

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

TCVC members present: Patricia Jenkins, Ben Genes, John Tappan, Bambi Miller, Cord Blomquist

Others present: Bob Robicsek, Kim McCarthy, Pat Barbour, Paul and Annamarie Gasowski, Laura Gund, Mary Woodward, Bill Humm, Barb Wauchope, Katrinka Pellecchia, Chuck Cox, Peg Dolan, Robert Simpson, Carla Wilson, Dave Shay, Ruth Eifert, Anne Tappan, Town Administrator Julie Glover and Town Secretary Denise Duval.

1. Chairman Brown calls the meeting to order at 6:30 pm.
2. Chairman Brown opens the meeting up to public comment. There is none.

Chairman Brown hands the meeting over to the Town Center Vision Committee. Selectman Bugbee introduces Bob Robicsek and Kim McCarthy, architects from Lavalley/Brensinger who will be giving the presentation on the Lee Town Center Project. Mr. Robicsek starts with a brief history and background on the Town Center Project. They started around Labor Day by doing a conditions report on the buildings involved and then 4 weeks or so of meeting with town departments asking what their space needs were now and what they would be 20 years in the future. They cost-loaded the program early on based on budgetary information that they received from their cost estimating consultant. These numbers were further polished by the TCVC so when it was time for conceptual planning they already had a good idea of what the budget would support in terms of the program. The next step was to take the program and start doing a conceptual site plan. They are not doing a schematic design or design documents for construction but simply a conceptual site plan. They are 90% complete with their work and will craft a presentation for the TCVC to present to the public.

Mr. Robicsek walks through the final option that was chosen by the TCVC from various different directions/views. He shows an example of what the inside of the 4850 square foot municipal building could possibly look like. One key point is the entry needed to have 3 points of service; 1 to Planning and Zoning, 1 to the Clerk's Office and 1 to the Select Board's Office. This layout for them was a test to make sure that all of the need would fit inside the footprint.

Mr. Robicsek moves on with discussing the library renovation and addition. He points out that the existing library is about 2900 square feet and the addition will be about 3900 square feet. They do not plan on touching the old entrance to the library which is the historical part. He points out what the inside of the library could look like. The goal is to mimic the historical trim and roof pitches that are on the old building onto the new addition. He reminds everyone that no one is going to build from these plans tomorrow. This is just to get an idea out to the community of what some of the things that the money is going to buy.

Mr. Robicsek finally reviews the old Town Hall which is going to be decommissioned into more of a community meeting space and also used by commissions. A brand new set of stairs are built leading up to the 2<sup>nd</sup> floor of the old Town Hall which can be used as additional meeting space.

Mr. Robicsek goes through the conceptual level budget that his firm received from Jobin Construction Consultants. Without a 10% contingency fee the total project cost is \$3,950,510.

Barb Wauchope, Energy Committee member, notices that the orientation of the municipal building is east/west rather than north/south. She asks if they have considered changing this to accommodate solar energy on the roof. Cord Blomquist says that to generate power on that site, which is not a very high net consumer of electricity, would involve selling electricity back to the grid and then getting a credit back to the building that uses a lot of power. From their understanding it would be better to have solar here (Public Safety Complex) so it doesn't reenter the grid and then shifted. He states that it is better to have the production at the same place as the consumption so they don't lose something in the transfer to the grid. Ms. Wauchope wouldn't assume that that is the way it would go. She thinks that why not orient the building so that if the decision is made later to do solar the building is already in the best position. Mr. Tappan reminds everyone that the Select Board has already decided that solar is not to go on building roof and that the Fire Chief agrees. Therefore, there are no such plans. Chairman Brown states that he took a trip to the transfer station in Eliot, ME to see what they have set up over there and they have installed a very large solar array that was built after they did a small array on top of one of the buildings and they saw what the payback was on that. Eliot is very pleased with the outcome of the amount of credit they generate vs the bill. He has asked the Energy Committee to look further into this with Eliot. Selectman Bugbee mentions NH Coop vs. Eversource coverage. It is still unknown as to which vendor would cover this project. Chuck Cox asks what energy level we are working at in terms of standards. Bob Robicsek states again that it's a conceptual design but in order for the estimator to be able to run some numbers they had to provide an idea of what it would be. He says that in NH you have to meet the NH Energy Code so these are very tight energy efficient buildings. The most current code out there is 2009. These are relatively small buildings. Chairman LaCourse asks if the process would be to build the municipal building first. There is a discussion over the process and order of how things would go that would be the most cost effective. It would be best to do all the new construction at the same time. It would also be best to move the buildings all at once instead of coming back to move them at different time; however, this may not be possible due to the need to continue operations. Selectman Bugbee says that they have passed this plan by the two chiefs and the highway supervisor in terms of security, fire cisterns and snow removal.

Selectman Bugbee announces the dates for the upcoming Town Center Project presentations that the TCVC will be hosting. The first presentation date is 1-7-19 following the Public Bond Hearing at 6:30pm. The next presentation is 1-29-2019 at 7:00pm in the Public Safety Complex which is the Tuesday before the Deliberative Session on 2-2-2018. The last presentation will be on 3-6-2018 at 7:00 in the Public Safety Complex which is the week before the vote.

Chairman Brown hands out the plaques to TCVC members Bambi Miller, John Tappan and Ben Genes who were unable to make it to the Appreciation Dinner on December 5<sup>th</sup>. The Town Center Vision Committee was awarded as a whole the Volunteer of the Year Award for 2018.

3. Chairman Brown moves to enter into Non-Public Session per NH RSA 91-A: 3 II (a) at approximately **7:45pm**. Selectman LaCourse, seconds. Roll Call Vote. **All Agree following Roll Call Vote. Motion Carries.** The Board returns to public session at **8:20pm**.

**SELECT BOARD MEETING MINUTES**

**December 10, 2018**

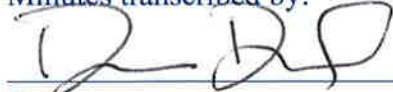
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- Chairman Brown moves to seal the nonpublic meeting minutes. Selectman LaCourse, seconds. Roll Call Vote. **All Agree following Roll Call Vote. Motion Carries.**
- Chairman Brown moves to accept the meeting minutes from November 19, 2018. Selectman Bugbee, seconds. All in favor. **Motion Carries.**

Selectman Bugbee asks if the Board is ok with the TCVC's mailer for the Town Center presentation announcements. The Board verbally approves it.

- Chairman Brown moves to adjourn at **8:23pm**. Selectman LaCourse, seconds. All in favor. **Motion Carries.**

Minutes transcribed by:

  
\_\_\_\_\_  
Denise Duval, Town Secretary

12/17/18  
\_\_\_\_\_  
Date

Minutes accepted by The Lee Select Board:

  
\_\_\_\_\_  
Cary Brown, Chairman

  
\_\_\_\_\_  
Scott Bugbee

  
\_\_\_\_\_  
John LaCourse