

**OFFICE OF SELECTMEN
6 HOLLAND STREET
PO BOX 139
MOULTONBOROUGH, NH 03254**

Selectmen's Meeting

August 25, 2011

PUBLIC HEARING MINUTES

Selectmen: Selectmen: Joel R. Mudgett, Chairman; Edward J. Charest, Betsey L. Patten; James F. Gray, Russell C. Wakefield; Carter Terenzini, Town Administrator; Hope K. Kokas, Administrative Assistant.

I. CALL TO ORDER: Joel called the Public Hearing to Order at 7:35 P.M.

Carter introduced the Town Engineer, Roy Korber of KV Partners and the Recreation Director, Donna Kuethe as they've worked together on the reconstruction of the Playground Drive soccer field. He explained that the design is at 25% and the purpose of the public hearing was to get feedback from the public on this design. In Carter's PowerPoint presentation he provided the history from the 2009 Town Meeting, with the voters approving building a new field at the Route 109 property (Lions Club) and then rebuilding the field at Playground Drive. This was to be a 2 year program with a total cost of \$450,000 comprised of money from trust funds \$207,500, new tax money of \$100,000; and in the second year \$20,000 from the LWCF grant and \$130,000 from the stimulus funds and volunteer work. Article 15 of the 2009 Town Meeting was a procedural vote to amend the Municipal Building Fund and go beyond just building construction: "For the purpose of designing, developing the site, constructing, furnishing and equipping, and making capital improvements upon Municipal Buildings and Facilities."

Article 16 decided that \$207,500 was from the Municipal Building Fund, \$87,500 from the Community Center/Senior Center fund, and \$5,000 from the Playground Improvement Fund for the first year. Carter reminded everyone that an effort was made to fund the Pathway from the Building Fund and this was turned down, as it was decided there was no "Building". After many designs for a soccer field at the Lions Club property, the Selectmen put it on hold and asked the Blue Ribbon Commission, made up of community members not vested in the project, to look at the need with the goal of moving forward. Based on the Recreation Department and School being able to create a schedule to share fields during a reconstruction of the Playground Drive field, the Blue Ribbon Commission recommended to the Selectmen to rehabilitate the present field as soon as possible and there should be no new field until the Playground Drive field is reconstructed.

Mr. Korber continued to explain the design process for the reconstruction of Playground Drive. The big issue is drainage as part of the field is in a designated wetland area, and any work will require DES wetland permitting. The field now is 140'x300'. Based on the information received from the Recreation Department, they looked at the best way to utilize the field for programming based on the 3 age groups of children using the field. For children grades K-2, 4 fields can be used on this area. Grades 3-4, 2 fields, and grades 5-6, 1 field. They looked at a high school field of 165'x300' and quickly abandoned this idea due to the cost, which was a 40% increase from the grade 5-6 field. Mr. Korber pointed out the delineated North West portion of the field are wetlands. The challenge is to design the field minimizing the impact on the wetlands. The West side of the field has a steep embankment, with the surface of the field being flat without any runoff to drain the water away. The access road is also used for emergency services as it is the only access into Moultonboro Neck if the Route 25 intersection has to be shut down. Staff requested that a spectator area be included and that team benches be located on opposite sides. Walkways needed to be designed that are ADA accessible from the access drive. Designing the field 120'x300' allows a 10' player runout around the field. Mr. Korber explained that in order to allow for drainage, the field needs to be elevated approximately 2-3' with a 2% cross slope. The cost estimated at this stage is

\$240,000 plus 10% contingency as a base bid. The access road needs to be repaired and the design calls for it to be reduced from 18' to 10' which will still allow emergency vehicle access.

Carter stated that the cost is higher than originally expected. He told the Selectmen that the question before them was what was approved at Town Meeting about the order of building the field(s) and how to use the building fund. Again, he reminded the Selectmen that the decision to not fund the Pathway as it wasn't deemed a building. From the \$207,500 there remains \$175,000 available for the field. He asked the Selectmen what they want to do. Russ asked about new drains and Mr. Korber replied that new drains could be used but this will require new fill, and the cost would be about the same. Russ asked and learned that if the soccer field is reconstructed that it would not affect the baseball field.

1) Jim Morrison asked why there was only \$175,000 left. Joel replied that money was spent in an effort on several field designs for the Lions Club property. Mr. Morrison read the article from the Town Meeting, stating that it doesn't specify what order the fields are done in. Carter added that at the prior year's Town Meeting, it wasn't specified which site, and asked if the intent was to set aside funds to build the field at the Lions Club and at Playground Drive. Carter read from the presentation he gave at that time, that it was a 2 year project and the question was how to raise the money. His presentation said to build the field at the Lions Club first and then rehabilitate the Playground Drive field. 2) Don McGillicuddy, a member of the Blue Ribbon Commission said that it was their recommendation to rebuild the field at Playground Drive first. He agreed with Mr. Morrison that the article from the Town Meeting used the word "or" not specifying which field should be done first. As a member of the BRC, he did not hear Carter's concern that funding was an issue. Carter replied that his memo to the BRC detailed the funds available. Joel commented that the Selectmen appreciated the work of the BRC, adding that the how and when is secondary to identifying the funding. Betsey explained that the purpose of the public hearing is based on the BRC's recommendation to rebuild the field at Playground Drive versus what she recollects from Town Meeting that the field be constructed at the Lions Club first. She added that because so much time and money had been spent on designs for a field at the Lions Club property this lead the Selectmen to create the BRC to help the Town move forward on this question. The purpose of the public hearing is due to the change in the location and the Selectmen's desire to follow the BRC's recommendation. 3) Tom Howard, a member of the Recreation Strategic Planning Team, said that what needs to be decided is which location is best. He felt that the cost to reconstruct Playground Drive will exceed the cost at the Lions Club and if they use this proposed design at the Lions Club, the cost will be less. When the RSPT looked at this question, they didn't know that land was available close to the school, as is now recommended by the BRC. Russ stated that the land at the Lions Club is not a consideration as it is a swamp. Playground Drive is centrally located. He feels they should ask the voters at Town Meeting for more money to fund the reconstruction. Mr. Howard responded that the decision to first build at Playground Drive should be a Town decision, not just based on the recommendation of the BRC. 4) Al Hume questioned why the Town's engineer in 2005 gave an estimate of \$60,000 and now the cost is much higher. Joel replied that the work done in some areas by the previous engineer has been found to be questionable. The present Town's engineer looks at everything, requiring test pits and soil borings, etc. He added that a field for \$60,000 would last for a very short time. 5) Paul Punturieri agreed that the warrant article doesn't specify which is to be done first. 6) Nancy Wright expressed her concern that a field at the Lions Club property will result in added drainage to Berry Pond. She asked if the Playground Drive field could be moved closer to the Access Road and how often this was used by emergency services. Carter replied that the field has been down sized to allow for the access road and moving it east would require more fill, higher cost and more DES permitting. He added and Mr. Korber agreed that for reasons of safety it is important to maintain the access road. Ms. Wright then asked about using the field at Camp Tecumseh. Donna Kuethe replied that Camp Tecumseh's field would limit their programming, adding that the field at Playground Drive is used for more than just a soccer field and is where their summer camp is located. 7) Don McGillicuddy asked and learned from Donna that the proposed reconstruction of the Playground Drive field would meet the Recreation Department's needs. Russ commented that the abutter to the Lions Club property, Bob Lincoln's land is a runoff now and with a playing field next door will only add to it. Joel said he wanted to clarify that the land at the Lions Club is not a "swamp" as Russ claims, and has received an approval by the state for a septic system. 8) Carla

Taylor asked what the size is of the present field and learned that it is now 140'x300', and the proposed field is 120'x300' with a 10' runout. 9) Tom Howard felt that without a building at the Lions Club, a field could be positioned to not have an impact on drainage. Ed felt that the field at the Lions Club has been left behind based on the recommendation made by the BRC. He feels that they should go to Town Meeting and ask for the additional funds to reconstruct Playground Drive. The Recreation Department needs a field and the voters will make the right decision. Carter stated that the original \$300,000 was to come from the \$87,500 from the Community Center fund, \$5,000 from the Playground Improvement fund, and \$207,500 from the building fund. \$45,000+/- was spent on field designs at the Lions Club, with \$42,000 left from the Community Center fund. He asked the Selectmen to ask themselves what was the phase and what is the Municipal Building Fund to be used for. If they agree that because there is no actual building, then these funds can't be used. Do they want to approach the 2012 Town Meeting or should they redefine the purpose of the Recreation Revolving fund? 10) Tom Howard said that the voters should decide at Town Meeting if the new field should be at the Lions Club or at Playground Drive. 11) Hollis Austin said that because this is a playing field and not a building, could the cost be reduced and how would this impact the life expectancy of the field. Mr. Korber responded that the key for any field is the maintenance and if done properly it will last indefinitely. He added that reducing the size of the field will reduce programming. In an attempt to save money, they will try to reduce the elevation while maintaining the needed drainage. Mr. Korber stated that programming drives the design. Discussion occurred about the various cost expectations people had to build/rebuild a field. Carter said that in 2008-2009 they did not have the wetlands mapping or surveys of the land. The cost comes from the elevation needed which requires 18" of cover and the percentage of a crown that is needed. Using "bonier" fill would save money, but would result in the topsoil filtering down and leaving gaps and openings in the top of the field. He added that at a cost of \$150,000 programming would be changed drastically.

Joel asked the Selectmen to consider the wording for the Municipal Building Fund of design, develop, construct, furnish and equip, make capital improvements upon municipal buildings and facilities. The Selectmen agreed that the reconstruction of Playground Drive meets the Town facilities requirement. They agreed that another public hearing was needed and to specify the purpose as changing the construction of the field from the Lions Club to Playground Drive. 11) Nancy Wright suggested that the Selectmen review the video from the Town Meeting to clarify any ambiguities and asked what the purpose was of this public hearing. Betsey and Joel explained again that based on the BRC's recommendation and their request that the Town Engineer go ahead and design the reconstruction of Playground Drive, and to allow the public to voice their opinions. 12) Peter Jensen asked if they would decide how to fund the gap in funding at the next public hearing. Joel responded that they won't know what the final cost is until they have a final design. Carter asked and the Selectmen agreed to hold the next public hearing on September 15th during their regular meeting. Joel asked if they wanted to ask the Engineer to go forward with the next phase of the design or to wait until after the second public hearing. Mr. Korber said that the next step would be at 60% of design and it would take another 4-6 weeks to complete, adding that wetland permits will be needed and that seems to be taking longer. The Selectmen agreed that the Engineer should go forward to the next design phase. Carter asked and the Selectmen agreed that he should work with Donna in order to revise their policy on the Recreation Revolving Fund.

Joel closed the Public Hearing at 9:11 p.m. as there were no further questions or comments.

- II. ADJOURNMENT:** Betsey Made the Motion to Adjourn. Ed Seconded the Motion. Motion Carried Unanimously.
Joel adjourned the meeting at 9:12 p.m.

Approved

Date
Respectfully Submitted
Hope K. Kokas, Administrative Assistant