

Town Center Meeting
August 10, 2015
6:00 PM

Present: Julie Glover, Town Administrator; Cary Brown; Larry Kindberg; Thomas Dronsfield, Chief of Police; Ron Pitkin; Chuck Cox; Paul Gasowski; Janet Allen; Deb Schanda; Robin Estee; Scott Nemet, Fire Chief; Caren Rossi, Planning and Zoning Administrator

David Cedarholm

Absent: Lori Wright; David Meeker

Julie Glover passed out the wish lists that she had received from members of the committee. Mr. Brown requested clarification about information in the 2010 Town Center Committee report. There was wording in that report about slowing or stopping growth in Lee. Some of the attendees present remembered reading that line, but no one could clarify the meaning. Ms. Glover will find the document and forward it to the committee members.

A tour was taken of the second floor of the Public Safety Building. The room where the Select Board's meetings are held used to be the gym for the Police and Fire Departments. The offices off the hallway were pointed out (the Janitor's office and the Police records room). Chief Dronsfield explained that in an effort to assist the town with meeting room, one of the Police Department's bunk rooms was turned into additional meeting space. The gym was toured, this gym is for all Town employees. All of the equipment in the gym was obtained either by donations, the Police and Fire Associations, or NHMA Grants. It was explained that the HVAC system is separate from the downstairs system. The locker rooms and the one bunk room were pointed out.

Deficiencies: The rooms have been measured and the Town Hall would only gain a few hundred square feet more than they have now if they moved to the second floor of the Public Safety Building, but most of the upstairs meeting space would be lost. This could work as a temporary fix until the existing Town Hall was renovated. The rooms are not pre-wired for communication cables. There are times where there isn't enough meeting space.

Suggestions: The Town Hall is the top priority

- Make a connecting building, after removing the Hobo shed, from the existing Town Hall to the Library.
- Build the additions and complete the renovations in phases (ie, phase 1: Town Hall; phase 2: Library; phase 3: Historical Museum, or whatever else is chosen).
- Can't build or renovate the Town Hall and the Library at the same time (cost prohibitive).
- Fiduciary responsibility to maintain the buildings that the Town owns.
- Purchase land from the Congregational Church for a new septic system or parking.
- Addition of a 50' x 60' space for the Town Hall at the Public Safety Complex. (ADA Compliance is already met with the Elevator).
- If all costs were equal, a standalone Town Hall could be built at the Stevens Field.

The charge of the committee was discussed. The first sentence of the charge clearly states that the committee is “to determine the status and existing conditions of the municipal buildings and to set a broad set of goals and objectives and recommendations.” The committee decided to provide 3 or 4 of the best options and present them to the Select Board. The options that have been identified are:

- 1). Build a new Town Hall at the Stevens Field
- 2). Add on to the Public Safety Complex a 50' x 60' addition to house all of the Town Hall and Planning and Zoning employees and their records.
- 3). Renovate and add to the Town Center at the current location (completed in phases).

All of the options would also include renovating the existing Town Hall and Library.

Ms. Glover will provide to the committee members the inquired upon minutes that mentioned slowed or stopped growth of Lee, population numbers, the Energy Audit information, and the square footage measurements that were taken by Randy Stevens.

Next Meeting: At the Public Safety Complex on August 24th. The committee will discuss the “Pros and Cons” to the above captioned options.