

**Town of Center Harbor
Board of Selectmen's Meeting Minutes
April 14, 2010**

CALL TO ORDER: At 6:30 p.m. Chairman Richard Drenkhahn called the meeting to order. Selectmen Randy Mattson and Charley Hanson were also present. Goudreau & Associates Architect Gary Goudreau, Bonnette, Page & Stone Construction Manager Keith McBey, Police Chief Mark Chase, Building Committee members Steve Condojani and Bob Chance, Meredith News Reporter Erin Plummer and Selectmen's Secretary Robin Woodaman were in attendance.

APPROVAL OF MINUTES:

- Mr. Hanson motioned to accept the minutes of April 7, 2010. Ms. Mattson seconded the motion and the vote was unanimous.
- Mr. Hanson requested the Town of Moultonborough be asked for a copy of their minutes from the meeting regarding ambulance service. Mr. Drenkhahn motioned to accept the minutes of April 8, 2010 with the addition of a copy of the Town of Moultonborough's minutes. Mr. Hanson seconded the motion, Ms. Mattson abstained due to her absence from the meeting; the motion passed.
- Mr. Hanson motioned to accept the minutes of April 10, 2010. Ms. Mattson seconded the motion and the vote was unanimous.
- Ms. Mattson motioned to accept the minutes of April 12, 2010. Mr. Hanson seconded the motion and the vote was unanimous.

APPOINTMENTS:

ARCHITECT GARY GOUDREAU: Mr. Hanson reported the Selectmen are considering a long term plan for the best use of space in the Municipal Building. Mr. Goudreau, Mr. McBey and the Selectmen toured the Municipal Building and discussed possible space uses. Mr. Goudreau explained the next step is for the Selectmen to determine the future needs of the building. The Selectmen thanked Mr. Goudreau and Mr. McBey for their input.

BUILDING COMMITTEE (BC): The Selectmen thanked the BC for completing their charge; Mr. Hanson reported they did an awesome job. Mr. Hanson reported the Selectmen plan to pursue the proposed Police Station plans, they will continue to resolve the park matter and plan to hold one (1) to two (2) public hearings to inform the residents of the proposed plans.

Mr. Condojani asked why the Fire Department was against the proposal. He reported he would be willing to go door-to-door to discuss the proposal with people and provide them with accurate information.

Mr. Chance reported having a discussion with the Fire Chief at Town Meeting and reported the Fire Chief would like the BC to propose a combined public safety facility. Mr. Chance reported the Town of Gilmanton's public safety facility plans were referenced; Mr. Chance explained those plans would not meet the needs of the Center Harbor Police Department. Mr. Chance reported he asked the Fire Chief how the Fire Department would function if all the fire equipment was located in the Meredith Fire Station, referencing the Center Harbor Police Department's relying on the use of the Meredith Police

Department's facilities. Mr. Chance reported the Fire Department doesn't need space, the Police Department does. Mr. Condojani reported learning that in a combined facility the Fire Department controls the space because people usually feel good about the Fire Department.

Mr. Hanson reported the Police Department is where space is needed; there is plenty of room for Fire Department activities. Ms. Mattson reported the BC's charge was specific and was based on years of backup information regarding space needed in the community. She explained this information came from many Select Boards, the 2002 Municipal Resources, Inc. report and the 2004 purchase of the Brooks property when there was discussion regarding it being used for a future Police Station.

Mr. Hanson referenced the Space Needs Committee, Building Committee and Selectmen's meetings regarding the need for Police Department space. He explained it was a very close vote at Town Meeting. Chief Chase reported it was a large Town Meeting, very positive, a clear sign of overwhelming support for the Police Department plans. There was discussion regarding potential grants Chief Chase is researching.

UNFINISHED BUSINESS:

BROOKS PROPERTY: Ms. Mattson questioned the maximum size of building that could be built on the Brooks property. Mr. Drenkhahn explained that property is not in the Town's village district and reported the view ordinance only pertains to the village district.

HIGH HAITH BRIDGE REPLACEMENT PROJECT: The Selectmen received a copy of an April 8, 2010 correspondence from Michael Latulippe, of M.E. Latulippe Construction, Inc. to Lisa Martin of Quantum Construction Consultants, LLC reporting a contract has been signed with Joseph P. Carrara & Sons to provide the precast slab units needed for the High Haith Bridge. Mr. Latulippe reported Carrara & Sons planned to submit the drawings to Ms. Martin by Monday, April 12, 2010; if the drawings are approved, the precast units will be built and delivered to the site on Monday, May 10, 2010 and set in place, with the remaining work to follow immediately to allow the opening of the new bridge to traffic. The Selectmen discussed their previous concern regarding the substantial completion date for the bridge, their April 7, 2010 letter to Mr. Latulippe expressing their concern and Mr. Latulippe's quick response to their letter. Mr. Hanson reported Mr. Latulippe is a responsible contractor.

Mr. Drenkhahn reported Quantum Construction Consultant Representative Jim Bouchard explained that the ASHTO code doesn't usually pertain to voided slabs; this code calls for a much higher tension than is able to be used with voided slabs.

HAWKINS POND DAM: The Selectmen discussed their January 6, 2010 meeting with representatives from the State of New Hampshire Dam Bureau regarding the State and Town's responsibility for the dam. A letter will be sent to the Dam Bureau regarding the status of the Memorandum of Understanding (MOU). Mr. Hanson explained there was a recent accident and the Town would like to install guard rails; therefore the Selectmen would like the MOU resolved so they can move forward with the project.

WOOD RIDGE ROAD: Mr. Drenkhahn reported he will meet with Town Attorney Doug Hill regarding Wood Ridge Road at a later date.

PERSONNEL POLICIES: Mr. Drenkhahn suggested the Selectmen consider conducting business at every other Selectmen’s meeting and scheduling work sessions to complete the personnel policies during the other meetings.

MUNICIPAL BUILDING HEAT: Mr. Drenkhahn reported meeting with heating repair man Phil Cowells regarding the following:

- **Police Department heat:** Mr. Drenkhahn reported the Police Department is on a separate zone, which has a faulty zone valve that Mr. Cowells will replace.
- **Furnace cleaning:** Mr. Drenkhahn reported Mr. Cowells will perform the annual cleaning of the furnace after it has been shut down for the summer.
- **Freeze alarm:** Mr. Drenkhahn reported Mr. Cowells could not locate a freeze alarm in the attic. There was discussion regarding the following options: installing a secondary thermostat, installing an additional heating zone or installing a space heater. The Selectmen decided to ask Mr. Cowells to install a secondary thermostat in the attic.

NEW BUSINESS:

ZONING BOARD OF ADJUSTMENT (ZBA) APPOINTMENTS: The Selectmen signed the following ZBA appointments:

John Foley	Term expires 2011
Allan Hale, Jr.	Term expires 2012
Dawn Heiderer	Term expires 2012
Jean Meloney	Term expires 2013
Palmer Smith	Term expires 2013
Christopher Williams	Term expires 2013

APPLICATION FOR EMPLOYMENT: Mr. Hanson motioned to hire Andrew Hopler as a firefighter based on Fire Chief John Schlemmer’s recommendation. Mr. Drenkhahn seconded the motion and the vote was unanimous.

SQUAM LAKES ASSOCIATION’S GOVERNMENT RELATIONS COMMITTEE: The Selectmen received a request from Chris Williams to have two (2) representatives from the Town attend the Squam Lakes Association’s Government Relations Committee lunch meeting on May 14, 2010. Mr. Hanson will attend and Ms. Mattson will ask a Conservation Commissioner if he/she would be able to attend.

CEMETERY FENCE: The Selectmen received an email from Kathleen McPherson volunteering to paint the cemetery fence if the Town would supply the paint and supplies. The Selectmen thanked Ms. McPherson for her offer, accepted her offer and referred her to Road Agent Jeff Haines for coordination of the purchase of paint and supplies.

COPIER SERVICE CONTRACT: Mr. Hanson motioned to sign Twin Rivers Office Machines, Inc. maintenance contract for the DP-1820E copier. Ms. Mattson seconded the motion and the vote was unanimous.

THE MUG RESTAURANT GARDEN DINING AREA: The Selectmen received, and reviewed, a request from The Mug Restaurant for approval for a temporary “Garden Dining Area” June 12, 2010 through June 20, 2010, commonly referred to as “Motorcycle Week”. The area will have a total capacity of 60 people and will be set up the same as the last several years; fencing will be set up and proper staffing assigned to the area. The Mug will also have outside entertainment on Friday and Saturday nights. Mr. Drenkhahn motioned to approve The Mug Restaurant’s request pending Police Chief Mark Chase and Fire Chief John Schlemmer’s approval. Ms. Mattson seconded the motion and the vote was unanimous.

CURRENT BILLS PAYABLE: The Selectmen reviewed, and approved, the payroll and accounts payable manifests as presented.

CORRESPONDENCE:

STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NH DES):

The Selectmen received a copy of a letter from NH DES to Allan C. Hale Sr. 2004 Revocable Trust approving the after-the-fact request to retain 1,770 square feet of additional wetlands impacts for changes to designs of two (2) culvert crossings and the addition of a fire prevention pond associated with a previously approved dredge and fill application for 4,240 square feet of wetlands impact for roadway access to a subdivision of approximately 350 acres into 17 single family residential lots, a common lot and a residual lot.

COALITION COMMUNITIES: The Selectmen received, and reviewed, Pat Remick’s testimony she presented to the House Finance Committee regarding SB465 to study the long-term sustainability of the education funding formula and extend the current transition formula until July 1, 2012.

ADDITIONAL BUSINESS:

STATE OF NEW HAMPSHIRE BOARD OF TAX AND LAND APPEALS (BTLA) FORMS A-9

AND A-12: The Selectmen reviewed the following BTLA Form A-9, “List of Real Estate and Personal Property on which Exemption is Claimed” and BTLA Form A-12, “Charitable Organization Financial Statement”:

Squam Lakes Conservation Society
New Hampshire Music Festival

The New Hampshire Music Festival reported although they are a non-profit organization and exempt from taxes, they will continue to pay the municipal portion of the taxes in support of Town services. Mr. Drenkhahn reported there may be an issue with the tax exempt status if people live in the buildings on the property.

NON-PUBLIC SESSION: At 8:15 p.m. Ms. Mattson motioned to go into a non-public session per RSA 91-A:3, II(c) to discuss matters that would affect someone’s reputation if made public. Mr. Hanson seconded the motion and the vote was unanimous. Mr. Drenkhahn, Ms. Mattson, Mr. Hanson and Ms. Woodaman were present. The Selectmen reviewed information received after the April 7, 2010 non-

public session; no further action will be taken. At 8:17 p.m. Mr. Drenkhahn motioned to end the non-public session. Mr. Hanson seconded the motion and the vote was unanimous.

RECONVENE: At 8:17 p.m. Mr. Drenkhahn reconvened the Board of Selectmen's meeting.

POLICE DEPARTMENT GRANT: The Selectmen reviewed a highway safety grant submitted by the Police Department to the State of New Hampshire Highway Safety Agency.

HIGHWAY DEPARTMENT: Ms. Mattson acknowledged the Highway Department's quick response and removal of a fallen tree at the Center Harbor Ball Field which had become a safety hazard.

EQUALIZATION RATIO: The Selectmen received notification from the State of New Hampshire Department of Revenue Administration that the Town's equalized ratio for the 2009 tax year is 103.6%.

ADJOURNMENT: At 8:36 p.m. Mr. Hanson motioned to adjourn the Board of Selectmen's meeting. Ms. Mattson seconded the motion and the vote was unanimous.

Respectfully submitted,

Robin Woodaman
Selectmen's Secretary