

Selectmen's Meeting Minutes  
Public Hearing  
Monday, November 26, 2012

Present: Vice-Chairman Darcy; Selectmen Ebbighausen, Rideout, & Schill, and TA Collins. Chairman Smith excused.

6:30 p.m. Vice-Chairman Darcy opened the public hearing in accordance to RSA 41-14a regarding the acquisition of property located at 8-10 Main Street to be donated to the town and read the posted notice.

TA Collins explained to the public the town has been offered the donation of property at 8 -10 Main Street by Mr. & Mrs. Major to be used as a future site for a police station. The Town is considering acquiring the property next door (referred to as the vet clinic), and this will need town approval at town meeting. The purchase price is \$38,000 to \$39,000. The town will need to demolish the buildings and have received a quote of \$55,000 to \$57,000.

Peter Tennant spoke to the public regarding the size of the property and that the property can house the design the Building Team has been working on. With a power point presentation, he demonstrated the current size of the existing building and the early concept of the police station and how they would fit. Tennant stated the design allows for flexibility and the sally port could be located on the side as a drive through sally port leaving room for expansion in the future.

Collins stated the white house in the rear of the building could be torn down and a garage constructed for police vehicles.

Public Comment:

Doreen Almann asked questions regarding the cost of demolition including the rear building and asked about asbestos removal. Collins stated the front two buildings will cost about \$57,000 and the rear building a couple of thousand. The front two buildings have been through asbestos remediation with a CDBG project. The company responsible for removal will also be responsible for remediation.

The owners' of the right of ways between the buildings was discussed and also the current police garage on River Road.

Peter Zavorotny, Chairman of the Building Team, discussed the various sites the committee visited and spoke in regard to their pros and cons. The committee had recommended building on River Road next to the current station, but when this opportunity became available, the committee reconsidered. The positive is the Police Station will be on Main Street the negative is it will take the property off the tax role.

Doreen Almann discussed her observations regarding the costs of acquisition and demolition. She stated the offer that Mr. & Mrs. Major are making is very generous but is concerned about the fiduciary standpoint.

Fred Wolf stated he remembers when the PD was located on Main Street and thinks having the PD relocate back to Main Street is great thing.

Wayne Gallagher stated the property the town is looking to purchase is listed at \$49,900 and the ¼ acre at 8-10 Main Street will not allow for expansion.

TA Collins stated they are negotiating with the owner of the property the town is purchasing and there is room for expansion. TA Collins indicated the Highway; Wastewater Treatment; and Water Department all need consideration for future expansion.

Fran Bushee asked for comment from the Police Department. Chief Faulkner stated future expansion is something that needs to be considered.

Peter Zavorotny stated that locating the PD on Main Street or River Road both has issues with future expansion.

Bill Nebelski questioned if the PD can be built up. Peter Tennant addressed the issues of ADA compliance and the cost effectiveness.

Dodie Bevis asked if a cellar can be built as space. Peter Tennant stated that it could only be used as a mechanical area, once you utilize the basement for storage; ADA compliance needs to be addressed.

Further discussion pursued on the current size of the existing station, the proposed 4,300 sq. ft. station, and the future growth.

It was noted the survey distributed to the people a few years back indicated 80% of the people would like to see the PD located on Main Street.

Brian Walker discussed the cost of building a new police station. TA Collins discussed funds that have been set aside; possible grant monies; and bonding.

Vice-Chairman Darcy reminded the public that the discussion is about the acquisition of the property at 8-10 Main Street – discussion of the actual station is further down the road.

Fran Bushee asked about the considerations of other sites and the comparison of building costs. Vice-Chairman Darcy discussed the various site visits the Building Team and Selectmen made and the committee created a matrix of the pros and cons of each site. The sites were the Boy Scout Park on Route 119; Heritage Park; River Park on Main Street; and River Road.

Looking at other possible sites was discussed.

Vice-Chairman Darcy closed public comment.

Selectman Ebbighausen stated he believes this is an opportunity to enhance the downtown area. He pointed out the Town Hall and Community Center are on Main Street and feels the location of the Police Department on Main Street may attract new business.

Selectman Schill thinks the offer is a gracious offer and the PD on Main Street would be an asset.

The public was reminded that a second public hearing will take place on December 10<sup>th</sup> at the Town Hall.

7:20 p.m. Selectman Ebbighausen made a motion to close the public hearing, second by Schill. Motion passes unanimously.

Respectfully Submitted,

Jill Collins  
Town Administrator