

SELECTMEN'S MINUTES
SATURDAY, OCTOBER 18, 2014
PUBLIC PRESENTATION ON THE PROPOSED NEW TOWN OFFICE

The Selectmen's public hearing on the proposed town office started at 9:00 a.m. Present were Selectman Bussiere, Selectman Gaudiello, Selectman Hatch, Selectman Malloy, Chairman Clark, Jason Lacombe (SMP), Administrator Scruton and Clerk McNeil.

There were over 80 people present. Chairman Clark opened the meeting and introduced the Board of Selectmen. He thanked people for attending on a Saturday morning. He made the following three points as to why the town needs a new town office: old town office is contaminated and would be expensive to make an old building efficient, the town is leasing a building with limited parking and no place for record storage and the lease expires in 2015. The proposed location the town already owns and the design will address all the needs for parking, meeting space, storage space, etc. Chairman Clark introduced Jason Lacombe from SMP Architects.

Mr. Lacombe noted that the discussion started in the spring with space needs, storage needs, easy access for the public and meeting space. Peter Loiselle asked about the middle school being built for meeting space. Questions will be addressed at the end of the presentation. Various designs were looked at by the Board i.e. two story, location, parking. Mr. Lacombe showed the current design location and a plan of the inside of the building and the locations of the various offices.

PUBLIC COMMENTS

Denise Fecteau wanted a breakdown of space.

A comment was made about the two empty rooms, the dangerous curves on Route 9 and is there going to be a connection of parking lots. The two empty rooms are for storage and mechanical equipment. The parking lot will enter from Ramsdell Lane not Route 9. The town is currently paying \$9000 for rented storage space for records. The old town office building will be torn down.

Ken Grant asked about meeting space that the town has that is open to the public and now groups have to have liability insurance to use the facility. Administrator Scruton stated that is a policy of school district for their space not town space.

Jill Helfiger, a Recreation Commission member, spoke about the basement use by the Rec. Department. They would like to improve that space for programs. Mr. Lacombe stated that there is an alternate design to transition that room but for an additional cost.

Jackie Cilley asked if there is a study of population and town office size. She also asked a question on storage retention and electronic storage.

Ken Grant asked about the earth berm on the new building and the moisture and the earth berm on the old building and the problems that were caused. Mr. Lacombe stated that updated waterproofing and drainage will address that problem.

Julien Olivier asked about efforts to make this a more “green” building. The building will be well insulated, a tight envelope and will serve the town for a long time.

Denise Fecteau asked about the estimated date of completion of the new town office and when will the lease expire. Administrator Scruton stated that it is by vote in March and construction could start in the fall of 2015 and move in summer of 2016. The lease expires in August, 2016. What is the estimated cost - under \$2,500,000 and the town can get low interest rates for bonding. It is estimated that it will be .20/1000 on the tax rate. There will be a cost savings as there will be no more rented space, no more studies on buildings etc.

Bob Ditursi asked about the town’s current obligations with bonds. The town’s last bond obligation ends this year with the Public Safety Complex bond paid off.

It was asked if the town had considered the use of solar and this is being considered.

If the lower level was changed from recreation storage to program space it would cost an additional \$85,000. The Rec. Department is also renting storage space.

John Allard asked about the water supply and septic system. A new septic is planned. The well has not been addressed yet.

John Wallace asked if geothermal was going to be looked at. It was stated that the town is not looking at that direction now.

Bob Ott stressed the need to add on at some time and that should be considered now so that it would not cost a fortune later on. Mr. Lacombe showed the areas where a possible addition could be located.

Ken Grant stated that we need to read the town report where interest and penalties is listed for people who are unable to pay their property taxes. He added don’t you want to reclaim and recycle the old building. Administrator Scruton reported that the voters voted twice to not renovate the old town office – a lot of unknown dealing with the old building. The town may be getting less space but it is more efficient space. Some recycling of the building will become fill for the new parking area.

Bob Ott stated that he is opposed to wood frame construction.

Liz Rivet asked about a town campus environment with a library. There is room for a library with shared parking.

Peter Loiselle asked about any thoughts of solar design. He suggested a square building instead of jig-jags to keep costs down. Administrator Scruton stated that the town has been looking at a third party solar program but the town may not have enough space for the minimum requirement for the arrays on the roof at the proposed building.

Denise Hart asked about the planning and growth of the town and space for a library. She asked about meeting space and space for seniors. When the PSB was designed it

was promised that there would be public meeting space and it is hard to get to use that building. She stressed building more community and meeting your neighbors. Eric Drew asked about the donation of land by the Christmas Dove for the library. Ron St. Jean, Library Trustee, noted that the Christmas Dove property is for sale and that is off the table. The trustees considering the Ramsdell Lane property.

Bob Ott is opposed to a stick building and the problem of carpenter ants. He supported the location of the proposed town office.

Denise Fecteau asked about the town owned land at Redemption Drive. Turbocam is adding buildings on those lots and the Board supports a tax paying entity developing on that property.

Leslie Cragin is very excited about the project but is disappointed that the recreation program space is not included.

Several other sustainable ideas were noted.

The Board offered to stay and answered questions after the public portion of the meeting.

Meeting adjourned at 10: 25 a.m.