

Board & Committee members present: Chairman Bugbee, Selectman Brown, Chairwoman Deb Schanda, Wayne Lehman, David Meeker, Mark Nelson and Dwight Barney.

Others present: Art Guadano, Town Administrator Julie Glover, Bill Humm, John and Anne Tappan and Catherine Fisher.

1. Chairman Bugbee calls the meeting to order at 6:30 pm.
2. Chairwoman Schanda opens the meeting up for public comment.

John Tappan thanks the committee for the presentation on 2/11/2017. It would be a shame if we discarded the Tool Shed or the Annex, which would be everything built in the 20th century. He thinks the town should buy the church property and the Bannister building; use the Bannister building as a temporary Town Hall and then maybe sell it.

3. Dave Meeker moves to approve the meeting minutes from January 4th. Wayne Lehman, seconds. All in favor. Motion Carries.

Dave Meeker moves to approve the meeting minutes from January 9th. Wayne Lehman, seconds. All in favor. Motion Carries.

- 4.&5. Public forum debrief and review of January 11th presentation:

Chairman Bugbee has heard good feedback but people wanted to hear cost estimates.

Dave Meeker heard good feedback, but he was not happy with the votes that were taken on what happens to the Tool Shed & Annex.

Wayne Lehman also received positive feedback.

Chairwoman Schanda learned from the public presentation that people do want to see the poor conditions of the buildings.

Chairman Bugbee thinks that we need another dry run before February 22nd presentation.

General discussion on how to get more people to attend. Chairman Bugbee will contact Ron Cole from Foster's to try to get coverage. Anne Tappan suggests the Lee Community Newsletter.

6. Art Guadano reviews septic and parking requirements.

Chairwoman Schanda and Selectman Brown question the number of staff and/or public in the Town Hall during the day.

Art Guadano states that there are currently 25 parking spaces. Dwight Barney says that he has never heard that Town Center parking lot has ever been full. He doesn't think we need extra parking. He says people can park at the church.

Selectman Brown says they should identify the cost of a meeting room and additional parking.

7. Art Guadano received a copy of the 2009 report re: vernal pool.

Bill Humm gave an overview of the vernal pool. It is a seasonal body of water that is important to amphibians. Forested habitat around it is very important. Biologists recommend a radius of 750'. Area at Stevens Field is already "encroached". Any further development would have insignificant impact. Other sites would not significantly impact either.

Catherine Fisher says the woodlands are important, but the current plans will not impact the amphibians.

Anne Tappan can provide Art Guadano with further information.

Art Guadano says that the aquifer protection zone for all 4 sites allows for no more than 10% impervious surfaces. Bill Humm not prepared to speak on this subject tonight.

Anne Tappan says that the run-off needs to be directed away from vernal pools. The sites are very constrained.

Chairman Bugbee states that there is supposed to be a 75' setback from the bog.

Art Guadano says 75' from bog goes through existing Town Hall and Library right now.

Bill Humm says it will be problematic if certain options are built even closer to bog.

John Tappan says the Town shouldn't set a bad example.

Art Guadano reviews the designs for all of the options. There are six designs for 1st option (stay at Town Center). Chairman Bugbee confirms that the septic would be under parking lot.

Art Guadano utilizes 1+ acre of church property (2nd option would be to buy church property.) Option 3 is Bannister property and neither of the two designs actually uses the building. He has provided two designs for Stevens Field. There is a discussion re: utilization of Town Hall as office space. The space would need to be carved up and then it would lose its historic value and character. Art Guadano is looking for feedback. They need to narrow down the options. There is a general discussion on making copies available.

Dwight Barney doesn't think the church will sell land. He says the town should pave church parking lot and use it. Everyone else uses it.

Mark Nelson says we need to establish some rules on how we will narrow down the options.

Chairman Bugbee agrees and thinks that the Bannister option should be eliminated.

Chairwoman Schanda wants to keep the Bannister building as an option. She doesn't think that it makes sense to buy the church property and pave what is now woods when there is already a paved lot on the other side.

Art Guadano states that we really don't gain anything with the Bannister property. Selectman Brown wonders what if the church doesn't sell.

Art Guadano reminds everyone that there is no purchase price for Stevens Field.

Chairman Bugbee says we need to reduce options. He wants to eliminate options that use Town Hall for offices. That would be 1A and 1D.

Dwight Barney asks what is being proposed for renovating Town Hall.

Art Guadano says the plan is to jack it up and put in new footings on slab or add full basement.

Dwight Barney says all the buildings should have basements and 2 stories. He wants to eliminate 1D (Town Hall all on second floor,) 1E (too much encroachment in to bog,) 1B and keep 1C.

There is a discussion about the church property options. Keep a combination of 2A + 2B (combined library/historical society + 2 story town hall)

Art Guadano says that the only gain to the Bannister property is the parking. Chairwoman Schanda wants to keep Bannister. Dwight Barney is concerned with too much paving around the Town Center. Bill Humm points out that trees could be planted in front of new town hall.

The Committee (by show of hands) votes to eliminate both Bannister options.

Art Guadano reviews Stevens Field choices and related Town Center choices.

Chairman Bugbee wants to keep library and historical society together and move the town hall.

Dwight Barney wants to get rid of Stevens Field as an option.

Art Guadano says they could move the building closer to the road to keep entire field. There is a 50' road setback. He will re-work the Stevens Field option.

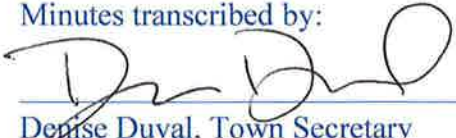
8. Art Guadano reviews the design schemes that remain. Art Guadano expects to have costs for the next meeting. Wayne Lehman asks what the costs are to meet ADA renovations.

The group adds another meeting on February 8th at 6:30pm.

There is a discussion re: how much land we will need from the church.

8. Adjourned at 9:13pm.

Minutes transcribed by:



Denise Duval, Town Secretary

2/1/17

Date

Minutes accepted by The Lee Select Board and
the Facilities Committee:



Scott Bugbee, Chairman



Deborah Schanda, Chairwoman