how to maximize the parking area as well as protecting the water quality.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read. The Moderator read the next article in its entirety as follows:

**ARTICLE 11: Solid Wastes Building Expansion Design**

To see if the Town will vote to raise and appropriate the sum of Twenty Thousand dollars **(\$20,000) to engineer an expansion of the Solid Wastes Facility building** by designing additional storage space of approximately 1,100 square feet.

Estimate Tax Rate Impact: 2016--\$0.010 per \$1,000 of Assessed Valuation

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 6-1)

(Majority vote required)

Luke Freudenberg stated that this project would provide a storage area for the commodities that are currently stored outside. He stated that the commodities market goes up and down and the Department stores them to make the most on the return.

Dave Ford provided a brief overview of the plan as well as a map of the proposed location.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read. The Moderator read the next article in its entirety as follows:

**ARTICLE 12: Sewall Road Voltage Conversion Project**

To see if the Town will vote to raise and appropriate the sum of Four Hundred Fifty Thousand dollars **(\$450,000) from the Electric Fund to convert the Sewall Road distribution voltage** from 4 kV to 12 kV, including all side taps, conductors, insulators, transformers, and deficient pole structures. **These activities will not result in any increase in the tax rate.**

Estimated Tax Rate Impact: 2016--\$0.00 per \$1,000 of Assessed Valuation

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 7-0)  
(Majority vote required)

Luke Freudenberg stated this project is a continuation of the Town's electric conversion project to upgrade areas where the power is impacted during peak times, like in the hot summer months.

Barry Muccio provided a brief overview of the conversion project that started in 2003 by replacing older lines and poles in areas with voltage problems caused by peak loads. He stated there would be no impact on the tax rate as this project was built into the electric rate.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read.

***It was moved and seconded to restrict reconsideration on Articles 10, 11 & 12. Moderator Walker called for a vote and being a majority in favor, the motion passed.***

The Moderator read the next article in its entirety as follows:

**ARTICLE 13: Establish Dockside Parking Lot Capital Reserve Fund**

To see whether the Town will vote to establish a capital reserve fund for **the purpose of reconstructing the Dockside Parking Lot** and further, to raise and appropriate the sum of One Hundred Thousand dollars (**\$100,000**) **from the General Fund to be deposited in said Capital Reserve Fund**. The Selectmen are designated as agents to expend the funds in this Capital Reserve Fund.

Estimated tax rate impact: 2016-\$0.051 per \$1,000 of Assessed Valuation

(Recommended by the Board of Selectmen by a vote of 5-0)

(Not Recommended by the Budget Committee by a vote of 4-3)

(Majority vote required)

Linda Murray stated that the Board of Selectmen was conscious about the impact of the tax rate and voted to reduce this request from \$200,000 to \$100,000.

Dave Ford stated last year a design was done due to the condition of the parking lot and infrastructure that needs to repair. He stated public meetings were held to discuss the project and how best to proceed. He stated out of those meetings the most important concern is restrooms and to address those first and move on from there.

Stan Stevens questioned the vote of the Budget Committee.

Steve Johnson replied the Budget Committee discussed the topic at length as well as all the expenditures and what to pare back on. He stated some members felt this was a project that could be put off to another year.

John Burt stated his concern with this article was the lack of scope of work for the project or plans.

Bob Tougher stated he was in favor of the project. As a member of the CIP Committee, this is a needed project and they are trying to stay away from bonding projects. He noted as Mrs. Murray indicated the amount of the project was reduced.

Bob Ness stated he is supportive of Capital Reserve funds to get away from bonding projects and expressed his concern of the timing of the construction for this project, noting that 2017 is the next scheduled Vintage Boat Racing Regatta.

Dave Ford stated that cost estimates have been done on the project with an estimate of construction to cost around \$200,000. He stated that with regards to the Boat regatta he would like to work with them on that with regards to scheduling construction.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read. The Moderator read the next article in full as follows:

**ARTICLE 14: Foss Field Replacement Building Capital Reserve Fund**

To see if the Town will vote to raise and appropriate the sum of One Hundred Thousand dollars (**\$100,000**) to be added to the **Foss Field Replacement Building Capital Reserve Fund** as established under Article 16 of the 2001 Town Meeting to be under the custody of the Trustees of Trust Funds. The Board of Selectmen has been designated as agents to expend these funds.

Estimated Tax Rate Impact: 2016--\$0.051 per \$1,000 of Assessed Valuation

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 4-3)

(Majority vote required)

Linda Murray stated that the fund was established in 2001 and the funding of this account is for a pavilion with restrooms.

Christine Collins, Parks & Recreation Director, addressed the meeting to explain that the proposed future project would be a pavilion similar to what is at The Nick Recreation Park that would provide storage, restrooms and a place for the 100 plus day campers to get out of inclement weather in the summer.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read. The Moderator read the next article in full as follows:

**ARTICLE 15: Establish a Building Maintenance Capital Reserve Fund**

To see if the Town will vote to establish a **Capital Reserve Fund** under the provisions of RSA 35:1 for the purpose of making needed repairs and performing needed maintenance to the Town's building facilities, and to raise and appropriate the sum of Thirty Thousand dollars (**\$30,000**) for this purpose, and further to authorize the Board of Selectmen as agents to expend.

Estimated Tax Rate Impact: 2016-\$0.015 per \$1,000 of Assessed Valuation

(Recommended by the Board of Selectmen by a vote of 5-0)

(Not Recommended by the Budget Committee by a vote of 6-1)

(Majority vote required)

Luke Freudenberg stated this is a proactive approach to taking care of the Town's infrastructure.

Dave Ford provided a brief overview of the fund and that the asset management plan is essential in the planning of future maintenance. He noted that the Town was able to purchase a generator for the Water Treatment Plant with grant funding by having this capital reserve.

John Burt stated he would like to provide clarity on the lack of support on this article from the Budget Committee. It's concerned about additional funding for maintenance when funds are already budgeted for maintenance at over \$100,000.

Bob Tougher stated he was the one vote that supported this article, noting that if any major repairs such replacing boilers or roof projects should come up they would be able to do so. He noted the Town was lucky in the case with the Libby Museum structural problems.

Rob Houseman stated that this fund would be for significant repairs for large emergency projects.

John MacDonald stated that he did not support the article because, unlike the other Capital Reserve funds, you do not know what and when the funds will be expended and would support it if they were provided with a list of what the funds were to be spent on. The Town of Wolfeboro has a \$25 million dollar budget and he would be disappointed if an emergency arose and they could not find a place to get the funds. The Town already has an annual maintenance budget built in within the budget.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read. The Moderator read the next article in full as follows:

**ARTICLE 16: Fire Trucks and Apparatus Replacement Capital Reserve Fund**

To see if the Town will vote to raise and appropriate the sum of One Hundred Eighty Six Thousand dollars (**\$186,000**) to be added to the **existing Fire Trucks and Apparatus Replacement Capital Reserve Fund**, to be under the custody of the Trustees of Trust Funds. The Selectmen have been designated agents to expend this Capital Reserve Account.

Estimated Tax Rate Impact: 2016--\$0.095 per \$1,000 of Assessed Valuation

(Recommended by Board of Selectmen by a vote of 5-0)

(Recommended by Budget Committee by a vote of 7-0)

(Majority vote required)

Dave Senecal stated this is an annual expense to cover the purchase of new Fire and Apparatus purchases which can be large expenses at one time.

Chief Morrill stated this is an annual expense and would appreciate the continued support of the Town of funding this article.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read.

***It was moved and seconded to restrict reconsideration on Articles 13, 14, 15 & 16. Moderator Walker called for a vote and being a majority in favor, the motion passed.***

The Moderator read the next article in its entirety as follows:

**ARTICLE 17: Public Works Vehicles and Equipment Capital Reserve Fund**

To see if the Town will vote to raise and appropriate the sum of One Hundred Seventy Thousand dollars **(\$170,000) to be added to the existing Public Works Vehicles & Equipment Capital Reserve Fund**, to be under the custody of the Trustees of Trust Funds. The Board of Selectmen has been designated as agents to expend this Capital Reserve Fund.

Estimated Tax Rate Impact: 2016--\$0.086 per \$1,000 of Assessed Valuation  
(Recommended by Board of Selectmen by a vote of 5-0)  
(Recommended by Budget Committee by a vote of 7-0)  
(Majority vote required)

Dave Senecal stated funding this article supports the ability to replace the fleet as needed.

Dave Ford stated the purpose of this fund is for good planning and he has appreciated the voters support on this as they have been able to work with good equipment.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read. The Moderator read the next article in full as follows:

**ARTICLE 18: Abenaki Ski Area Capital Reserve Fund**

To see if the Town will vote to raise and appropriate the sum of Sixteen Thousand Seven Hundred Fifty dollars **(\$16,750) to be added to the Abenaki Ski Area Capital Reserve Fund** under the custody of the Trustees of Trust Funds. The Board of Selectmen has been designated as agents to expend these funds.

Estimated Tax Rate Impact: 2016--\$0.009 per \$1,000 of Assessed Valuation  
(Recommended by Board of Selectmen by a vote of 5-0)  
(Recommended by Budget Committee by a vote of 7-0)  
(Majority vote required)

Dave Bowers stated that Abenaki Ski area is one of Wolfeboro's great success stories and funding this article would provide funding for the facility.

Christine Collins, Parks & Recreation Director, stated that the funding for this article would provide funds to maintain the facility.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read. The Moderator read the next article in full as follows:

**ARTICLE 19: Wastewater Treatment Plant Capital Reserve Fund**

To see if the Town will vote to raise and appropriate the sum of One Hundred Twenty-Five Thousand dollars **(\$125,000) to be added to the existing Wastewater Treatment Plant Capital Reserve Fund**, to be under the custody of the Trustees of Trust Funds. The Board of Selectmen has been designated agents to expend this capital reserve fund.

Estimated Tax Rate Impact: 2016--\$0.064 per \$1,000 of Assessed Valuation  
(Recommended by the Board of Selectmen by a vote of 5-0)  
(Recommended by the Budget Committee by a vote of 7-0)  
(Majority vote required)

Brad Harriman stated this article will support funding to make future upgrades to the Wastewater Treatment Plant and keep the tax rate from spiking when those upgrades are needed.

Dave Ford stated an important part of the Town's infrastructure is to make upgrades on a regular basis.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read. The Moderator read the next article in full as follows:

**ARTICLE 20: Adopt the Community Revitalization Tax Relief Incentive Program**

To see if the Town will vote to accept the provisions of RSA Ch. 79-E to allow the Board of Selectmen to accept for consideration requests for community revitalization tax relief incentives. Tax relief may only be granted for a "qualifying structure" as defined by RSA 79-E: 2, II and only to the extent allowed under RSA Ch. 79-E.

(Recommended by Board of Selectmen by a vote of 5-0)  
(Majority vote required)

Linda Murray stated this would be a volunteer program and it is to provide tax relief for those who wish to revitalize historic properties downtown.

Rob Houseman stated this is a tool for the Economic Development of Wolfeboro and to give an incentive for redevelopment. He noted there are some requirements to receive the incentive; including it must have a public benefit as well as the building must be on the National Registry of Historic Places or State Register of Historic Places.

Suzanne Ryan questioned if this article has anything to do with the yellow house on Main Street formally owned by the Sykes.

Mr. Houseman replied that the Economic Development Committee determined this is a great tool to promote development in Wolfeboro and that property would be one of the properties to take advantage of that.

Suzanne Ryan noted that this would mean the building would be taxed at its current value for up to 5 years after it has been renovated, noting this would be a loss of revenue to the Town.

Mr. Houseman replied that there would be no net decrease in the tax revenue and no tax gain from increased tax revenue.

**ARTICLE 20: Adopt the Community Revitalization Tax Relief Incentive Program**

To see if the Town will vote to accept the provisions of RSA Ch. 79-E to allow the Board of Selectmen to accept for consideration requests for community revitalization tax relief

incentives. Tax relief may only be granted for a “qualifying structure” as defined by RSA 79-E: 2, II and only to the extent allowed under RSA Ch. 79-E.  
(Recommended by Board of Selectmen by a vote of 5-0)  
(Majority vote required)

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read. The Moderator read the next article in full as follows:

**ARTICLE 21: Establish a Heritage Commission**

To see if the Town will vote to **establish a Heritage Commission** pursuant to RSA 673 and RSA 674:44-a through 44-d consisting of 7 members and up to 5 alternates to be appointed by the Board of Selectmen for terms of three years, with 2 initial members appointed for 1 year, two initial members to be appointed for 2 years, and three initial members to be appointed for 3 years; and further to create a heritage fund pursuant to RSA 674:44-d with monies in said fund allowed to accumulate from year to year to be held in the custody of the Treasurer and to be expended from the fund upon a majority vote of the Heritage Commission for its purposes without further action by town meeting.

(Recommended by Board of Selectmen by a vote of 5-0)  
(Majority vote required)

Dave Bowers stated that this is not relative to Zoning but a group to encourage and share the appreciation of Historic properties.

Kathy Barnard, Chairman of the Planning Board, stated this is a Commission to encourage the preservation of Historic buildings in Wolfeboro and it is supported by the Planning Board as an advisory Board to the Planning Board as well as other Town Boards and Commissions. She thanked the Board of Selectmen for their support on this proposal.

Maggie Stier addressed the article and explained the difference between a Heritage Commission and a Historic District Commission. The Heritage Commission is unlike the Historic District Commission because it is not a land use Board and is advisory only. She stated that the Heritage Commission’s focus will be non-regulatory and work together with Town Board’s for preservation of historic buildings. She stated the Town website has more information on this in a PowerPoint.

Mike Hodder addressed the Board to reiterate Ms. Stier’s comments and that it is a non-regulatory Commission with no Zoning powers.

Barbara Hunt questioned the funds needed.

Maggie Stier replied that RSA 673 allows for a non-lapsing Heritage Fund to be set up and in most communities that is not more than \$500, but the group can also fundraise for these funds as well.

Suzanne Ryan expressed her concerns of language in the RSA that the Historic District Commission has not gone away and this could become that commission by a vote of the Town.

Maggie Stier clarified that she understands the concern, but the language used is “maybe” and doesn’t say “shall” or “always”. She explained there is a difference in the Commissions and that one is regulatory and the other is advisory. She stated this article only pertains to the Heritage Commission which is advisory only.

Suzanne Ryan stated that based on the statute under III, she feels this leaves the door open and that language should be deleted.

***It was moved and seconded to amend Articles 21 to add the language “44b 3 III” after 44a. Moderator Walker called for a vote of cards and being a majority opposed to the amendment, the motion failed.***

Roger Murray asked for an opinion from the Town Attorney.

Attorney Mark Puffer replied that Ms. Ryan is reading the statute correctly, but he does not see article 21 doing that as no one intends for this article to have the Heritage Commission assume the duties of the Historic District Commission.

Mike Hodder stated he agrees; the intent of this article is to create a Heritage Commission, an advisory Board only. A Historic District Commission would require a vote of the Town to be created.

Being no further discussion, Moderator Walker declared the article will appear on the ballot as read.

➤ ***Other Business***

Pat Waterman, Town Clerk, stated that in 2015 the Town lost several prominent citizens including, longtime Supervisor of the Checklist Dennis Bean, Roger Hardy, David Knox and Curtis Pike all who dedicated their lives to the Town of Wolfeboro. She asked for a moment of silence in their memory. She also acknowledged longtime Town employee Chief Phillip “Butch” Morrill who is retiring after 40 years of service to the Wolfeboro Fire Department.

Dave Senecal stated that Town Manager, David W. Owen, is retiring on April 1<sup>st</sup> and invited everyone to a retirement party on March 29<sup>th</sup> here at the Great Hall from 4:00 PM to 6:30 PM and this is open to the public. He reminded the public that March 8<sup>th</sup> will be the town election held at All Saint’s church and polls will be open from 8:00 AM to 7:00 PM.

Being no further business, Moderator Walker called for a motion to adjourn.

It was moved and seconded to adjourn at 9:11 PM.

Respectfully submitted,  
**Amelia Capone-Muccio**  
Recording Secretary  
Town of Wolfeboro