

Town of Lee, NH

Town Center Vision Committee

Minutes of the Meeting on November 20, 2018

Town Center Vision Committee (TCVC) Members present: Bambi Miller, Cord Blomquist, Pat Jenkins, Ben Genes, John Tappan, and Scott Bugbee

Members Absent: None

Others Present: Anne Tappan, Cary Brown, Ruth Eifert, Paul Gasowski, and Annie Gasowski

1. Chairman Bugbee called the meeting to order at 3:05pm.
2. Scott Bugbee made a motion to approve the minutes from the October 31, 2018 meeting with some small changes to item 4. Pat Jenkins seconded the motion. The Committee voted unanimously to approve the minutes. Scott Bugbee made a motion to approve the minutes from the November 5, 2018 meeting with some small changes to item 2. John Tappan seconded the motion. The Committee voted unanimously to approve the minutes.
3. The Committee reviewed the directive from the Select Board regarding how to proceed with the Town Center Project. The Project will include the following:
 - a. Town Hall will not be included in the initial project but \$100,000 will be placed in a capital reserve fund and grants and fund raising will be undertaken to secure funding to complete the renovation. Cost per square foot of \$125.00 will be used for the ground floor and \$75.00 will be used for the second floor.
 - b. Historical Society building will be moved but not renovated.
 - c. The Annex will be moved but not renovated.
 - d. The Tool Shed with Tramp Room will not be renovated.
 - e. The new municipal building with the square footage of 4,865 square feet will be built and \$270.00 per square feet unit cost will be used.
 - f. The Library will be renovated and a 3,700 square foot addition will be built. The cost per square foot for the addition will be \$270.00 per square foot, the first floor renovation will have a \$100.00 square foot unit cost, and the basement will have a \$50.00 per square foot unit cost.
 - g. The site development costs will be \$435,000 for a total building and renovation project cost of \$3,480,690. With soft costs totaling, \$626,524 and a 10% contingency the total project cost being \$4,517,936.
4. Scott Bugbee moved to approve the LBA invoice dated November 12, 2018 for \$19,200.00. Pat Jenkins seconded the motion. The motion passed.
5. The Committee discussed scheduling public presentations of the Town Center Project. The following dates were decided and confirmed:
 - a. Presentation to BOS – 12/10/18

- b. Bond Hearing – 1/7/19
- c. Public Presentation – 1/29/19
- d. Deliberative session – 2/2/19
- e. March Vote – 3/12/19

6. John Tappan briefed the TCVC regarding his meeting with the NH Department of Transportation engineer, Brian Schutt. Mr. Tappan presented the Committee with various scenarios regarding driveway placement and building location options as well as different set back and parking lot placements. Pat Jenkins moved to accept scenario MuseumFront50. Cord Blomquist seconded the motion. The motion passed.

A WITH MODIFICATIONS.

7. Meeting adjourned at 5:27pm

8. Our next scheduled meeting is: Wednesday, November 28, 2018 at 6:00pm at Town Hall.

Minutes written by:



Scott Bugbee, Chair

Minutes accepted by:




Scott Bugbee, Chair


Ben Genes



Pat Jenkins



Bambi Miller



John Tappan



Cord Blomquist