

**NOTICE: These DRAFT Minutes of the Committee have not been  
Approved and are subject to change.**

**Adele Taylor Property Use Committee  
P.O. Box 139  
Moultonborough, NH 03254**

**Regular Meeting**

**December 5, 2013**

**Minutes**

Members present:

Mark Borrin, Bob Goffredo, Al Hoch, Tim Woods, Paul Punturieri, Joanne Farnham (Alternate)

Audience:

Ken Tatro, Cristina Ashjian, Nancy Wright, Bud Heinrich, Beverly Nelson, James Nelson, Maggie Steer, Steve Maguire, Chief Bengston.

The meeting was called to order at 5:00pm.

Minutes of November 26, 2013 were approved as submitted,

Moultonboro Fire Department Chief Bengston was in attendance.

Chief Bengston indicated that the MFD has no real use for the property as a department. He did state that if the town should purchase the property he would ask that they consider installing a cistern on the property as it would provide a central source of water for the village area. He had no other suggestions for property uses.

Paul Punturieri asked his thoughts about the potential for an access road to the school property, he was in favor and would see it as an improvement as there is only one way in and out today.

The Chief was asked about his thoughts about any other uses doe the property and did not have any other suggestions for the committee.

Bob Goffredo asked how much a cistern would cost. He referenced the newly installed cistern Playground Drive (two 15,000 gallon tanks) that cost approximately \$50,000 to install. In response to a question from the audience, Chief Bengston confirmed that a cistern in the center of town would lower insurance rates for village properties, but since the school is already sprinklered, it would not be impacted.

Cristina Ashjian handed out top the committee information on feasibility studies in terms of adaptive reuse of the property and a picture of the Tuftonboro Town Hall which is an example of a successful adaptive reuse. A feasibility study would help you identify what different options

may be available for the property use. The information will be in the report and the Heritage Commission information needs to be brought to the select board's attention.

Correspondence from Judy Ryerson was noted and an email from Bruce Woodruff regarding school zones which will require some further clarification. In addition an email from Bud Heinrich was read into the record by the chair who also read Judy Ryerson's letter into the record.

The draft report was discussed. Paul Punturieri presented an over view of how he structured the report which will need additional input from the meeting tonight and the final scheduled meeting on 12/12/13.

The chair asked the committee members to carefully read the report and then discussed the use list gathered from the past meetings, 39 in total to date. He then discussed that the committee will need to prioritize the top four or five. The chair then read the use list into the record.

Beverly Nelson commented that some of the uses mentioned in the list are services already provided around town like meals on wheels at the Lions Club and would not want to see duplication.

Ken Tatro asked if the uses were from the Master Plan and do they mesh with the Master Plan. He was advised that some items are in the Master Plan and that the 2008 Master Plan was considered by the committee.

Al Hoch made an outline of four bullet points consolidating some items into four categories.

The committee discussed changes and additions to the document and headings for the categories were discussed. Paul Punturieri reiterated that one additional category be included as we heard it from many attendees which is that some feel that the property has no use. Al Hoch asked if that was in reference to the building or the land and he responded both. A lengthy discussion ensued regarding whether no use for the property was in the charge to the committee.

It was determined that the categories would be:

1. Access/Egress to School District Property
2. Multi Purpose Community Building
3. Green Open Space with possible multi-use of property ( trails/recreation)
4. If at all Possible Reuse Existing Buildings (Adaptive re-use not specific enough )

Nancy Wright asked if we will know the cost for any of the possible uses. The question was referred to the BoS as that is outside the charge of the committee.

Maggie Steer (NH Preservation Alliance) who was a member of the Village Charrette team and a resident of Wolfeboro commented that if the town doesn't purchase the property anything can happen there within the zoning ordinance. If the town does buy it can control what happens there and reusing that building could be a requirement. She commented that she would like to be a resource to the town in this decision.

Paul Punturieri commented that there are many people in town who feel that the town should not be in the business of buying property and that needs to be represented as well.

A lengthy discussion occurred regarding adding a fifth category of the property has no use to the Town. Some felt that this would be outside the charge of the committee.

Beverly Nelson stated that if we state there is no use it should be stated that it then can be used in any way it is zoned for including a Dollar Store. Bud Heinrich commented that the town should have a specific need already identified before buying any property. Cristina Ashjian commented that the committee would look foolish if it reports there was no use for the property. The chair felt that no use is not as possible use. Al Hoch felt that if at Town Meeting the town finds no use they will not buy it.

Paul Punturieri offered a compromise that a statement could be added to the report instead of a category so that the no use opinion could be expressed. It was agreeable to the committee and it will be included in the report and would indicate that there is no compelling use for the property.

The chair will ask Bruce Woodruff to email members for an additional meeting before December 12<sup>th</sup> to review the final draft.

It was agreed that the four categories would not be further prioritized and a paragraph regarding no use would be added after that. A statement explaining that these are in no particular order would be also added, the list is a catalog of uses.

It was also agreed that the committee would make some suggestions as to next steps based upon what the committee uncovered that the BoS should considered. Al Hoch added that the point of the cistern made by the Fire Chief needs to be included as a possible use.

Cristina Ashjian stated that she felt that not everything she stated that was productive was recorded in the minutes. The chair asked her to submit a letter and it would be included in the record.

A motion to adjourn was made by Al Hoch and seconded by Tim Woods. Meeting adjourned at 6:22pm.