

Board members present: Chairman Brown, Selectman Bugbee and Selectman LaCourse

Others present: Caren Rossi, Pat Barbour, Ruth Eifert, John and Anne Tappan, Tina and Erick Sawtelle, Mark Allen, Peg Dolan, Bob Hart, Jen Messeder, Deborah Schanda, Bambi Miller, Patricia Jenkins, Brian and Kathleen Giles, Patrick Hotaling, Paul and Annie Gasowski, Al Nadeau, Sandi Jenkins, John Shea, Stacy Waitz, Rod MacKay, Jay Hilyard, Sarge and Rachel Legard, Karen Kilcup, Alan Chachich, Dennis Sawyer, Linda MacKay, Barb Wauchope, Bill Humm, Katrinka Pellecchia, Gary Atkins, Kristin Forselius, Chuck Cox, Fred Wolff, Bob Shappell, Donna Eisenhard, Town Administrator Julie Glover and Town Secretary Denise Duval.

1. Chairman Brown calls the meeting to order at **6:34 pm**.
2. Chairman Brown opens the meeting up to public comment and asks that people please reserve Town Center comments until after the presentation.
3. Chairman Brown opens the Bond Public Hearing at 6:35pm.

Cord Blomquist starts the TCVC presentation which will review problems with the Town Center Buildings, how to solve those problems, the conceptual designs developed for the Town Center, the cost and bond associated with the project, why the Select Board is acting on this now, and the advantages of this plan. The 5 buildings that make up the Town Center are the Lee Library, the Town Hall, the Annex, the Historical Society Museum and the Tool Shed with Tramp Room. He proceeds to give a short history on each building.

After evaluating 11 possible options the Facilities Committee recommended purchasing land from the church and pursuing a plan that includes renovating the existing buildings and creating a new municipal building and library addition. The land was purchased for just over \$180,000.

Mr. Blomquist goes over the proposed CONCEPTUAL design for the library and the town hall. Both designs allow for future expansions. He explains the project phasing. Stage 1 – Historical Society and Korean War Memorial moved. Municipal Office Building and Library Addition built. Stage 2 – Relocate all Town Hall functions to the Municipal Office Building and the Library Functions into the Addition. Stage 3 – The current library space renovated and the Annex moved. Stage 4 – The library occupies its entire building. Stage 5 – The Town Hall renovated after grant money has been secured.

John Tappan goes over the costs for the library and town hall. The total cost is \$4.35 million. After deductions from various funds the bond amount would be for \$3.78. Mr. Tappan goes over the interest and principal payments and tax payments via the use of charts.

Cord Blomquist states that this plan allows the Town to be proactive and not reactive. This plan allows the Town to preserve its history in a way that makes financial sense and only building what we need to.

Chairman Brown opens the meeting up to questions. He asks that everyone limit their questions to two and then once everyone gets a chance to do that, those with another question may ask more.

Bob Hart, Tuttle Road, asks what will be the function of the Annex. Selectman Bugbee states that they still haven't determined what will happen to the Annex. The thought is to move it but it is still being discussed. Mr. Hart asks if the town will anticipate needing more employees. Selectman Bugbee states that there will be a need for another full-time maintenance person and that cost is in the presentation.

Al Nadeau, Belle Lane, asks what type of construction the Town is looking at. Are the quote numbers solid? Selectman Bugbee introduces Bob Robicsek and Kathleen Porter from Lavallee-Brensinger Architects. John Tappan states that all the new spaces are commercial construction. There is a discussion surrounding various details in the building construction such as the windows, bathrooms and the exterior. The architect Robicsek reminds the audience that this was just a CONCEPTUAL design.

Bill Humm, Birch Hill Road and Conservation Commission, asks what the plan is for the run off to ensure that it doesn't go into the bog. John Tappan states that there is a rain garden planned for running along the front edge of the parking area parallel to Mast Road to address the run off from the front parking lot.

Bill Humm then asks if the TCVC has considered permeable pavement for the parking lot so that rain falling on it penetrates the ground rather than going as run off. Mr. Tappan states that they have and he has talked to the highway department about this; however, they haven't done an analysis of the cost. There are greater maintenance considerations with permeable paving.

Bob Shappell, Hobbs Road, asks if the windows are the same as the new ones installed at Mast Way School. Bob Robicsek indicates that they are planning to install fiberglass windows.

Kristen Forselius, Wadleigh Falls Road, states that she appreciates the effort to keep the historic nature of our town and would like to see multiple panels in the windows and then asks if there will be gender neutral bathrooms. Mr. Robicsek says that they don't have that in the conceptual design at this time.

Rachel Legard, Wednesday Hill Road, states that if the bathrooms are not stalls and they are just rooms then they could just be labeled bathrooms to solve this problem.

Jay Hilyard, Plumer Lane, asks if the plan include costs for upgrades for the networking infrastructure such as wireless and telephones. Mr. Tappan states no, but they are working on it.

Kristen Forselius reminds everyone that the new middle school is coming and asks if anyone can comment on how that will also increase Lee's taxes. Chairman Brown states that he does not believe anyone has any information on the impact that will have at this time. Selectman Bugbee states that he was the rep from the Town of Lee for the middle school facilities group which also included Lavallee Brensinger. They are looking at about \$50 million to do that

project in March 2020. The tax impact is not available at this time. The high school bond will be gone by then.

Rod McKay, James Farm Road, asks if the committee has considered a use for the Lee Church Parish House. Selectman Bugbee states that the committee was not tasked with that particular job. There is a group to see if the Town will reconsider granting more time to figure something out. At the last March vote, the Warrant Article said to buy the church property and to remove that particular structure by July 2019. There is a Warrant Article this year looking to extend this time period. There is a group of people that would like to see if the Town would be interested in doing something with that structure, but they need more time to find out what that is and what the cost would be and to find funding.

Barb Wauchope, Birch Hill Road, asks if there is a payment plan for those who cannot handle the proposed jump in taxes. Chairman Brown says this is a great thought.

Chuck Cox, Captain Smith Emerson Road, hopes the Town can do some of the work in place of contractors. John Tappan states that the committee has talked about the possibility of having the landscaping or tool shed work done by Town's folk, but it cannot affect the schedule of the project.

Karen Kilcup, Tuttle Road, appreciates the time and effort going into this project. She asks if the Town is going to preserve the existing historic facades. Mr. Tappan states that there is no change planned in the external appearance of the historic buildings especially not the brick on Town Hall. Then she states that she hopes the space incorporates windows for the town employees.

Al Nadeau asks if the new buildings have basements or on a slab. Mr. Tappan states that currently they do not have basements. At first the cost estimates were very high and financially it was difficult to justify. Now that there is a design and footprint and the cost engineers have provided actual numbers for the basement, those costs are much more reasonable. Those costs came in after the Board had to look at the scope of the project and decide where to draw the line as to what was included in the project. The TCVC thinks they should now. The additional cost for a basement under the library addition, conditioned space, heated but not finished is \$127,000 and for the Municipal Office Building the additional cost for a basement is \$150,000. When the Annex is moved it will go on a slab and the Historical Society Building will be moved onto a full basement.

Peg Dolan, Lamprey Lane, asked if the square footage of the Library would be increased if a basement is added? Selectman Bugbee says no if it's just for storage but yes if an elevator is put in. Ms. Dolan asks if the space upstairs is going to be reduced and Selectman Bugbee states not at this time.

Bob Hart asks if renewable energy has been considered. Mr. Tappan states only minimally. Chairman Brown states that the Energy Committee is looking at the Transfer Station to put in a solar array, but no work on geothermal heat. Mr. Tappan adds that extensive research has not been done on renewable energy yet.

Chairman Brown closes the Bond Public Hearing at approximately 7:38pm.

4. Caren Rossi explains to the Select Board how part of a snowmobile trail on the Newtown Plains and Old Mill Road section got taken away between the Cheney development and the sale of a house so that trail needs to be rerouted. The safest way is to come through the town parcel on Old Mill Road which used to be owned by the Kelleys. It is an old gravel pit that was made a wildlife preserve back in 2009. They would like to reroute the trail down an old gravel road through the old pit. She refers to a photo of the proposed trails. The black dotted line is what they would like to do for the safest route and the solid line would be the groomer's route which is the least steep route. NRCA is an easement holder and they do not have any issues with this according to Ms. Rossi. The Conservation Commission will be meeting tomorrow night to discuss this. Bill Humm, Catherine Fisher, Emery Eaton and she went out today and walked where the proposed trail is going to be and no one had an issue. Mr. Eaton states that he has obtained permission from all the surrounding land owners and as long as there is no snow on the ground the trail will be closed. As soon as there is snow on the ground they will move the boulders blocking the trail and move them back as soon as the snow is gone. The trail that goes down through there is already a walking trail so this will make a nice trail for cross country skiers and hikers. Bill Humm says it shouldn't cause any problems that would be of concern for the commission but they will be voting on it tomorrow night. Mr. Humm does not have any issue with either trail. Chairman Brown moves to grant the Lee Snow Travelers Association permission to run a snowmobile trail through town owned land located in between the Old Mill Reserve Trail and Old Mill Road provided that the Conservation Commission grants the same at their meeting on 1-8-2019. Selectman LaCourse, seconds. All in favor. **Motion Carries.**
5. TA Glover asks the Select Board permission to close Town Hall for a few hours on Wednesday, January 9th during lunch so the staff may go out to lunch with the Town Treasurer. The Board is ok with this.
6. Selectman Bugbee moves to adjourn at **7:50pm**. Selectman LaCourse, seconds. All in favor. **Motion Carries.**


Minutes transcribed by:


Denise Duval, Town Secretary

1/14/19
Date

Minutes accepted by The Lee Select Board:


Cary Brown, Chairman


Scott Bugbee


John LaCourse