

TOWN OF WOLFEBORO DELIBERATIVE SESSION

Minutes

February 4, 2020

Great Hall at Wolfeboro Town Hall

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, Bob Mulholland, Bob Loughman, Tom Bell, Matthew Plache and Brian Black.

Board of Selectmen members: Chairman Dave Senecal, Brad Harriman, Dave Bowers, Linda Murray and Paul O'Brien.

Staff and others: Town Manager James S. Pineo, Finance Director Troy Neff, Town Counsel Mark Puffer, Town Clerk Pat Waterman, Public Works Director Dave Ford, Municipal Electric Department Director Barry Muccio and Planning and Development Director Matthew Sullivan.

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 10, 2020. He stated there are 35 warrant articles in total and they will not discuss Articles, 1-10 (1 relates to the election of candidates and 2 - 10 are relative to Planning and Zoning articles which already had their own public hearings).

Warrant Articles

Moderator Walker stated that they have decided to start with Article 35, to allow the students to get home this evening at a reasonable time. Moderator Walker read the article in its entirety as follows:

ARTICLE 35: PETITION WARRANT ARTICLE - Electrical Generation Building Feasibility Study

To see if the Town will vote to raise and appropriate the amount of **\$25,000** for the purpose of conducting a feasibility study for the renovation of the Municipal Electric Generator building located at 22 Lehner Street (Tax Map/Lot 217-071) into a Community Center with a commercial kitchen and two recreation rooms. **BY PETITION.**

Estimated Tax Rate Impact: 2020--\$0.0125 per \$1,000 of Assessed Valuation

(Recommended by the Board of Selectmen by a vote of 4-0)

(Recommended by the Budget Committee by a vote of 8-0)

Majority Vote Required

The Girl Scout Robotics Team, Electric Llamas addressed the room and read the following:

Good Evening, Thank you for letting us present our idea to you tonight.

We are The Electric Llamas, a Girl Scout robotics team. This is Adrianna, Amelia, Evelyn, Miriam, and I am Avalyn.

We compete in the First Lego League, a worldwide program that requires a robot and a community project. This year the project is to look around our community and find a building or space that is underused, abandoned, or in need of a new use. Then create a plan for its potential utilization.

To start the project process we met with Dave Ford to get an idea of what he thought we could consider. Dave suggested we look into working with the old generator building which we ultimately chose. This was because it has a lot of space, it is a great location, and it has a great history for our town. The electrical building is currently being used as storage space for the town offices. The last time it was occupied for town use was when it was used to generate backup electricity for the town before it closed back in 2008. Since it is not currently being used for the communities benefit, renovations wouldn't hinder the community, and because it isn't on the verge of crumbling, plus there is already a cost to upkeep the building so let's put it to use! We would love to have this building generate money to cover the costs of its operation instead of just draining money from the town.

Once we had chosen a building, we next considered what we could use it for. In our conversation with Dave he pointed us in a few directions. After our meeting, we then met with Christine of Parks and Rec, Amy Muccio from the Senior Center and Barry Muccio of the Electric Department to understand what they thought our town was missing.

We created a survey for our town members to get an insight into what they felt our town was missing. We spend a day in late August, conducting surveys downtown. We asked store employees and people on the sidewalk. We got a few summer residents, visitors and a lot of year-round residents. We were able to collect approximately 50 surveys. Then we put our survey on Facebook in a Wolfeboro Town page. We also had lunch with the seniors to talk to them about our idea and to have them take the survey. To date we have 122 responses.

Our survey asked...

1. Do you know where the community center is?
81% do know where the community center is.
2. Did you know you could rent the community center?
Only 58% knew that they would rent the center.
3. Would you rent the community center as it is now?
83% said NO!!!
4. Would you be in favor of preserving the generator building for town use?
90% overwhelming in favor of preservation for town use!

We then asked about what our town has and is or missing.

5. Does the town have a commercial kitchen?
94% said NO
6. Are you aware that we have a town funded Senior center without a permanent space?
74% said NO they did not know that we had a senior center

Lastly we presented our idea of converting the generator building into a community center and asked them to rate our proposal on a scale of 1-5, with 5 being the highest.

1.6% or 2 people said Extremely bad was
7.5% or 9 people said Neutral
20.7% or 25 people said Good
70% or 85 people said Extremely Good

After analyzing the results we noticed a few things: That residents know about the current community center but would not rent it. Residents overwhelmingly were in favor of preserving the generator building for town use. We also asked our survey takers what they felt our town was missing and the largest theme was a large open multipurpose year round room with a space for community events and young people.

We feel the community is missing a nice, usable community center with a commercial kitchen. This new space could be used as a permanent location for a senior center, a place for parks and rec children to relocate in case of rain during the summer months, and a yearlong location for community based events.

Using the survey responses we updated our plan, keeping in mind all the possible uses we could fit into our space. We propose converting the old electrical generator building, the beautiful brick building located on Lehner Street into a new community center with a 3 room structure.

- The first room would be the front hall. It would be a large room with about 2400 square feet with ADA compliant restrooms and would be located right off the street. Complete with handicap parking. It would include a projection screen for town movie nights in the winter, a rock wall for town use, and floor markings for seniors and youth games. This would be the ideal area for our Senior Center to use during the day with enough space for programs from yoga to painting to education classes and sit down lunch.
- The second room would be a smaller room off the back of the hall. This would be created by adding a level to the existing back building making it level with the large hall. This is the perfect location for the kitchen. It would be a commercial kitchen complete with a dishwasher for the senior center. It would have space for small classes and plenty of space for food prep. The ADA, 3 stall bathrooms would be located on this new floor. There would be a small lobby area for the entrance to the kitchen and elevator.
- The third room would be a 1100 square foot game/rec room with a TV and game tables. It would have a bathroom and a large supply closet. This room would have in the floor outlets for the Quilting League. This floor would have its own entrance and access to the elevator for the other floors. This floor could be rented out at the same time as the great hall thereby having two different groups using the space. It would have a small area for parking and or drop off located in the back of the building.
- We would also include a rooftop garden. It would have space for outdoor classrooms, community gardening parties and star gazing. The garden would be located on the back portion of the building on top of the kitchen created by adding a floor. The front portion of the building would house the solar panels. This area would be fenced and all safety features would be added.

Our plan would be a permanent location for the senior center. The center would be available for public rent and community meetings, it could be used as more space for the winter farmers market and perhaps a monthly artisans market. We would use many historical photos and tools to decorate the building. We would create a stairwell from the municipal parking on the bridge falls path for safe travel for parks and rec children as well as overflow parking on community nights. This space could be used to create an after school program for older elementary kids in conjunction with parks and rec. We would demolish the current community/ old fire station center for more public parking.

We feel that the current community center is too small and in need of too many repairs and it would be more beneficial to the town to remove it. We spoke with some fire fighters who would like to use the old community center as a training exercise when we demolish it. Which would be ironic because it was once the fire department, plus it helps reduce demolition costs.

Throughout the process, we have met with many professionals who have helped us form our proposal. We have talked with representatives for Solar energy, Elevators, contractors, rock climbing companies, town community center directors and 2 architect/technical service firms as well as our town departments.

To help us visualize this project I was able to use the professional program Chief Architect with the instruction of Kurt Clason from Clason Remodeling. I first created the building as it is now. Then I took that building and modified it to show how we wanted to change the building. I added all the improvements and upgrades as we continued to talk about what our community needed. To maximize the large open hall we chose to add the bathroom into the back structure to give us a large 2400 square foot room. We contacted two firms for quotes for feasibility studies. Both firms were very pleased with our work and will use it to shape the feasibility study. They both quoted us prices that are in line with the budget number we are asking the voters to approve. This study will help our town understand the condition of the building and surrounding area. This will help us determine the possibility of restoring and using it for a community center.

The people who would benefit most from this plan are the seniors, children, and overall, every community member. It would create a space for community events all through the year but also a large space to

rent out to community members. The ability to have a multipurpose room for rent that could be used for weddings, birthdays, family reunion and endless more possibilities. Our rock wall would be available to rent as well. With the proper equipment and trained personnel provided by the town at their availability and for an additional cost. During the winter months the senior center would be able to use the room and kitchen as their permanent space. They would no longer need to use a different building to have special programs. Currently they use the church kitchen and the town attic for programs. Having everything located in one place would be easier to coordinate activities and we feel would entice more seniors to stay active and social. Having them in a space where children also hang out might make some crossover activities beneficial to all. We have found that having an updated Community Center would have a positive effect on our town as a whole. It would be another great reason to visit and live in our community.

If this community center proves to be a good idea we would set up a committee with town members and set up a Friends of Lehner Street Organization to collect funds. We would also look at getting many grants for the space. There are a few grants that we already have in mind. We hope this is just the first step toward a new center. Thank you for listening to our presentation. We will gladly take any questions.

Mike Hodder questioned how this would correspond with the PlanNH Charrette and if such they have proposed was done in the Charrette, would the funds be able to be used for another purpose?

Linda Murray replied that Capital Reserve funds can be put forth to the voters for permission to repurpose the use.

Marie Durgan stated that she has lived in Wolfeboro for 30 years, and worked for the Town for 25 years and the community lacks a Community space and feels this proposal is an excellent purpose for the space. She stated she thinks we are in the presence of some future civil engineers and architects and that these fine young ladies did an excellent job with their presentation.

It was moved and seconded to restrict reconsideration on article 35, majority in favor, the motion passed.

ARTICLE 11: Carry Beach Parking Lot and Water Quality Improvements

Moderator Walker read the Warrant Article as follows:

To see if the Town will vote to raise and appropriate the sum of Four Hundred and Fifty Thousand dollars **(\$450,000) for the purposes of parking lot, roadside, and beachfront construction work to be completed in order to reduce stormwater and water quality impacts at Carry Beach** and further to authorize the issuance of not more than Four Hundred and Fifty Thousand dollars (\$450,000) of bonds and notes for this purpose in accordance with the Municipal Finance Act, RSA Chapter 33, such sum to be reduced by any federal, state, or private funds made available therefor and to authorize the Board of Selectmen to negotiate and issue such bonds or notes and to determine the rate of interest, maturity and other terms for this purpose.

Estimated Tax Rate Impact:

2020-\$0.00 per \$1,000 of Assessed Valuation

2021-\$0.05 per \$1,000 of Assessed Valuation

2022-\$0.05 per \$1,000 of Assessed Valuation

(Recommended by the Board of Selectmen by a vote of 4-1)

(Recommended by the Budget Committee by a vote of 8-0)
3/5 Majority Vote Required

Paul O'Brien introduced the article supported by the Board of Selectmen and gave a summary of how the Town started the Cyanobacteria Committee as a result of an outbreak at Carry Beach and the need to protect our beautiful beaches.

Dave Ford addressed the Article by reviewing the Power Point presentation that summarizes the intent of the project to address surface run off and excesses nutrients to the lake.

Warren Muir, Cyanobacteria Committee member, and noted he is an Environmental Scientist by trade as well as a resident of White Gate Lane. He stated that this is an important issue to address the potential nutrients polluting the lake and that it has been identified that storm water run-off is a problem affecting this area.

Steve Davis questioned if this will affect the "carry" at all.

Mr. Ford replied that it will have no impact to the "carry". They did meet with the private property owners to address any potential run off problems in that area.

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

ARTICLE 12: Libby Museum Capital Reserve Fund

Moderator Walker read the article as follows;

To see if the Town will vote to establish a Libby Museum Capital Reserve Fund **for the purpose of renovating, expanding and repairing the Libby Museum** and further, to raise the sum of Three hundred Thousand dollars **(\$300,000)** to be deposited in said Capital Reserve Fund, to be under the custody of the Trustees of Trust Funds. The Selectmen are designated as agents to expend the funds in this Capital Reserve Fund.

Estimated Tax Rate Impact: 2020 \$0.15 per \$1000 of Assessed Valuation

(Recommended by the Board of Selectmen by a vote 3-1)

(Recommended by the Budget Committee by a vote 5-3)

Majority Vote Required

Brad Harriman addressed the article stating that in 1956 per Dr. Libby's will, the Board of Selectmen became the Trustees of the Libby Museum. He stated the building is in poor shape, has structural and air quality issues. He asks the voters for their support for this project.

Alana Albee, Director of the Libby Museum, addressed the article to state that she became the Director three years ago. She referred to the Power Point presentation that summarizes the current condition of the building and what it is doing to the collection and how they propose to address the problem going forward.

Tom Goodwin, Friends of the Libby Museum, addressed the article to explain the Board has put in effort to secure its commitment of funding to the Town of Wolfeboro.

Mike Hodder addressed the article to question the ownership of the property, is it owned by the Town of Wolfeboro or is it owned by the Trust and the Town is the Trustee?

Dave Senecal replied that the Board of Selectmen are Trustees of the Museum and the property is owned by the Town of Wolfeboro.

Mr. Hodder questioned if in fact the Town is the registered owner and is there an existing trust?

Mr. Harriman replied that he cannot answer that question, but the Trustees plan to meet to discuss the ownership and the trust for clarity going forward.

Linda Murray referred the will of Dr. Libby and in 1956 the town voted to become successor trustees of two parcels of land, one to the Town of Wolfeboro the other (the park) was given to an individual in Tuftonboro. She stated if the voters wish the Town to get a Fiduciary Deed, Attorney Puffer had indicated that could be done.

Mike Hodder stated he is concerned that the Town is Trustees and not owners and if that is the case he questions how they can appropriate public funds to a property that is not owned by the Town.

Town Attorney, Mark Puffer, stated that the Town was named Trustees according to the will and if it is the will of the tax payers to go to Probate Court to obtain ownership and get a Fiduciary Deed that can be done. However, being named Trustees is enough to secure ownership of the property.

Mr. Hodder stated he is not comfortable supporting \$300,000 of town funds to this article until the ownership issue is resolved.

Tom Bell stated he recalls at the joint Budget Committee and Board of Selectmen meeting, that the funds were to be used towards the repairs, not the expansion.

Suzanne Ryan addressed the article and stated that the property is listed in the Town owned property inventory.

It was moved by Mike Hodder and seconded by Matt Plache to amend Article 12: Libby Museum Capital Reserve Fund to remove the words "renovating, expanding and" from the second line of the article.

DISCUSSION:

Matthew Plache addressed the article stating that when this was presented to the Budget Committee it was proposed as a bonded article at \$2.8 and that there was much discussion regarding the renovation and expansion and that he was under the impression that they decided to support just the repairs and not the expansion since it's the repairs that is the immediate need.

Julie Jacobs, Friends of the Libby Museum, addressed the article to state that they cannot just do the repairs without an expansion since the expansion includes the heating and cooling elements. She does not support the amendment.

Mr. Hodder stated that this is a multi-year project, this funding could suffice to address the repairs, to allow time to get the ownership clarified.

Suzanne Ryan questioned the votes, and that the article records an 8-0 vote, was there another vote?

Bob Tougher stated that the Budget Committee voted 5-3 for this article but the handout does note 8-0.

Brad Harriman stated he is not in favor of this amendment as he feels it would limit the project.

Bob Loughman stated based on the buildings condition, he feels the \$300,000 would quickly be used for repairs and he doubts anything would be left over.

Tom Goodwin stated that there is a fine line between repair and restoration and the restoration hinders on an expansion to the building.

Tom Bell stated that they building is 250 years old and stabilizing the building for safety is key; he supports making it safe, but not an expansion and he was under the impression they were voting just for the funds from the Town to put towards the renovation.

Suzanne Ryan stated she does not support funding projects with no goal and it will take more than \$300,000 to do what they need to do. She does not support the amendment.

Mike Hodder stated that the public funds can be used for the repairs and the grants and fundraising could be used for the expansion.

Moderator Walker called for the vote: Being majority opposed, the motion failed.

Suzanne Ryan moved and it was seconded to restrict reconsideration of Articles 11 & 12. Majority in favor, the motion passed.

ARTICLE 13: Municipal Revaluation

Moderator Walker read the article as follows:

To see if the Town will vote to raise and appropriate Two Hundred Thousand dollars **(\$200,000)** to meet our constitutional and statutory requirement to **perform a Municipal Revaluation assessment** to ensure assessments are at and true value at least every fifth year, **per RSA 75:8-a**. Revaluation was last performed in 2015. Passage of this article will authorize funds from the Town's Unassigned Fund balance to be used to pay for the Revaluation. **This expenditure will not result in any increase in the 2020 tax Rate.**

Estimated Tax Rate Impact: 2020--\$0.000 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 8-0)
Majority Vote Required

Linda Murray introduced the article and explained that General Fund surplus cash is unspent funds from the prior year's expenses and the Town has \$2,704,271 in the unassigned fund balance that they will do this project from and not have an impact on the tax rate.

It was moved by Linda Murray and second to amend Article 13 Municipal Revaluation to add the word "full" after the word "at" in the third line. Majority in favor, the amendment passed.

John Burt stated that staying that there is no impact on the tax rate is incorrect, it may not be in that year but it does affect the amount to off-set the tax rate.

Being no others to speak to the article, Moderator Walker read the next article as follows:

ARTICLE 14: Accrued Leave Time Expendable Trust Fund

To see if the Town will raise and appropriate the sum of One Hundred Thousand dollars **(\$100,000) to establish an Accrued Leave Time Expendable Trust Fund per RSA 31:19-a** to cover costs of unused earned time for union and non-union employees upon voluntary or involuntary separation from employment or retirement. Said fund shall be under the custody of the Trustees of Trust Funds. Furthermore, to name the Board of Selectmen as agents to expend from said fund.

Estimated Tax Rate Impact: 2020--\$0.05 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 6-1-1)
Majority Vote Required

Paul O'Brien introduced the Article to explain that it has been a challenge to fill positions when an employee leaves and this is something that the Auditors have suggested the Town should be doing to alleviate that problem.

Being no one to speak to the article, Moderator Walker read the next article as follows;

ARTICLE 15: Town Road Upgrades

To see if the Town will vote to raise and appropriate the sum of Eight Hundred and Fifty Thousand dollars **(\$850,000)** for the purpose of **upgrading Town roads and drainage systems**. The appropriation is non-lapsing pursuant to RSA 32:7, VI, and shall lapse on December 31, 2021 or, upon completion of the project, whichever occurs first.

Estimated Tax Rate Impact: 2020--\$0.425 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 8-0)
Majority Vote Required

Brad Harriman introduced the article to explain that Wolfeboro has to maintain 67 plus miles of roads and this funding that supports that plan to do it.

Dave Ford addressed the article and referred to the Power Point summary that outlines which Road projects this funding will support this year.

Suzanne Ryan questioned which projects were not completed last year.

Dave Ford replied there was no much left over except one project that needed wetland permits that will be completed this year.

Being no further discuss on this article Moderator Walker read the next article as follow;

ARTICLE 16: 2020 Operating Budget

To see if the Town will vote to 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** Twenty Eight Million Forty Three Thousand Five Hundred and Fifty Five dollars **(\$28,043,555)**. Should this article be defeated the operating budget shall be Twenty Seven Million Eight Hundred and Eighty Six Thousand Eight Hundred and Eighty Six dollars **(\$27,886,886)**, 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: 2020--\$5.34 per \$1,000 of Assessed Valuation

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

(Recommended the Budget Committee by a vote of 8-0)

Majority Vote Required

Paul O'Brien introduced the article commending the efforts of the Town Departments in sticking to the guidelines set forth on the budget and for the work that the Board of Selectmen along with the Budget Committee on putting forth a budget that is 1.13% over last year.

Chairman of the Budget Committee, John MacDonald, addressed the article and referred to the Power Point presentation summarizing the departmental budgets and Enterprise Funds.

Troy Neff, Finance Director, summarized the graph of budgets by year along with a trend estimate.

Tom Goodwin addressed the Board to note he believes there is a calculation error on page 80, of the % difference between the 2019 Tax rate and the estimated 2020 tax rate, instead of 17.78% it should be 12.3%.

Mr. Neff verified that is correct, it is an error.

John MacDonald thanked the Department Heads, Board of Selectmen and Town Manager for all their efforts and presenting a fiscally conservative budget, they believe this to be a fair budget and meet the commitments to the Town, its assets and its employees and hope that the taxpayers will vote to support it.

James Pineo addressed the article to point out they will be having a revaluation done this year, so that will have an impact on the setting of the tax rate, he wanted to be sure everyone was aware of that.

Suzanne Ryan moved and it was seconded to restrict reconsideration of Articles 13 - 16. Majority in favor, the motion passed.

Moderator Walker read the next article as follows;

ARTICLE 17: 'Recreational' Dock Repairs

To see if the Town will vote to raise and appropriate the sum of Three Hundred Thousand Dollars **(\$300,000) for the purposes of reconstructing and upgrading finger docks A-D** per the Town Docks Asset Management Study performed by Tighe & Bond Engineers. One Hundred and Seventy Thousand dollars **(\$170,000) will be raised via general taxation.** One Hundred and Thirty Thousand dollars **(\$130,000) of funding will come from** a US Fish and Wildlife Service Tier 1 Boat Infrastructure Grant (BIG) through the New Hampshire Department of Environmental Services. The appropriation is non-lapsing pursuant to RSA 32:7, VI, and shall lapse on December 31, 2021 or, upon completion of the project, whichever occurs first.

Estimated tax rate impact: 2020-\$0.085 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 7-1)
Majority Vote Required

Dave Senecal introduced the article to state that this is a proposal to make upgrades to the existing docks that are deteriorating and have a lot of use.

Dave Ford referred to the Power Point summarizing what needs to be done to the aging docks.

Being no others to speak for or against the article, Moderator Walker read the next article as follows;

ARTICLE 18: Water Quality Improvements

To see if the Town will vote to raise and appropriate the sum of Fifty-Five Thousand Dollars **(\$55,000)** for the purpose of providing matching funds for the following projects: Cyanobacteria Committee Activities **(\$15,000)**, Rust Pond Stormwater BMP Design/Dredging Survey **(\$20,000)**, a NH Department of Environmental Services Section 319 grant for the Lake Wentworth Watershed Phase IV **(\$20,000)**, for watershed education and outreach, and

water quality testing. The appropriation is non-lapsing pursuant to RSA 32:7, VI, and shall lapse on December 31, 2021, or upon the completion of the project, whichever occurs first.

Estimated Tax Rate Impact: 2020--\$0.028 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 8-0)
Majority Vote Required

Linda Murray introduced the article stating this article was drafted to address the concerns surrounding the Cyanobacteria outbreak and from that the Town appointed a Committee to address the problems.

Matt Sullivan addressed the article and referred to the Power Point summarizing how the funding will be spent.

Being no others to speak for or against the article, Moderator Walker read the next article as follows;

ARTICLE 19: Public Safety Facility Architecture and Engineering Fees

To see if the Town will vote to raise and appropriate the sum of One Hundred Thousand Dollars **(\$100,000) for the purposes of providing architectural/engineering fees for public safety services facility planning.** The appropriation is non-lapsing pursuant to RSA 32:7, VI, and shall lapse on December 31, 2021, or upon completion of the project, whichever occurs first.

Estimated Tax Rate Impact: 2020--\$0.050 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 8-0)
Majority Vote Required

Dave Senecal introduces the article and stated that they have reviewed many plans and options for the Public Safety Building but there is still a lot of work to be done.

James Pineo stated that the first proposed plan has them doing more research because the estimated cost was more than they planned. He stated Lavelle Bresinger is still working with them to find a viable solution, but they have expended all the Capital Reserve funds to date and need additional funds in order to move forward.

Mr. Senecal stated they have looked at options for both upgrading the current location as well as other locations and even separating the Departments which doesn't seem to be the most economical solution. He stated they have also visited other new facilities to get ideas for what they need.

Mike Hodder stated when this was presented to the CIP Committee it was \$150,000, but has been reduced to \$100,000. Is the Committee be able to accomplish what they need to do?

Mr. Pineo replied yes that will accommodate what needs to be done in 2020.

Being no further discussion on that article, Moderator Walker read the next articles at follows;

ARTICLE 20: 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-Five Thousand dollars **(\$175,000)** to be placed in the **existing Public Works Vehicles & Equipment Capital Reserve Fund**. Said fund shall be under the custody of the Trustees of Trust Funds. Furthermore the Selectmen have been designated as agents to expend this Capital Reserve Fund.

Estimated Tax Rate Impact: 2020--\$0.088 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 8-0)

Majority Vote Required

Dave Bowers introduced the article explaining that this is the annual savings plan to purchase and or replace large equipment in the Public Works Department.

Dave Ford address the article and summarized the replacement schedule on the Power Point.

Moderator Walker read the next article as follows;

ARTICLE 21: Fire Trucks and Apparatus Replacement Capital Reserve Fund

To see if the Town will vote to raise and appropriate the sum of One Hundred Ninety Six Thousand dollars **(\$196,000)** to be placed in the existing **Fire Trucks and Apparatus Replacement Capital Reserve Fund**. Said fund shall be under the custody of the Trustees of Trust Funds. Furthermore the Selectmen have been designated agents to expend this Capital Reserve fund.

Estimated Tax Rate Impact: 2020--\$0.098 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 8-0)

Majority Vote Required

Dave Bower introduced this article and noted this is another savings plan for replacement of Fire Trucks and Apparatus.

Chief Skantze addressed the article referring to the Power Point that outlines the replacement schedule.

Moderator Walker read the next article as follows;

ARTICLE 22: Building Maintenance Capital Reserve Fund

To see if the Town will vote to raise and appropriate the sum of Fifty Thousand Dollars **(\$50,000)** to be placed in the existing **Building Maintenance Capital Reserve Fund** established **for the purpose of making needed repairs and performing needed**

maintenance to the Town's building facilities. Said fund shall be under the custody of the Trustees of Trust Funds. Furthermore, the Board of Selectmen have been designated as agents to expend this Capital Reserve Fund.

Estimated Tax Rate Impact: 2020-\$0.026 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 7-1)

Majority Vote Required

Dave Senecal introduced the article noting this article is to fund the maintenance of the Town's 26 plus buildings.

Being no others to speak to this article, Moderator Walker read the next article as follows:

ARTICLE 23: Bridge Falls Path Lighting Capital Reserve Account Establishment and Contribution

To see if the Town will raise and appropriate the sum of Twenty Thousand dollars **(\$20,000) to establish a Bridge Falls Path Lighting Capital Reserve for the purpose of replacement of the existing pole lighting along the Bridge Falls Path from Depot Square to Route 28/Center Street.** Said fund shall be under the custody of the Trustees of Trust Funds. Furthermore, to authorize the Board of Selectmen as agents to expend from this Capital Reserve Fund.

Estimated Tax Rate Impact: 2020--\$0.010 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 8-0)

Majority Vote Required

Linda Murray introduced this article noting it is to address replacement of the poles and lighting on the path from Depot Square to Rt. 28.

Christine Collins addressed the article stating the Bridge Falls Path is a highly utilized path and they had the 20 year old system reviewed by an electrician who recommended an upgrade.

Suzanne Ryan moved and it was seconded to restrict reconsideration of Articles 17 - 23. Majority in favor, the motion passed.

Moderator Walker read the next articles as follows;

ARTICLE 24: 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 placed in the existing **Abenaki Ski Area Capital Reserve Fund** previously established **for the purpose of purchasing or repairing the snowmaking equipment, the groomer, light poles and mechanical, electrical and safety equipment related to the Abenaki Ski Area.** Said fund shall be under the custody of the

Trustees of Trust Funds. Furthermore, the Board of Selectmen have been designated agents to expend from this Capital Reserve Fund.

Estimated Tax Rate Impact: 2020--\$0.008 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 7-0-1)
Majority Vote Required

Linda Murray introduced this article as the savings account to plan for equipment replacements and or repairs to the snowmaking equipment or other equipment needed at Abenaki Ski area.

Christine Collins added that this is for large purchase items that are not covered within the operating budget.

Being no others to speak to this article, Moderator Walker read the next article as follows:

ARTICLE 25: Dispatch Equipment Capital Reserve Fund

To see if the Town will vote to raise and appropriate the sum of Fifty Thousand dollars (\$50,000) to be placed in the existing **Dispatch Equipment Capital Reserve Fund** for the purpose of replacement of the dispatch console or other related equipment, installation, and related expenses. Said fund shall be under the custody of the Trustees of Trust Funds. Furthermore, the Board of Selectmen have been designated agents to expend this Capital Reserve Fund.

Estimated Tax Rate Impact: 2020--\$0.025 per \$1,000 of Assessed Valuation
(Recommended by the Board of Selectmen by a vote of 5-0)
(Recommended by the Police Commission by a vote of 3-0)
(Recommended by the Budget Committee by a vote of 8-0)
Majority Vote Required

Mr. Harriman introduced this article to state this is a fund to purchase a new system in the future for the antiquated system they have now.

Chief Rondeau addressed the article and referred to the Power Point presentation that explains the plan is to purchase a new system in 2022.

Seamus Oscalaidhe questioned how much is in the Capital Reserve Funds and what do they invest the funds?

Mr. Pineo replied he does not have that information with him this evening, but the Trustees of Trust Funds can provide such information as they manage the fund investments for the Town.

Being no further discussion the article, Moderator read the next article as follows;

ARTICLE 26: Police Vehicle Purchase

To see if the Town will vote to raise and appropriate Fifty-Nine Thousand, Two Hundred and Fifty-Five dollars **(\$59,255)** to **purchase a new Police Cruiser** and ancillary cruiser equipment. Said appropriation to be **offset by** Thirteen Thousand dollars **(\$13,000)** which **represents a portion of accumulated revenues in the Special Police Detail Revolving Fund** created by Article 23 in 2006 which has accumulated from special details in prior years and Forty-Six Thousand, Two Hundred and Fifty-Five dollars **(\$46,255)** **from general taxation**. Additionally, to dispose of an existing cruiser by sale, auction, trade or disposal, whichever is in the best interest of the Town, and any said funds from such sale to be deposited into the Town's General Fund.

Estimated Tax Rate Impact: 2020--\$0.023 per \$1,000 of Assessed Valuation
(Recommended by the Board of Selectmen by a vote of 5-0)
(Recommended by the Police Commission by a vote of 3-0)
(Recommended by the Budget Committee by a vote of 7-1)
Majority Vote Required

Mr. Senecal introduced the article explaining that the Police Department rotates the fleet purchase and plans to use Funds from their Special Detail account to offset the cost of this cruiser purchase.

Chief Rondeau referred to the Power Point study outlining the purchase.

Being no others to speak for or against the article, Moderator Walker read the next motion as follows;

ARTICLE 27: Water Department Backhoe

To see if the Town will vote to raise and appropriate the sum of One Hundred and Twenty Thousand dollars **(\$120,000)** **for the purpose of purchasing a backhoe** for use by the Water Department for general services. The amount of \$120,000 shall be transferred from Water Fund surplus. **This expenditure will not result in any increase in the tax rate.**

Estimated Tax Rate Impact: 2020--\$0.00 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 8-0)
Majority Vote Required

Mrs. Murray introduced the article explaining the purchase is for backhoe replacement.

Dave Ford addressed the article and referred to the Power Point noting this is a heavily used piece of equipment that needs to be replaced.

Being no further discussion, Moderator Walker read the next article as follows;

ARTICLE 28: ME-2 Bucket Truck Purchase

To see if the Town will vote to raise and appropriate the sum of Two Hundred and Eighty Thousand **(\$280,000)** for the purpose of **purchasing a bucket truck** for use by the Municipal Electric Department for general system maintenance and incident response. The amount of \$280,000 shall be transferred from Electrical Enterprise Fund surplus. **This expenditure will not result in any increase in the tax rate.**

Estimated Tax Rate Impact: 2020--\$0.00 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 8-0)
Majority Vote Required

Paul O'Brien introduced the article and stated that the cost of this replacement has already been built into the rate structure and has no impact on the tax rate.

Barry Muccio addressed the article to review Power Point presentation noting this vehicle is used daily and has reached its useful life.

Being no others to speak to the article, Moderator Walker read the next article as follows;

ARTICLE 29: AFSCME Contract Agreement

To see if the Town will vote to approve the cost items included in the collective bargaining agreement reached between the Board of Selectmen and Local #534 of the American Federation of State, County, and Municipal Employees (AFSCME) which calls for the following increases in salaries and benefits at the current staffing levels.

Year	Estimated Increase
2020	Wages: \$38,915
2020	Benefits: \$7,324
TOTAL	\$46,239

And further to raise and appropriate Forty Six Thousand Two Hundred and Thirty Nine dollars **\$46,239** for the current fiscal year; such sum representing the additional costs attributable to the increase in "wages and benefits required by the new agreement over those that would be paid at current staffing levels." .

Estimated Tax Rate Impact: 2020--\$0.023 per thousand of Assessed Valuation
(Recommended by the Board of Selectmen by a vote of 5-0)
(Recommended by the Budget Committee by a vote of 5-1-2)
Majority Vote Required

Mr. Senecal introduced the article noting this will be a one year contract that was agreed upon by all parties and reviewed by Labor Counsel.

Mr. Pineo stated that this contract encompasses 33 employees with no plans to add staff.

It was moved and seconded to restrict reconsideration of Articles 24 - 29. Majority in favor, the motion passed.

Moderator Walker read the next article as follows;

ARTICLE 30: Whiteface Mountain Conservation Easement

To see if the town will vote to place a **conservation easement** on the **Town-owned portion of Whiteface Mountain**, TM #36-1 (see deed recorded at Book 3051, Page 087), with said easement to be held by the Lakes Region Conservation Trust.

Estimated Tax Rate Impact: 2020--\$0.00 per \$1,000 of Assessed Valuation

Majority Vote Required

Mr. Bowers introduced the article noting that at its peak this mount is 1,339 feet high.

Lenore Clark, Chair of the Wolfeboro Conservation Commission, addressed the article and referred to the Power Point summarizing the article.

Being no others to speak to the article, Moderator Walker addressed the next article as follows;

ARTICLE 31: The Warmth and More Fund

To see whether the Town will vote to authorize the acceptance of privately donated gifts, legacies and devises, from businesses, individuals and foundations, to be used to assist residents who need funds to pay their electric and fuel bills, or for broken energy systems, energy efficiency measures or for purchasing coats, boots, blankets and other relevant needs. The funds accepted by the Town shall be in the custody of the trustees of trust funds and the Welfare Director is hereby appointed agent to expend said funds. Such gifts, legacies and devises must be invested and accounted for separately from, and not be comingled with, amounts appropriated by the Town for the same purposes, but shall be subject to the custody and investment provisions applicable to trust funds established under RSA 31:19.

Estimated Tax Rate Impact: 2020--\$0.00 per \$1,000 of Assessed Valuation

Majority Vote Required

Nancy Hirshberg, Member of the Wolfeboro Energy Committee, address the article and referred to the Power Point noting that after hearing the number of electric disconnects and heating needs for the community, the Energy Committee spearheaded this article to create a fund that the Welfare Director will administer funds to those who qualify.

Being no others to speak for or against the article, Moderator Walker read the next article as follows;

ARTICLE 32: PETITION WARRANT ARTICLE - Lakes Region Model Railroad Museum Freight Shed Agreement Amendment

To see if the Town will vote to approve use of \$95,000 held in a Capital Reserve established by Warrant Article #22 at the 2017 Town Meeting, for the purpose of matching an LCHIP grant of \$130,000 awarded to the Lakes Region Model Railroad Museum (LRMRM) for the

rehabilitation of the Freight Shed in the center of Wolfeboro (Tax map 217, lot 46). LRMRM has raised the balance of funds from private sources for this rehabilitation phase of work, the total cost of which is estimated to be \$380,000. Additional funds and pledges for repurposing the building (currently estimated to be \$80,000), including an ADA bathroom and an internal environmentally controlled space, are the sole responsibility of LRMRM with \$40,000 already on hand for this work. The installation of the Museum layouts and all other Museum related material by LRMRM, at LRMRM's sole cost, will follow issuance of a Certificate of Occupancy by the Town, at which time the lease between the Town and LRMRM approved by Warrant Article #24 at the 2017 Town Meeting will become effective.

The funds held in the Capital Reserve will be used by the Town, with the approval of the Selectmen or their designee, for payment of invoices properly incurred for work on the rehabilitation activity.

If this Warrant Article is approved by the voters, it will supersede conflicting language in Warrant Article #22 from the 2017 Town Meeting and of Warrant Article 31 from the 2018 Town Meeting, both of which were approved by the voters.

This expenditure will not result in any increase in the tax rate.

BY PETITION.

Estimated Tax Rate Impact: 2020--\$0.00 per \$1,000 of Assessed Valuation
2/3 Majority Vote Required

Moderator Walker noted there are two proposed amendments to this article to correct the abbreviation in line 9 to LRMRM and to change the word "expenditure" to "Warrant Article" in the last sentence.

It was moved and second to amend Warrant Article 32 to correct the abbreviation in line 9 to "LRMRM" and to change the word "expenditure" to "Warrant Article" in the last sentence. Majority in favor, the motion passed.

John Simms addressed the Board to summarize the project and referred to the Power Point presentation.

Mr. Bowers stated he encourage the voters to support this project as Wolfeboro is working on tourist appeal as a museum community.

Suzanne Ryan questioned the second to the last paragraph referencing Articles #22 and #31 superseding that language and if the Board of Selectmen is comfortable with the statement.

Mrs. Murray replied she would need to read those articles for clarity.

Mrs. Ryan questioned the lease for the building, what are the terms?

Mrs. Murray replied that they have not drafted a lease as there is not project approved yet. She stated there was a request for the Town to pay the utilities of the building, but that was denied.

It was moved by Suzanne Ryan and seconded to remove the paragraph "If this Warrant Article is approved by the voters, it will supersede conflicting language in Warrant Article #22 from the 2017 Town Meeting and of Warrant Article 31 from the 2018 Town Meeting, both of which were approved by the voters."

DISCUSSION:

Mrs. Ryan stated that she feels the voters need a clear picture of what they are voting on and since they asked the Libby Museum to tow the line and she feels the same should be for this article.

Mr. Murray clarified that #22 in 2017 was for the funding of \$95,000 and 2018 #31 is the request for extension of time.

Mr. Simms clarified the purpose is just to be sure there is not conflicting language from previous years and to specify what funds will be used towards phase 1 as well as the original article stated that the funds would be raised and turned over to the Town but they do not wish to do that, but instead turn them over to the Museum for managing the project. These were his errors in drafting of the original language that he would like to clarify.

Suzann Ryan questioned if Attorney Puffer was comfortable with the language?

Attorney Puffer reminded Ms. Ryan that the Town is not the author of this article.

Mr. O'Brien noted that it does direct them to a lease document and the voter needs to understand that there is no lease document drafted as of yet.

Moderator Walker called for the vote, majority opposed, and the motion failed.

Being no further discussion on this article, Moderator Walker read the next article as follows;

ARTICLE 33: PETITION WARRANT ARTICLE - Albee Beach

Are you in favor of protecting and presenting Albee Beach on Lake Wentworth from over use and degradation thus to ensure protection of this town asset for generations to come by directing the Wolfeboro Board of Selectmen to revise the Town Beach Code Ordinance Chapter 16 Beach Parking to limit the use to Wolfeboro residents and/or taxpayers, their families, and residents guests. The exceptions may be but not limited to the following: registered guests of licensed Town of Wolfeboro/Motels/Hotels/B&B's/Camp Ground, and Cotton Valley Trail Users, Special Events as permitted by the BOS, Sailing and Swim Lesson and Day programs as sponsored by the Town. The Beach Code Relative to the Use of Parking and Albee Town Beach shall be under the jurisdiction of the Wolfeboro Board of Selectmen in accordance with RSA 41:8 management of Prudential affairs and 41: 11-a manage and regulate use of town property. **BY PETITION.**

Estimated Tax Rate Impact: 2020--\$0.00 per \$1,000 of Assessed Valuation
Majority Vote Required

Suzanne Ryan addressed the article.

It was moved by Suzanne Ryan and seconded to amend the first line changing the word "presenting" to "preserving". Majority in favor, the motion passed.

Suzanne Ryan referred to her notes (see attached) summarizing the history and purchase of Albee Beach. She also provided a review done by a management consulting firm Ecosystem Management Consultants, Rick Van de Poll.

Richard Masse addressed the article to state he has been a member of the Wentworth Watershed for 10 years and noted that at no time has the Albee Beach shoreline shown up as a threat except for a small portion that they have corrected the erosion of. He stated that he is not sure any of these proposed limitations would help or if this would even lessen the number of beach goers.

Mike Hodder stated that the beach is overcrowded and because it is free and open to the public it is being used by other towns.

Alana Albee addressed the article to state she is the granddaughter of Alan Albee and swam at that lake all the time and it is sad to see the deterioration of the beach and that it is a mess.

Bob Tougher stated he feels the Town needs a comprehensive Beach Plan put forth by the Board of Selectmen.

Mrs. Ryan referred to the letter from Rick Van de Poll and noted that common sense tells you that the beach is overcrowded and it should be returned back to a family beach. She noted the lease for the use of Brewster Beach is to keep it clean and open to the public, but yet there is not sign stating that like there is at Albee Beach.

Nancy Hirshberg addressed the article and stated she agrees a comprehensive plan is the way to go, and noted they had similar problems at McKinney Park.

Andrea Dudley addressed the article and stated that the article is well intended but agrees a comprehensive study by the Selectmen and the Parks and Recreation Director would make sense.

Being no further discussion on the article, Moderator Walker read the next article as follows;

ARTICLE 34: PETITION WARRANT ARTICLE – Carry Beach

To see if the Town will vote to add to the Town Beach ordinances (Chapter 16) a new section as §16-4:b to read: "Use of Carry Beach and its parking area, 201 Forest Road, Wolfeboro, NH (Tax Map 228-54) is restricted to residents of the Town of Wolfeboro, their families and guests", and to direct the Board of Selectmen to make any other rules necessary to carry out the intent of this article. **BY PETITION.**

Estimated Tax Rate Impact: 2020--\$0.00 per \$1,000 of Assessed Valuation
Majority Vote Required

Mike Hodder addressed the article to summarize the issues with overcrowding at Carry Beach as well as environmental and storm water problems. He stated it has upwards of 181 visitors a day. He stated he plans to propose an amendment to remove the section since he believes that they don't exist.

It was moved and seconded to amend Article 34 Petition Warrant Article Carry Beach to remove "a new section as §16-4:b". Majority in favor, the motion passed.

Mrs. Murray questioned if he preferred to restrict it to taxpayers vs. residents?

Mr. Hodder replied he feels such language is interchangeable and the Board of Selectmen could craft the ordinance language as they see fit.

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

It was moved and seconded to adjourn at 10:31 PM.

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

ABBREVIATED HISTORY ALBEE BEACH PURCHASE & USE
AS TAKEN FROM TOWN RECORDS
SINCE TAXPAYERS PURCHASED ALBEE BEACH IN 1988 AND UNTIL 2016
IT WAS A RESIDENTS/FAMILY TAXPAYERS AND GUEST BEACH PER CODE AND VOTE
OVER TWO DECADES

-1988 WARRANT ARTICLE #5

PURCHASED ALAN ALBEE BEACH. \$730,000 (7 year Bond)
TOWN MEETING DISCUSSION "THAT THE BEACH IS FOR OUR FAMILY AND
CHILDREN OF OUR COMMUNITYA BEACH FOR SWIMMING...SELECTMEN GANON
STATED..."FOR A TOWN BEACH". 2/3rds vote required. PASSED. 446-122

-1989 WARRANT ARTICLE #9.

ESTABLISH BEACH RULES
TOWN MEETING DISCUSSION FEES & RULES FOR "NEW" BEACHES....
SELECTMEN BREWITT "BEACHES WOULD BE USED BY TAXPAYERS AND THER
GUESTS". PASSED 177-166

-1990 WARRANT ARTICLE #16 CITIZEN PETITION STATED FOR RESIDENTS ONLY
TABLED AS SELECTMEN OFFERED ANOTHER SUCH ORDINANCE

-1990 WARRANT ARTICLE #20 TOWN BEACH ORDINANCE USES

STATES FIRST LINE....."USE OF CARRY BEACH AND ALLEN ALBEE BEACH SHALL
BE LIMITED TO RESIDENTS AND TAXPAYERS OF THE TOWN OF WOLFEBORO AND
THEIR GUESTS"

PASSED VOICE VOTE
HENCE TOWN ORDINANCE CHAPTER 16 BEACHES AND RULES
ADOPTED AND CODIFIED

-2012 WARRANT ARTICLE # 18 CONSTRUCT ALBEE BEACH BATH HOUSE \$125,000
TO REPLACE POT-A-POTTIES AND PROVIDE FOR TOWN RUN ORGANIZED
RECREATIONAL USES PASSED 960-391

-2016 MARCH 16th BOARD OF SELECTMEN IN EFFECT REPEALED WARRANT ARTICLE
#20 RESIDENTS/TAXPAYERS /FAMILY & GUESTS
AND AMENDED WITH UPDATED PARKING CURFEW AND FINES WITHIN
CHAPTER 16

1ST) BOS MINUTES 3/16/16 VOTED TO:
APPROVE CURFEW 16.1 RESTRICTIONS ON PARKING AND BATHING VIOLATIONS AND
PENALTIES DELETE THE REFERENCE TO CARRY BEACH, CHANGE THE CREFEW AND
CHANGE FINES FOR VIOLATING

"THIS IS SO ANYONE ONE CAN USE THE PUBLIC BEACHES AND PARKING"

2ND) BOS MINUTES 3/16/16 VOTED TO:
DELETE ARTICLE II PARKING SECTIONS 16-2 USE OF BEACHES
16-3 DEFINITIONS, 16-4 PARKING PERMITS AND GUESTS AND
16-5

NOTE: CHAPTER 16-8 STATES: "THIS ORDINANCE SUPERSEDES ANY AND ALL
PRECEDING ORDINANCES PERTAINING TO THE WOLFEBORO TOWN BEACHES"

January 30, 2020

To: Wolfeboro Board of Selectmen

RE: Albee Beach

Dear Board;

At the request of several residents of Wolfeboro who have put forth the petition about limiting use at Albee Beach, I am submitting this letter in support of the petition for the following reasons:

- I have reviewed the petition as submitted for consideration on the Town Warrant, which states in its preamble:

"Are you in favor of protecting and preserving Albee Beach on Lake Wentworth from over use and degradation thus to ensure protection of this town asset for generations to come by directing the Wolfeboro Board of Selectmen to revise the Town Beach Code Ordinance Chapter 16 Beach Parking to limit the use to Wolfeboro residents and/or taxpayers, their families, and residents guests."

- I have also reviewed the 2019 Wolfeboro Master Plan that identifies Albee Beach & Bath House, which states, *"Conditions and costs resulting from allowance of use of this beach by the general public should be studied. Restriction of use to taxpayers and their guests is recommended."*
- Suzanne Ryan has shared several photographs of the beach area in the absence of snow that illustrates the stress of excessive use on the root systems of trees
- I have reviewed the design specs for the septic system, which cites a 75/person, 1125 gallon per day capacity
- The seasonal high water table is described at 33 inches from the surface, which, in spite of the natural sandy base, does not allow for rapid infiltration of leachfield water, especially when the percolation rate at 20 inches depth is listed as 2 inches per hour
- A site visit was conducted on January 14, 2020 to inspect the site and provide an initial review of conditions, which include the following:
 - Soil compaction is prevalent throughout the back beach area

- Exposed tree roots indicate a loss of surface organic material
- The septic leachfield is less than 50 feet from what appeared to be a seasonally saturated/inundated wetland
- The allowance of a pervious, six-foot wide pathway to the beach according to a shoreline restoration permit issued by NHDES in 2012 has been exceeded by multiple packed paths to the beach
- Subsequent conversations with members of the Lake Wentworth Association has confirmed the gradual degradation of the beach area by virtue of thousands of summer visitors each year

For the above reasons, I encourage the Board of Selectmen to do the following:

- a) Support the petitioners efforts in limiting Albee Beach use to residents only
- b) Conduct a detailed site assessment that estimates the level of compaction, the movement patterns of visitors, the amount of actual use the bath house gets, and the health and vigor of the resident trees, and provide suitable recommendations for mitigation in order to favor the long-term use and compatibility of beach users and the natural environment

Prior to the study, sample remediation measures for the upcoming summer may include but not be limited to the following:

- 1) Establish a raised, six-foot wide, pervious pathway to the beach from the bathhouse that is elevated above the surrounding terrain, and provide rail fencing that encourages compliance with its use
- 2) Install temporary fencing around the remaining forested area to discourage social trails and scattered trampling, picnicking away from the beach, etc.
- 3) Perform selected aeration actions that improve infiltration of run-off in the forested area
- 4) Hire an arborist to determine the health of the trees and possible need for slow-release feeding to help recover lost nutrients from compaction run-off

I thank you for your time in your consideration of these comments. I would happy to answer any questions you may regarding the above recommendations.

Sincerely,

Rick Van de Poll

Rick Van de Poll
Ecosystem Management Consultants
30 North Sandwich Road
Center Sandwich, NH 03227





Fig 1. Exposed roots and bare soil from November 2019



Fig. 2 Same area showing compacted soil that is holding up meltwater



Fig. 3 Exposed roots near beach showing loss of surface organics

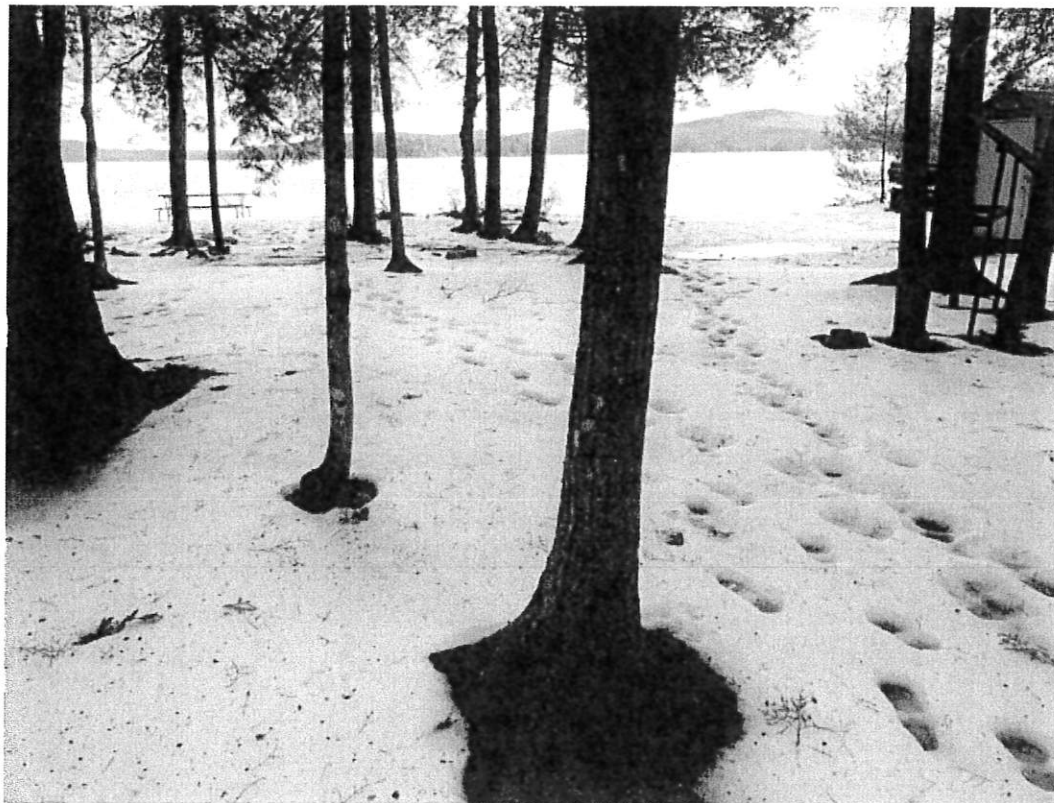


Fig. 4 Same area in winter showing multiple paths to beach and exposed roots



Fig. 5 Leachfield area below bath house



Fig. 6 Sam area as above in winter