

**Town of Center Harbor  
36 Main Street  
Center Harbor, NH 03226**

**Board of Selectmen  
Meeting Minutes  
Wednesday, March 27, 2024**

**MEETING NOTIFICATION:** Notification of this meeting was posted on the Town's website and the Municipal Building and Post Office bulletin boards.

**CALL TO ORDER:** At 6:00 p.m. Chairman Harry Viens called the Board of Selectmen's meeting to order. Selectmen William Ricciardi and Richard Drenkhahn were present. Energy Committee members Bernie Volz and Michael Rich, Elisabeth Cody, Ann Xavier, David Walker and Selectmen's Administrative Assistant Robin Woodaman were also in attendance.

**AGENDA REVIEW:** Mr. Walker was added to public input.

**MEETING MINUTES:**

- **March 20, 2024 Board of Selectmen's meeting:** Mr. Ricciardi motioned to approve the March 20, 2024 Board of Selectmen's meeting minutes as presented electronically. Mr. Drenkhahn seconded the motion. Mr. Viens pointed out a typo on page 4 – "votes" should be voted". The minutes were approved as amended.

**APPOINTMENTS:**

**ENERGY COMMITTEE (EC):** There was discussion with EC members Bernie Volz and Michael Rich:

- What is the EC's next step with the photovoltaic project?
- Mr. Volz was disappointed the project didn't have the full backing of the Selectmen. Mr. Ricciardi explained he was in favor of the project until listening to the neighbor's feelings during the public hearings. Mr. Viens felt the same way. Mr. Drenkhahn liked the plan but the discussion regarding screening the array didn't take with the residents.
- Mr. Rich feels it is a good plan in the right location.
- Mr. Drenkhahn explained reference to the Village District is referring to the Town's zoning, it is not a historic district.
- There was discussion regarding ways to block the sight line of the solar array. Mr. Viens suggested proposing a plan that mitigates the view issue and addresses the objections and concerns.
- Mr. Volz reported it was the best payback plan and the location could handle the biggest array.
- Mr. Walker asked if a 3D plan showing the esthetics and views and also engineering plans had been done; Mr. Volz reported there were no expenditures for those. Mr. Walker reported his son would be happy to help with a 3D plan.
- Mr. Volz recommended, after locations are identified, a letter should be sent to the abutters and having meetings to discuss the plans with the public. He reported no members of the

public attended any EC meetings to discuss the project. Mr. Drenkhahn reported letters were sent to the abutters.

- **Email from Carol Sullivan:** Ms. Sullivan, Chair of the EC, emailed the Select Board to let them know she would not be able to attend this evening's meeting. Ms. Sullivan included the following in her email:

*"I have always believed that having solar in Center Harbor would be an excellent way to save energy costs and reduce our carbon footprint. It is one of the reasons I joined the Energy Committee. Currently, while I would like to see the Town find a way to do another type of solar project, it would only make sense for the Energy Committee and the town if the Select Board were totally behind it.*

*Finally, I would like to mention that the vote against the project by two of the three selectmen has been discouraging to me, While I realize that it is your prerogative to vote as you see fit, the fact that you did not communicate your decision to the Energy Committee and that we had to find out by searching the Town website was, in my mind, disrespectful and unprofessional."*

**SELECTMEN'S REPORTS:** None

**PUBLIC INPUT:**

**DAVID WALKER:**

- **Town Government Transparency Committee:** Mr. Walker volunteered to serve on the Town Government Transparency Committee. He has not served on any town committee but has served on other committees such as a photoshoot with the Chamber of Commerce and one for Motorcycle Week's first live feed.

**LIBRARY TRUSTEE ANN XAVIER:**

- **Alternate Trustees for the Library Board of Trustees:** Mr. Viens motioned to appoint Deb Thiboutot and David Hughes as Alternate Trustees on the Library Board of Trustees; their terms expire on December 31, 2024, per the Library Board of Trustees recommendations. Mr. Drenkhahn seconded the motion and the vote was unanimous.
- **Library front doors:** Ms. Xavier reported the Library Trustees have requested that the front doors, which are the original doors, need to be refinished. She submitted an estimate in the amount of \$4,346. Per the Town's Purchasing Policies, two additional estimates are needed.

**BERNIE VOLZ:**

- **Information sent to new property owners:** Mr. Volz asked the Selectmen to consider sending town information packets to new property owners. It would be a welcome-to-town letter. This may be a task for the new receptionist/data entry clerk.

## **UNFINISHED BUSINESS:**

### **CANOE HOUSE:**

- **Windows:** No information was received.

### **NEW COMMITTEES:**

- **Town Government Transparency Committee:** The Selectmen discussed what the name of this committee should be; research will be done to see what other towns use. Ms. Cody suggested it be called the Right-to-Know Committee. The Selectmen will work on the “charge” for this committee to be discussed at their next meeting.
- **Snow Clearing from Sidewalks Committee:** The Selectmen will work on the “charge” for this committee to be discussed at their next meeting.
- **Committee members:**
  - Mr. Viens reported it is critical to get volunteers who have served on other committees. They should also be in compliance with all town ordinances.
  - Mr. Drenkhahn reported there should be five members on each committee; they should all be in good standing with all town ordinances and regulations.

### **BEAN ROAD, MOULTONBOROUGH PROPOSED DEVELOPMENT PROJECT:**

- **Town of Moultonborough “Conditional Use Permit” application:** The Selectmen reviewed a copy of the Town of Moultonborough’s “Conditional Use Permit” application filed by Mark Koss proposing a 14-lot subdivision with municipal sewer and on-site individual wells.

**RIGHT-TO-KNOW LAW:** Town Attorney Chris Boldt will conduct training(s) for town employees, board members, committee members and commissioners; these will be non-meeting workshops and not open to the public. The Selectmen will discuss possible dates next week.

### **NEW BUSINESS:**

#### **LEASE/PURCHASE FIRE DEPARTMENT FORD F350:**

- **Lessee resolution:** Mr. Viens read the following lessee resolution:

At a duly called meeting of the Governing Board of the Town of Center Harbor held on March 27, 2024, the following resolution was introduced and adopted:

BE IT RESOLVED by the Governing Body of Lessee as follows:

1. **Determination of Need.** The Governing Body of Lessee has determined that a true and very real need exists for the acquisition of the Equipment described on Exhibit A of Schedule No. 04 dated as of March 27, 2024 to the Master Lease Purchase Agreement dated April 1, 2026, between **Town of Center Harbor** (Lessee) and **Tax-Exempt Leasing Corp.** (Lessor).
2. **Approval and Authorization.** The Governing Body of Lessee has determined that the Agreement and Schedule, substantially in the form presented to the meeting, are in

the best interests of the Lessee for the acquisition of such Equipment, and the Governing Body hereby approves the entering into of the Agreement and Schedule by the Lessee and hereby designates and authorizes the following person(s) to execute and deliver the Agreement and Schedule on Lessee's behalf with such changes thereto as such person(s) deem(s) appropriate, and any related documents, including any Escrow Agreement, necessary to the consummation of the transaction contemplated by the Agreement and Schedule.

Authorized Individual(s): Harry Viens, Chair of Select Board

In addition to the Authorized Individual(s) above, the Governing Body of Lessee further authorizes the following individual to sign any Payment Request and Acceptance Certificate form and/or Final Acceptance Certificate:

Authorized Individual(s): Harry Viens, Chair of Select Board

3. **Adoption of Resolution.** The signatures below from the designated individuals from the Governing Body of the Lessee evidence the adoption by the Governing Body of this Resolution.

Document was signed by: William Ricciardi, Selectman

Document was attested by: Robin Woodaman, Selectmen's Administrative Assistant

#### **PARKS & RECREATION DEPARTMENT:**

- **Tennis court repairs:** Mr. Drenkhahn motioned to sign an agreement with Vermont Tennis Court Surfacing, in the amount of \$26,971, for repairs and resurfacing of the Town's two tennis courts. Mr. Ricciardi seconded the motion and the vote was unanimous.

#### **CORRESPONDENCE:**

##### **ELISABETH CODY:**

- **Thank you:** Ms. Cody, via email, asked the Selectmen to convey her thanks and admiration to all the people who cleared the roads during last weekend's blizzard; they did a phenomenal job. She reported growing up in an area of New York famous for its deep snow – she would put the Center Harbor Public Works Department right up there any day with the people who tackle the lake effect snow in her hometown. It's hard work and can be dangerous. Hats off to the people who make our roads safe.

##### **GINNY FISHER:**

- **Mailbox damage:** Ms. Fisher, via email, reported a plow truck damaged her mailboxes; two pictures were submitted. Road Agent Jeff Haines reported, via email, there is no sign of damage on the mailboxes being hit by a plow; the left post rotted at ground level and fell over with the weight of the snow. He reported being able to put the mailboxes back up until the rotten post can be replaced. Ms. Fisher sent another email expressing her appreciation to Mr. Haines helping her with a temporary solution to her mailbox dilemma.

### **ROLAND GARLAND:**

- **Request for Investigation:** Mr. Garland, President of the Center Harbor Historical Society, submitted a Request for Investigation; loose hinges on the main entrance door to the schoolhouse. Code Compliance Officer Bill Doucette reported the door latch was adjusted.

### **ADDITIONAL BUSINESS:**

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

- **State of New Hampshire Department of Revenue Administration (NH DRA):**
  - **State of NH DRA “Notice of Intent to Cut Wood or Timber”:** Mr. Viens motioned to sign the following NH DRA “Notice of Intent to Cut Wood or Timber” for the tax year 2025:

Richardson                      TML 222-31, 10 & 9

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

- **State of NH DRA “Certification of Yield Taxes Assessed”:** Mr. Viens motioned to sign the following NH DRA “Certification of Yield Taxes Assessed”:

Earl                                  TML 229-3, 104-19 & 19-2  
Richardson                      TML 222-31, 10 & 9

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

- **Center Harbor’s 2022 Cyclical Revaluation:** The Selectmen received, and reviewed, correspondence from the NH DRA regarding the 2022 cyclical revaluation. The 2022 NH DRA Equalization Study resulted in median ratio of 97.4, a COD of 6.2 and a PRD of 1.03 – all figures fall within the IAAO and ASB recommended ranges and represent an improvement over the prior indicators of assessment level and equity. The next scheduled revaluation of property is in 2027.
- **State of New Hampshire Department of Environmental Services (NH DES):**
  - **NH DES Wetlands Permit-by-Notification:** Mr. Viens motioned to send a letter to Mr. and Mrs. Steven Vogler regarding the need for a Town issued construction permit pertaining to the NH DES “Wetlands Permit-by-Notification” for their property at 27 Loon Lane (TML 104-3) Mr. Ricciardi seconded the motion and the vote was unanimous.

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

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

**PUBLIC INPUT:**

**BERNIE VOLZ:**

- **Broadband Committee page on the website:** Mr. Volz referred to the Broadband Committee's page on the website – it is no longer a functioning committee and the page will be removed.

**ADJOURNMENT:** At 7:10 p.m. Mr. Ricciardi motioned to adjourn the Board of Selectmen's meeting. Mr. Drenkhahn seconded the motion and the vote was unanimous.

Respectfully submitted,

Robin Woodaman  
Selectmen's Administrative Assistant