

**Center Harbor Board of Selectmen  
Meeting Minutes  
Wednesday, April 26, 2023**

**CALL TO ORDER:** At 6:00 p.m. Chairman Richard Drenkhahn called the Board of Selectmen's meeting to order. Selectmen Harry Viens and William Ricciardi were present. There were approximately 90 people in attendance. Selectmen's Administrative Assistant Robin Woodaman was also in attendance.

**REQUESTS FOR PROPOSALS (RFP):**

- **Library foundation/drainage repairs:** Mr. Drenkhahn reported one proposal was received:

Rescon Basement Solutions	\$29,120
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Mr. Drenkhahn reported the Selectmen will not make a decision this evening, the proposal will be reviewed at another time.

**PUBLIC HEARING:** At 6:03 p.m. Mr. Drenkhahn called the public hearing to order to receive input on the 21-unit development (42 housing units) on Bean Road in Moultonborough. He explained the original proposal was for 30 units (60 housing units). Mr. Drenkhahn reported Center Harbor's Attorney Chris Boldt has been expressing the Town's concerns from the beginning of the process.

- **Topics of discussion:**
  - **Wetlands and environmental issues:** There is a need to stay on top of State of New Hampshire Department of Environmental Services (NH DES) applications and permits. Should this project involve the Federal Environmental Protection Agency due to wetlands impacts? Mr. Viens reported the developer proposes drawing 24,000 gallons of water per day from wells and putting 140,000 gallons of sewage into the sewer system.
  - **Emergency services:** There was discussion regarding the impact this number of units would have on the Center Harbor Fire Department who would be called out as part of the mutual aid agreement. It was explained that the Police Department's response is different per statutes; Police have to be asked to respond to a call in another town, they are not automatically called out. It was suggested the Town of Moultonborough compensate Center Harbor for Fire Department calls to that development. Mr. Viens reported the Town of Moultonborough will realize a large property tax gain from this development as each unit is expected to be assessed for more than \$500,000; however, Center Harbor will have the financial burden of the Fire Department calls.
  - **Traffic:**
    - **Traffic study:** There was discussion regarding whether the traffic study was accurate.
    - **Route 25 and Bean Road:** Mr. Viens reported between three and four vehicles can turn left from Route 25 onto Bean Road during a green light.

This development will add a large number of vehicles trying to turn onto Bean Road. Concern was voiced for the impact on vehicles coming down Bean Road from the Town of Sandwich; it was recommended that the Town of Sandwich be involved with Center Harbor opposing this development.

- **Kelsea Ave.:** Mr. Viens reported there is approximately thirty feet of Kelsea Ave. in Moultonborough; that limits what the Town can do with the road. He referred to College Road which ends in Holderness; the Town couldn't enforce no through traffic because it does not own the whole road. Mr. Viens reported the installation of speed bumps is an option to keep speed down on Kelsea Ave.
- **Pedestrians:** There was discussion regarding potential dangers for pedestrians; there are no sidewalks or crosswalks on Bean Road. It was recommended the State of New Hampshire Department of Transportation (NH DOT) be made aware again of these concerns.
- **Town Beach/Boat Ramp:**
  - **Town Beach:** There was discussion regarding having a vote at Town Meeting to rescind the reciprocal agreement with the Town of Moultonborough for the use of beaches (Moultonborough residents currently can use the Center Harbor Town Beach on Lake Winnepesaukee and Center Harbor residents currently can use the Moultonborough Town Beach on Long Island, Lake Winnepesaukee). There was discussion regarding Center Harbor registered voters beginning a petition to close the beach to non-residents. It was suggested the Select Board consider a Special Town Meeting to address this matter.
  - **Town Boat Ramp:** There was discussion regarding closing the boat ramp to non-residents. It was explained non-residents currently pay \$25 to launch, only Center Harbor residents can launch for no cost.
  - **Marketability:** It was reported that the development is being marketed as Harbor Landing, inferring a connection to Center Harbor. There was discussion regarding spreading the word on the possibility of closing the Town Beach and Boat Ramp to non-Center Harbor residents, which would impact the marketability of the units.
- **Board communication:** There was discussion regarding the Moultonborough Select Board, Planning Board and Zoning Board of Adjustment not addressing the Town of Moultonborough Conservation Commissioners, abutters and the Town of Center Harbor's written and voiced concerns. The Town of Center Harbor Select Board, Conservation Commission, Planning Board and Zoning Board of Adjustment were thanked for their involvement with this project. It was suggested that the Center Harbor and Moultonborough Select Boards meet to discuss the impacts of this project.
- **State and local representatives contact information:** Mr. Viens compiled a list of state and local representatives and encouraged those in attendance to contact the representatives to voice their opposition to the project.

**CLOSE PUBLIC HEARING:** At 7:16 p.m. Mr. Drenkhahn closed the public hearing.

**RECONVENE:** At 7:29 p.m. Mr. Drenkhahn reconvened the Board of Selectmen's meeting.

**AGENDA REVIEW:** No changes were made to the agenda.

**MEETING MINUTES:**

- **April 19, 2023 Board of Selectmen's meeting minutes:** Mr. Viens motioned to approve the minutes of the April 19, 2023 Board of Selectmen's meeting as presented electronically. Mr. Ricciardi seconded the motion and the vote was unanimous.
  
- **April 12, 2023 Board of Selectmen's meeting minutes:** Fire Chief Tyler Driscoll emailed the Selectmen reporting the following was discussed at the April 12<sup>th</sup> Board of Selectmen's meeting:
  - Chief Driscoll provided updates regarding the rescue replacement. Conversations started approximately a year ago when a contracted mechanic recommended the truck be replaced in the near future during a repair due to general wear and tear and the age of the truck nearing 24 years, making additional repairs more likely and more costly. Measures already taken to prolong the life of this vehicle include removal of the skid unit to remove a significant amount of weight. Through the end of 2022 and the beginning of 2023, various replacement options have been brought forward to the Board by Fire Chief Driscoll. The first recommendation was an ambulance that would take the place of the current rescue. This ambulance could be on an F550 chassis and would be able to act as a rescue truck and an ambulance that could transport. This ambulance would only transport when absolutely necessary, serving as a backup if Meredith EMS was not available to handle a call in town. The Board recommended we not move forward with an ambulance. The second recommendation was to have the Town purchase an F250 pickup truck equipped to handle medical calls and motor vehicle accidents and able to tow the trailers that hold some of our equipment. A plow for this vehicle was also discussed to allow for clearance of areas while responding to emergency calls in snowstorms. The Board recommended we look into used apparatus and that a needs committee for future apparatus purchases be established. Following discussions of this committee, it was determined the current rescue truck should be replaced immediately. The Committee felt that while a used truck was not ideal, it would provide a cost-effective and rapid upgrade to the fleet. The needs committee has been meeting and researching new and used rescue trucks with estimated build times of over 2 years and costs exceeding \$400,000 for a new rescue vehicle. The Committee also identified replacement needs of 5E2 as it approaches the end of its intended lifespan and our boats as they currently do not meet the needs of the community, specifically providing adequate stable rescue platforms nor weather-protected patient transport capability.

- Chief Driscoll reported there are several pieces of critical life-saving equipment that are also in need of replacement, including our current rescue tools (Jaws of Life). Mobile & Portable Radios.
- The Board was thanked for the increased fire department budget. This increase has allowed the Department to cover more shifts at the station on a regular basis and to pay our staff a better, more competitive wage. This increase in shift coverage will help to ensure equipment is in a consistent state of readiness and, most importantly, ensure trained staff respond to most all calls to 911 from the Town. The increase has also helped cover increased costs of materials, equipment, and services which have averaged 14 to 28 percent due to inflation.
- The additional capital reserve account that was proposed was for replacement of dated equipment, including radios, tools, and hoses.
- Chief Driscoll reported the current active staff is doing a great job! Chief Driscoll thanked the Board for their continued support and dedication to the Fire Department.

**APPOINTMENTS:** None

**LIBRARY FOUNDATION/DRAINAGE REPAIRS:** Mr. Viens reported Rescon Basement Solutions presented their plans to him and Mr. Ricciardi a few weeks ago (Mr. Drenkhahn was not present at that meeting). The Selectmen discussed this proposal which would install a membrane to the inside walls with the water flowing into a system under the floor and then being pumped out. Mr. Viens reported he would like to find costs for alternative proposals. Mr. Ricciardi reported the downside of Rescon's proposal is that water drains into the building; he feels it should not be that costly for an outside drainage system. Code Compliance Officer Bill Doucette will be asked to review the proposal.

**PUBLIC INPUT:**

**CHAIR OF THE LIBRARY TRUSTEES ANN XAVIER:**

- **Library/foundation drainage repairs:** Ms. Xavier questioned asking Mr. Doucette to review the proposal; he was the person who brought the company in to meet with the Select Board. She reported the Library Trustees are not concerned if there is any disruption of the flowers with an outside drainage project. She submitted pictures of the water that went into the Library basement during the weekend's rain storm. Mr. Ricciardi reported the water comes in between the bricks and the foundation.

**SELECTMEN'S REPORTS:** None

**UNFINISHED BUSINESS:**

**KEN BALLANCE MEMORIAL STEPS:** Code Compliance Officer Bill Doucette submitted a proposal from Windy Ridge Corporation, in the amount of \$1,040, for four granite steps for the

bandstand in memory of Ken Ballance. Mr. Drenkhahn motioned to approve the purchase of the memorial steps. Mr. Ricciardi seconded the motion and the vote was unanimous.

### **NEW BUSINESS:**

#### **REQUESTS FOR PROPOSALS (RFP):**

- **Town House exterior painting:** No proposals were received.

**PROPERTY TAX EXEMPTION REVIEW POLICY:** Mr. Drenkhahn motioned to adopt the Property Tax Exemption Review policy. Mr. Ricciardi seconded the motion and the vote was unanimous.

#### **LAKES REGION COMPUTER:**

- **Cyber Incident Response Policy, Business Continuity Plan Procedures and Disaster Recovery Plan Procedures:** Mr. Drenkhahn motioned to adopt the Cyber Incident Response policy, Business Continuity Plan procedures and Disaster Recovery Plan procedures. Mr. Ricciardi seconded the motion and the vote was unanimous.

**TRANSFER STATION DECAL PRICE:** Town Clerk/Tax Collector Mary Richardson emailed the Selectmen reporting the cost of the Transfer Station decals for Meredith residents will be discussed at the May 1<sup>st</sup> Meredith Select Board meeting; the proposal is to raise the price to \$25 per decal replacing the current price of \$20 for the first decal with no cost for the second. Ms. Richardson reported the decal price has not been increased since 2007 – 2008. She recommended the Center Harbor Select Board follow the decal price determined by the Meredith Select Board. Mr. Drenkhahn reported he is not in favor of increasing the decal fee and recommended it remain at \$20 for the first decal with no charge for the second; Mr. Viens and Mr. Ricciardi agreed.

### **ADDITIONAL BUSINESS:**

#### **FIRE DEPARTMENT:**

- **Engine 2:** Fire Chief Tyler Driscoll reported, via email, that the brake on 5E2 has stopped working and the part has been ordered; this is not a regular maintenance repair. He reported Engine 2 has been a solid truck for the Town with few issues.

#### **STATE OF NEW HAMPSHIRE:**

- **State of New Hampshire Department of Revenue Administration (NH DRA):**
  - **NH DRA “Notice of Intent to Cut Wood or Timber”:** Mr. Drenkhahn motioned to sign the following NH DRA “Notice of Intent to Cut Wood or Timber”:

Pateuk

TML 209-5

Mr. Ricciardi seconded the motion and the vote was unanimous.

- **State of New Hampshire Department of Transportation (NH DTO):**

- **NH DOT paving for 2023:** The Selectmen received notification that the NH DOT plans to pave Route 25B in 2023.
- **State of New Hampshire Board of Tax and Land Appeals (BTLA):**
  - **NH BTLA order – Docket No. 30409-22OS:** The Selectmen received, and reviewed, NH BTLA's order regarding the Town and LC Center Harbor. Mr. Viens reported the Town needs to document a revised process for determining tax exempt eligibility. Mr. Ricciardi reported this seems to be an issue state-wide.

**PAYROLL AND CURRENT BILLS PAYABLE:** Mr. Drenkhahn motioned to approve the payroll and accounts payable manifests as presented. Mr. Ricciardi seconded the motion and the motion passed.

**GENERAL JOURNAL ENTRIES:** Mr. Drenkhahn motioned to approve the general journal entries as presented. Mr. Ricciardi seconded the motion and the vote was unanimous.

### **CORRESPONDENCE:**

#### **JANAN HAYES:**

- **Camp Eagle's Cliff:** Ms. Hayes submitted, via email, information from Camp Eagle's Cliff website reporting Camp will not be in session the summer of 2023 and they have decided on structural changes that will enhance the existing footprint, provide more outdoor activities and fulfill recent changes to state and town regulations related to the issuing of camp permits. Mr. Viens suggested the Planning Board send a letter to the Camp informing them of the requirement for a site plan review and permits.

#### **KAREN PONTON:**

- **Port-o-potty:** Ms. Ponton emailed the Selectmen reporting she read in the Selectmen's minutes that the port-o-potties are scheduled for May 1<sup>st</sup>. She asked if the order includes one for the Schoolhouse and might that be canceled since the Historical Society is not using the building for meetings this year. Mr. Drenkhahn requested Historical Society President Roland Garland be asked if any of the Historical Society members plan to access the building this summer; if so, there should be a port-o-potty available.

### **PUBLIC INPUT:**

#### **MICHAEL RICH:**

- **Breezeline cable franchise agreement:** Mr. Rich asked if during the Breezeline cable franchise agreement extension, there would be an opportunity to change the agreement. Mr. Drenkhahn explained any change would create a new contract, the attorney representing the Town requested the extension, and there may be other high-speed options available within a couple of years. Mr. Viens reported the New Hampshire Electric Cooperative (NHEC) may have a fiber optic option in the Town

in two years; if the Town could obtain funding, the installation may be faster. Mr. Rich explained there are eight new lots on Center Harbor Neck Road that do not have access to cable; it would cost him \$5,000 to wire cable to his house.

**ADJOURNMENT:** At 8:12 p.m. Mr. Drenkhahn motioned to adjourn the meeting. Mr. Viens seconded the motion and the motion passed.

Respectfully submitted,

Robin Woodaman  
Selectmen's Administrative Assistant