

OFFICE OF SELECTMEN
6 Holland Street
PO Box 139
Moultonborough, NH 03254

Meeting Minutes

June 24, 2010

Present: Joel R. Mudgett, Chairman, Karel A. Crawford, Edward J. Charest, James F. Gray; Betsey L. Patten; Carter Terenzini, Town Administrator.

- I. The Chairman called the meeting to order at 4:05 p.m.
- II. 39 Old Route 109 (Lions Club Concept F et al): The Town Administrator reviewed the various points in his memo of today's date including the fact that the constraints given the design do not meet the physical plant needs as laid out in the Strategic Plan for programming, the need for the Board to lay down its policy with respect to complying with, or using its exempt status from, zoning. He reminded the Board that at the last workshop any new building had been constrained to being no more than 2 to 3 times the size of the current Lions Club. He presented a chart comparing the two wings in the original concept (Services and Gymnasium) against this standard. The Community Services Wing has a ratio of 2.57 while the gymnasium wing has a ratio of 4.43. Together they have a ratio of 7.0 or more than double the maximum (3X) cap. If one used a more liberal approach of comparing just the building footprints, the Community Services Wing has a ratio of 1.65 while the Gymnasium Wing has a ratio of 2.57 so you could build either one, but not both. However, together they have a ratio of 4.22 which is almost 140% of your cap.

Carter noted that of greater concern is that the square footage of either portion of the building exceeds what is permitted by Zoning (6,000 s.f.); even if one were to apply for a Special Exception to allow one to double that (12,000 s.f.). He noted the concepts being presented would contain only the "Services" portion of the building.

Ray Korber, Town Engineer, and Doug Grenier, Ray's subconsultant landscape architect, then went on to present the several concepts that had evolved from the last workshop on this matter. Concept F essentially swapped the location of the soccer field and building as presented in March. This location requires almost 4' of fill as opposed to the 2' at the other location as this side of the site actually tips down. It also has an "urban" parking lot feel along Route 109, a less desirable orientation for the soccer field when compared to the previous concept and initial higher costs as we must relocate the septic field to build the soccer field.

Betsey asked if the desired N/S orientation was because of the sun and not to have players with sun in their eyes and learned that was the case. She also asked and learned that the walkway (of 8') would be paved. Ray said this concept does create more open spaces to help meet Alteration of Terrain requirements and he described the flow pattern of drainage as well as the phasing (Phase I would have the soccer field, septic, and some added parking along the current entry way).

Concept G is essentially the original (March) plan without the gym and related support parking. With less space needed it allowed the services wing and parking to be moved inboard (east) by

40' – 50' thereby allowing existing trees to be maintained along the western boundary of the site. This also required about 4' of fill.

Concept H was driven by trying to achieve a better orientation of the soccer field and re-orienting the services wing to eliminate the parking along 109 and center it between the building and soccer field for a better relationship. Ed asked if we could build this if we removed the Lions Club. Ray and Carter advised that it could be built with the Lion's Club remaining, but we may have to shift the orientation of soccer slightly away from the desired orientation or be a bit closer to the Lion's Club than we would like. Karel asked if the required fill was the same as Concept F (4') and Ray said it basically was.

Betsey asked if the sewer would be gravity flow or have to be pumped. With the septic at an elevation of 590' and the finished floor elevation of the new building 594' it might be able to be gravity. Karel asked Ray which option he thought was best. Ray thought that overall Concept H may make the best use of the space, but told the Board that whatever concept they choose, they must be sure to take a good hard look at their programs as that is what drives design.

Karel thought Concept H moved the soccer field to not encroach onto the Wallace property and it keeps the Lion's Club as a viable Community Center possibility for the future. It was her preferred option. Joel agreed as did Betsey. She likes getting away from the large expense of parking, what is there relates better to the field and building, and it does not encroach into wetlands setbacks. Jim liked this option as well. Ed wanted more time to digest the material before commenting. The Town Administrator reminded the Board that he could not tell them if this design would comply with the 50 year storm water requirement as that can't be known until a detailed take-off is completed.

Ed asked if we are going back to the Planning Board. Carter said we could, but cautioned the Board that we will still not be able to answer all of their questions without expending many more dollars than we have or people have wanted to expend. Joel asked how much more we want to spend on a building we might never do. Carter asked if the Board thought they had enough to go to Public Hearing on this Concept H. Betsey said she wants to know if the drainage will work. Ray said he can find the solution, but it will not be at a level the Planning Board wants. Doug spoke to the fact that we are working at a schematic level of design not a final and that details evolve. Betsey repeated her need to be satisfied that the drainage will work and said we should show the building in a dotted line. Joel felt we need to come to a realistic approach on this. It was thought that we should do a conceptual level grading plan for Concept H for review with Planning. Ed said he had questions and needs time to think.

Ray was asked to prepare a task for the grading plan and Carter asked the Selectmen to get their questions in ASAP in case those impact the Task Order being prepared.

- III. Recreation (Trip Logs): Donna Kuethe presented a revised profit/loss record for the various trips and explained what she saw as the advantages over the former one. Joel said the Board just wants to know the results of these as they looked at the budget and had questions from the public. Carter said the only issue is that accounting needs to know whether or not to pay the bills based upon the Board having the information it wanted. It was agreed that the new form could

be used but that it would be filed by the 10th of the month (July 10 for June, etc.). The bills for trips would be held each month if the form was not filed timely.

- IV. Technical Letter from DRA Re: MS-6: For 14 years that we know of, the budget had been presented with the Warrant as an excel spreadsheet with the MS-6 being filed after Town Meeting. This year DRA realized we were supposed to be posting the budget on their required form and has advised us we must do so in the future.
- V. Moultonborough Historical Society and Milfoil Fundraising: Betsey said the Board needed to pull the questions together. She has received many and Ed said he had as well (including emails). Carter suggested they be forwarded to him and he could assemble them all for the Board.

Betsey Made a Motion for the Selectmen to enter into Non-Public Session per RSA 91-A:3 II (b) for a personnel matter. Ed Seconded the Motion. Joel called for a roll call: Jim – Aye; Betsey – Aye; Ed – Aye; Karel – Aye; Joel – Aye. The Selectmen went into Non-Public Session at 5:35 p.m.

The Selectmen exited the Non-Public Session at 6:15 p.m., having voted by a vote of 2/3 or greater of the members present to not disclose the minutes and decisions reached therein to the public, as divulgence of the information discussed likely would affect adversely the negotiations of any real estate transaction, until - in the opinion of a majority of the members - the aforesaid circumstances no longer apply.

- VI. Adjournment: Betsey Made the Motion to Adjourn. Ed Seconded.
Motion Carried Unanimously.
Joel adjourned the meeting at 6:16 p.m.

Approved

Date
Respectfully Submitted
Carter Terenzini, Town Administrator