CALL TO ORDER: At 8:00 a.m. Chairman Harry Viens called the Board of Selectmen’s meeting to order. Selectman Richard Drenkhahn and Richard Hanson were present. Selectmen’s Administrative Assistant Robin Woodaman was also in attendance.

AGENDA REVIEW: Mr. Viens suggested the Selectmen discuss short-term rentals; Mr. Drenkhahn and Mr. Hanson agreed.

MEETING MINUTES:
- February 5, 2020 Board of Selectmen’s meeting and 2020 budget hearing minutes: Mr. Viens motioned to approve the minutes of the February 5, 2020 Board of Selectmen’s meeting and 2020 budget hearing minutes as presented electronically. Mr. Drenkhahn seconded the motion. Mr. Hanson, who was not present during the meeting, abstained from voting. The motion passed.

APPOINTMENTS: None

PUBLIC INPUT: None

UNFINISHED BUSINESS:

FUEL OIL PURCHASES: The Selectmen issued a Request for Proposals for heating oil; proposals are due by February 19th. Mr. Hanson expressed his concern that the Town might be too late in joining with the School District. He reported the School District had received a good price.

STURTEVANT COVE ASSOCIATION MEDIATION: Mr. Viens reported the mediation with the Sturtevant Cove Association (Association) regarding their property assessment is scheduled for Friday, February 14th. Mr. Viens reported the property owners who have deeded access to the Association feel the assessment of the Association property is also included in the assessment of their property; he explained it is not included – the Association property is assessed and a property tax bill is issued to the Association; the Association then bills the properties that have deeded rights to the Association – some of the properties are located in Moultonborough. The Selectmen discussed possible issues for Center Harbor trying to collect property taxes when the property is located in Moultonborough but has deeded access to the Association. Mr. Viens reported properties which have deeded rights to the Dog Cove Corporation property have their portion of their deeded rights included in their property assessment, there is no assessment value reflected for the Dog Cove Corporation property; however, all of the properties are located in Center Harbor and are issued property tax bills from Center Harbor.

TOWN PROPERTIES FOR SALE: Mr. Viens reported Town Attorney Chris Boldt had researched the process to advertise two Town-owned properties for sale. Ms. Woodaman reported
Attorney Boldt submitted information to Town Clerk/Tax Collector Mary Richardson; Ms. Richardson will follow-up with Attorney Boldt after the Primary Election.

**BANDSTAND REPAIRS:** Mr. Viens reported the Meredith Rotary Club is researching the cost of materials for the bandstand repairs.

**NEW BUSINESS:**

**CONSERVATION COMMISSIONER:** Mr. Drenkhahn motioned to appoint George Gurney to a three-year term as a Conservation Commissioner. Mr. Hanson seconded the motion and the vote was unanimous.

**CORRESPONDENCE:**

**GWENDOLYN BRONSON AND JOSEPH ALONZO:**
- **Short-term rentals:** The Selectmen received an email and a hand-delivered correspondence from Ms. Bronson and Mr. Alonza reporting, in a few weeks, a house in their neighborhood on Wood Ridge Road will be put on the market for sale. They expressed their concern that it has the potential to be sold and used as a short-term rental. Ms. Bronson and Ms. Alonza expressed their urgent appeal to the Town to establish some type of measure to prevent short-term rentals. They requested to be informed if Center Harbor has any measures in place to prevent short-term rentals, particularly in residential areas. If no measures exist, they urge the Selectmen to formulate regulations to prevent short-term rentals hence protecting residential areas.

The Selectmen previously received correspondence from Ms. Bronson regarding short-term rentals. Mr. Viens reported the Town has a noise ordinance in place. Ms. Woodaman reported Code Enforcement Officer Ken Ballance was researching this matter; the Selectmen would like to discuss this with Mr. Ballance.

Mr. Viens’ understanding is that an ordinance pertaining to short-term rentals would be a land use matter and processed through the Planning Board. The Selectmen discussed this matter with Planning Board Chairman Charley Hanson who informed the Selectmen that the Planning Board has discussed short-term rentals, he is gathering information on this and will be attending a meeting next month where this will be a topic of discussion. Mr. C. Hanson reported people are always welcome to attend Planning Board meetings. The Selectmen discussed their concerns the impact a short-term rental ordinance would have on long-time property owners who have always rented out their houses for a few weeks to pay for property taxes.

**ADDITIONAL BUSINESS:**

**STATE OF NEW HAMPSHIRE:**
- **State of New Hampshire Department of Revenue Administration (NH DRA):**
  - NH DRA “Land Use Change Tax”: Mr. Viens motioned to sign the following NH DRA “Land Use Change Tax”: 
Mr. Hanson seconded the motion and the vote was unanimous.

**PAYROLL AND CURRENT BILLS PAYABLE:** Mr. Drenkhahn motioned to approve the payroll and accounts payable manifests as presented. Mr. Viens seconded the motion and the vote was unanimous.

**PUBLIC INPUT:** None

**ADJOURNMENT:** At 8:00 p.m. Mr. Drenkhahn motioned to adjourn the Board of Selectmen’s meeting and public hearing. Mr. Hanson seconded the motion and the vote was unanimous.

Respectfully submitted,

Robin Woodaman
Selectmen’s Administrative Assistant