

**Center Harbor Board of Selectmen
Meeting Minutes
Wednesday, June 10, 2009**

Chairman Charley Hanson called the meeting to order at 7:00 p.m. Present were Selectmen Richard Drenkhahn and Randy Mattson. David Reilly, Donald Thibeault, Dean Sena, Janan Hayes, Wes Hayes, Pete Tallman, Kathryn Tallman, Meredith News reporter Sarah Schmidt and Selectmen's Secretary Robin Woodaman were also in attendance.

APPROVAL OF MINUTES: Ms. Mattson motioned to accept the minutes of June 3, 2009. Mr. Drenkhahn seconded the motion and the vote was unanimous.

APPOINTMENTS:

DONALD THIBEAULT, LAKE WINONA ASSOCIATION: Mr. Thibeault reported the Lake Winona Association has been working with the State of New Hampshire Department of Environmental Services (NH DES) regarding the levels of Lake Waukewan and Lake Winona. David Reilly submitted the following history of the Lake Waukewan Dam:

**Lake Waukewan Dam
Meredith, NH.
Historic Context and Conclusions**

The dam and canal connecting it to Lake Waukewan were first constructed in the early 1800's to provide water power for industrial purposes. This dam controls water levels not only at Lake Waukewan, but also the Snake River, Lake Winona and the wetlands north of Lake Winona, a distance of at least five miles upstream of the dam. These water bodies are in Meredith, New Hampton and Center Harbor.

In 1904, the Superior Court decreed that the owner could maintain a penstock (an underground water conduit leading to a wheel or turbine) and maintain removable flashboards extending two feet above the "capsticks" (permanent crest). These boards artificially increase lake elevation. The penstock withdraws water (outflow) while the flashboards increase water level by impounding inflow.

Available historic lake information consists of DES supplied mill gage readings, surveys, photographic elevations and a 1936 report. Other sources are USGS Topographic maps, Lakes Region Navigation Charts and information from the Meredith Historical Society.

1920's and 1930's: Mill gage readings for a ten year period indicate an average lake elevation of **538 ft.**

1927, 1940 and 1956: USGS Topographic Maps show lake elevation at **539 ft.**

1936: Water Resources Board issues report entitled "Report upon Flood Conditions at Meredith Caused by High Waters in Lake Waukewan"

1968: Navigation chart, Central Lakes Region shows lake elevation at **539 ft.**

1975: Meredith Historical Society documents indicate that the mill generator shaft was

broken, date uncertain, and the dam (likely the penstock) was sealed. Mill operating with (purchased) electricity. *At this point, only outflow from the lake is over the surge tower permanent crest which is the location of the flashboards.*

1979: Photograph and survey shows lake elevation at **539.8 and 539.6 ft.** respectively.

1983: Industrial activity at the mill site has ceased.

1986: Navigation Chart, Lake Winnepesaukee, shows lake elevation at **539 ft.**

1986, 1988, and 1989: Photographs show lake elevation at **540.4, 539.8 and 538.6 ft.** respectively.

1987: USGS Topographic Map shows lake level at **540 ft.**

1991, 1997 and 1998: Photographs and survey show lake elevations at **539.2, 537.7 and 540.3 ft.,** respectively

2000-2002: Photographs show lake elevations for the three year period at **539.8 ft.**

2004-2008: Photographs and survey show lake elevations for a four year period as **540.2 ft. (one) and 540.5 ft. (four) observations,** respectively.

2009: On June 3rd, measurement taken at Meredith boat launch bolt shows elevation at **540.6 ft.**

Conclusions

Lake elevations began to rise in the late 1970's. Closing the penstock and the end of industrial activity in the early 1980's eliminated the constant water outflow related to power production. The 1936 Water Resource Board Report (1936 Report) highlights the significant role the operating mill had in maintaining appropriate lake elevation to achieve necessary storm water storage capacity in the lake.

The 1936 Report concluded that reduction of mill operating hours (likely due to the Depression) reduced outflow through the penstock which caused the lake to rise throughout the winter of 1935/1936. The report states: "*The excessive flood of March 1936 found the lake full and with insufficient discharge capacity. The water remained in the lake with damaging results.*" The report also states that all flashboards had been removed by March 12th, yet the rapidly rising water caused considerable damage.

DES recently calculated the Lake Waukewan full elevation referenced in the 1936 Report as *539.5 feet.*

The 1936 Report has significant implications for year round operation of the Waukewan Dam, since winter runoff is not the only cause of floods. The early August 2008 major flood was rainfall induced. *In late July, the Waukewan Dam elevation was at 540.5 ft. This is 1 foot over the "full" level as defined in the 1936 Report.* As in 1936, the 2008 flood was devastating to the entire area controlled by the Waukewan Dam.

More recent lake elevations are about 1.5 feet above the historic 539ft.elevation. It can reasonably be concluded that the entire five mile area controlled by the Waukewan Dam (Lake Waukewan, Snake River, Lake Winona

and wetlands to the north) is essentially flooded much of the year causing erosion, environmental damage, habitat destruction and significant property damage.

If Lake Waukegan is maintained below its full level of 539.5 ft. the entire area would greatly benefit. The lake would have significant storm water retention capacity, erosion would greatly diminish, environmental damage caused by induced leaching of septic systems and fertilizers would diminish, habitat for many creatures such as loons would repair and long suffering property owners in the three town area would rejoice. **End of conclusions submitted by Mr. Reilly.**

Janan Hayes spoke of the dangers of cyanobacteria, which comes from nutrients entering the lake when the water level is too high. The Board of Selectmen received input from property owners who have suffered losses due to the increased water level. There was discussion regarding the dam being owned by Hampshire Hospitality Holdings, but operated by the Town of Meredith for the past four to five years; there is no formal agreement in place. The Selectmen encouraged the concerned citizens to meet with the New Hampton and Meredith Boards of Selectmen. Mr. Hanson will contact Brenda Vittner, the Town of Meredith's acting Town Manager, regarding the resident's concerns. Mr. Hanson suggested representatives of Center Harbor, New Hampton, Meredith, NH DES, Lake Winona Association and Lake Waukegan Association meet to discuss this matter.

UNFINISHED BUSINESS:

DRAFT PERSONNEL POLICIES: The Selectmen received input from Police Chief Mark Chase on the draft personnel policies; the Selectmen will review Chief Chase's questions and/or comments individually during the week and will discuss the personnel policies on June 17, 2009.

HIGH HAITH BRIDGE PROJECT: The Selectmen reviewed a request for more information received from the State of New Hampshire Department of Environmental Services (NH DES) regarding the "Standard Dredge & Fill" application filed with NH DES for the High Haith Bridge project. This has been forwarded to Quantum Construction Consultants, LLC engineer Lisa Martin.

Mr. Hanson reported Ms. Martin stressed the importance of receiving the easements for the Garrick and Dellenbaugh properties. Mr. Hanson reported speaking with Mr. Garrick; the signing of this easement is in the works. Mr. Hanson reported he has not been able to contact Ms. Dellenbaugh.

BEAVERSIDE DRIVE AND MEADOW LANE: The Board of Selectmen received, and reviewed, a copy of a letter from David M. Dolan Associates, PC to the State of New Hampshire Department of Environmental Services (NH DES) Wetlands Bureau Compliance Inspector Stacey Herbold submitting "as-built" plans for Beaverside Drive and Meadow Drive. Mr. Dolan reported he will contact NH DES to coordinate a meeting to review the "as-built" plans and to discuss conceptual plans related to any changes that may be required to address stormwater control and changes that may be required relative to any wetlands crossing. Ms. Mattson questioned why the Board of Selectmen did not receive a copy of Collis Adams, Administrator of the Wetlands Bureau, letter to the Hale Partnership of May 21, 2009.

CAMP EAGLE'S CLIFF FENCE: The Selectmen received notification from Camp Administrator Jim Teed that the fence has been repaired and a "No Trespassing" sign has been placed on that property.

SCHWARTZ PROPERTY ASSESSMENT APPEAL: The Board of Selectmen received notification from the Board of Tax and Land Appeals (BTLA) that they have denied Lowell and Karleen Schwartz's appeal for abatement on their property (TML 7-24).

NEW BUSINESS:

REQUEST FOR PROPOSALS (RFP) – HEATING FUEL: The Selectmen opened, and reviewed, the following RFP’s for heating fuels:

| | | |
|------------------------|---------------|--|
| <u>Propane:</u> | Amerigas | Fixed price: \$2.199 gallon Terminal: plus \$.40 cents per gallon Service work: \$95 per hour plus parts and materials. Nights, holidays and weekends would be at time and a half. |
| <u>Oil:</u> | Fuller Oil | \$2.195 per gallon. Fuller’s will extend to the Town the ability to follow the price down should their retail price per gallon be lower than \$2.195 on the day of delivery. |
| | Stafford Oil: | The price will be equal to Stafford Oil’s prevailing retail price on the day of delivery less a discount of 28 cents per gallon. |

Mr. Hanson would like Fuller Oil and Stafford Oil contacted to clarify the information regarding their proposed prices. The Board of Selectmen tabled their decision regarding heating fuels until June 17, 2009.

REQUEST FOR PROPOSALS (RFP) – BUILDING RENOVATIONS: The Selectmen opened, and reviewed, the following RFP’s for building renovations:

| <u>Contractor</u> | <u>Radio room renovations</u> | <u>Wall replacement</u> | <u>Window replacement</u> |
|--------------------------|--------------------------------------|--------------------------------|----------------------------------|
| Up-Country Builders | \$11,148.46 | \$2,242.50 | \$2,472.52 |
| Bauen Corp. | \$10,207.00 | \$1,414.00 | \$2,000.00 |

The Selectmen discussed the section of the RFP that specified “new walls to be built flush with building to match appearance of municipal building”. Mr. Drenkhahn will contact the two contractors regarding their plans for this section of the RFP. The Board of Selectmen tabled their decision regarding the building renovations until June 17, 2009.

SELECTMEN’S MEETING SCHEDULE: The Selectmen discussed their meeting schedule for September and October. They will meet in the morning on September 2nd, September 23rd and October 7th. They will meet in the evenings on the other Wednesdays.

TOWN HOUSE WINDOWS: The Selectmen received notification from Road Agent Jeff Haines that windows that had been vandalized at the Town House have been replaced.

BOARDWALK: The Selectmen received notification from Road Agent Jeff Haines and Parks & Recreation Director Jody Dickerson that there are weak sections of the boardwalk. Ms. Mattson reported she examined the area with Mr. Dickerson. This section will be secured Thursday, June 11th.

ICE CLUSTER REPAIRS: The Selectmen received notification from Road Agent Jeff Haines that Winnepesaukee Marine construction will re-drive the ice cluster and replace two rotted pilings at a cost of \$2,455 to \$2,705 depending on how many new pilings need to be purchased.

ADDITIONAL BUSINESS:

JOINT LOSS MANAGEMENT COMMITTEE (JLMC): Ms. Woodaman reported the Local Government Center (LGC) presented two trainings on Monday, June 8th; the first was on blood borne pathogens and attended by fourteen employees and the second was on summer health and attended by fifteen employees.

ENERGY COMMITTEE (EC): Ms. Mattson reported the EC met on Thursday, June 4, 2009 and prepared a draft RFP for the energy audit. She explained the Town will receive a matching grant from the New Hampshire Electric Cooperative, but the energy audit may cost more than was budgeted. The Selectmen discussed their ability to accept and expend money from any other governmental unit or private source to be used for the purpose for which the Town may legally appropriate money per RSA 31:91-b, which was adopted at the 1999 Town Meeting. Mr. Hanson explained if the Town has to expend more than the \$3,000 budgeted, the funds will come from a different line item. The Selectmen would like the EC to review the RFPs for the energy audit and recommend to the Selectmen which company they would like the Selectmen to hire. The EC will present the final energy audit to the Board of Selectmen.

Ms. Mattson reported the EC encourages the Selectmen, the Building Committee and the architect of the proposed Police Station to consider following the objectives for a minimum of a “LEED Gold Building” as defined by the U.S. Green Building council. The LEED process is point based and requires a rigorous process of evaluation of building materials and systems based on energy used to manufacture and distribute building components. The EC reported this may add slightly to the cost of the initial construction, but will yield long term benefits to the Town through lower operating costs and lower maintenance costs, while also providing a healthy environment for the building’s occupants.

CONSERVATION COMMISSION (CC): Ms. Mattson reported the CC met on Tuesday, June 9, 2009 and discussed an issue with cutting in the water on the Carty property with Code Enforcement Officer Ken Ballance.

PARK COMMITTEE: The Selectmen received notification that Al Norton will volunteer on the Park Committee.

BROOKS PROPERTY: The Selectmen discussed utilizing the Brooks house and garage for storage. They would like the Fire Department to utilize the garage and other departments may utilize the house.

CONSTRUCTION PERMIT APPLICATION: The Selectmen reviewed the following approved construction permit application:

Edward Dane Trust

TML 4-55

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

CORRESPONDENCE:

STATE OF NEW HAMPSHIRE HIGHWAY SAFETY AGENCY: The Selectmen reviewed notification that the Police Department’s “Center Harbor Sobriety Checkpoints” grant has been approved by the State of New Hampshire Highway Safety Agency.

ROBERT & LESLIE DAHL: The Selectmen received notification from Dennis Moran, Project Manager, that Robert & Leslie Dahl are applying for a building permit for a 4 foot by 28 foot addition to modify their existing dwelling.

CLYDE B. FOSS AGENCY: The Selectmen received correspondence from Clyde B. Foss Agency that they received the Board of Selectmen's letter regarding a potential insurance claim; Foss Agency has forwarded this information to One Beacon claims department.

ADJOURNMENT: At 9:21 p.m. Mr. Drenkhahn motioned to adjourn the meeting. Ms. Mattson seconded the motion and the vote was unanimous.

Respectfully submitted,

Robin Woodaman,
Selectmen's Secretary