

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

November 22, 2013

Minutes

Members present:

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

Audience: Nancy Wright, Linda Punturieri, Bud Heinrich, Joanne Coppinger, Donna Keuthe, Susan Noyes

Meeting was called to order by the Chair at 5pm.

Minutes of 11/14/13 and 11/16/13 were approved as amended.

Donna Keuthe (Rec. Dept. Director) and Susan Noyes were introduced and thanked for attending this evening and providing input into the possible uses for the Adele Taylor property.

Donna Keuthe began the conversation. Her view is to follow the Blue Ribbon Commission report recommendations and the best use for the property is for a recreation/gym building as it is in close proximity to the school as the BRC report recommended. She could also envision a park as well, but there is an immediate need for a new building. Donna provided a handout(attached) of the pertinent history of possible construction of recreation buildings which began back in the Master Plan of 1981. She reminded the board that her department serves more than children and in fact serves more adults than children, but the younger crowd is more intensive. She runs a drop in program in the rec center currently and said that there were 31 kids registered all of middle school age (5-8th grade) with an average daily attendance of 7. The lack of sidewalks makes it dangerous to get there from the school and feels a building near the school goes along with the BRC recommendations. Current space is not conducive to all want to do. It is convenient for the adult programs that are run with the Library nearby. In the summer for example, camp has to be canceled due to inclement weather as there is insufficient indoor space. A building in close proximity to the schools allows for additional uses. They are always vying for space with the school.

When asked about enlarging the current facility Donna stated that it was not possible.

Paul Punturieri commented that this committee is not about wants and needs, but only of possible uses and we should stay focused on our charge. Paul Punturieri asked if recreation ever looked at the possibility of using land on the 68 acre school property instead of buying more land. Chair Mark Borrin spoke to this issue as a former school board member and it was determined that there was possible space toward the back of the property down Blake Road further than the

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current track on left side. Consideration of wetlands, but yes a building could be placed. It was determined that it was not ideal, but was possible, but limited.

Nancy Wright noted people are leaving and going south, if we could partner with other towns like Meredith like with pickle ball and because we are not large enough to sustain this. Meredith is looking for help as well to fill the bldg. Mark Borrin stated that we need to focus on uses of the property and decisions about recreation will be made by the Board of Selectmen.

Bud Heinrich noted the master plan update survey indicated that it was a 2 to 1 ratio of the almost 700 response to not buy land or need more recreation space . He suggested that a site plan be posted in Town Hall of the school property and also of town hall property for reference to get the facts out.

Joanne Farnham did an informal study along route 25 and the recreation center and saw 3-4 children at most walking to the center or outside the recreation building and I don't think the count is right. Mark Borrin stated that we are not going to go there with this and will focus on uses.

Superintendent Noyes spoke to the school ideas. Clearly the schools have two beautiful buildings and have no real need for more buildings. In terms of scheduling, the schools always get priority for space and see some difficult scheduling issues with recreation needs. It would be helpful for the schools to have more space in close proximity and that bigger recreation space will be used, but not honest to say the school really needs that space. She offered that it would be good to have space for retreats and meetings. It would be nice to have another gym as there is a need right now.

Mark Borrin asked about the changing population dynamic and Ms. Noyes felt that there will be fewer students, but always a need for core athletics and perhaps more cooperative programs which may require more facilities. Mark Borrin stated that when the Academy was built there were only 258 students and that was the reason only one gym was built. Ms. Noyes indicated that there was less than that today. There was some discussion of the entrance and egress to the school and the congestion at Blake Road. Creating an exit through the Taylor property would allow for a second method of access/exit.

Paul Punturieri asked if the school had any official position/policy/easement for students using the informal walkway through Bank of NH and she stated there was not.

Nancy Wright asked about police presence to control traffic. Ms. Noyes responded that the police have been very helpful and are actively involved. Paul Punturieri mentioned that the Charette report of 2012 suggested an intersection at that location. Nancy Wright inquired about the use of other space in town for recreation uses. Donna Keuthe felt that they are used for many purposes already.

Paul Punturieri asked if the school had expressed any other ideas for the property. Ms. Noyes mentioned parking needs. She also felt that a park or open space would also be desirable, with perhaps walking trails, but the school does not have any specific needs at the moment for additional property or buildings or specific use for the space.

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Joanne Coppinger stated she has heard conflicting information about the possible second access road, whether it was a good idea or a bad idea. Mark Borrin suggested that a request be made to the public safety offices to determine their input.

Paul Punturieri suggested that the committee discuss the recent site walk on the Taylor property. The committee agreed this would be a good idea. Paul Punturieri felt that in his professional opinion as a licensed home inspector that the building could only be deemed safe if it were sealed and preserved until a decision was made as to what to do with it. The report should include the fact that the building itself has no public purpose. Mark Borrin asked the committee if they wanted to take a stand on the value of the building. Bob Goffredo mentioned that mold contamination. Al Hoch spoke of the building needing a total rehab. Tim Woods spoke of the asbestos and how it would need to be mitigated. The committee was in general agreement that the building itself as it currently exists serves no public use, we are really talking about the land. Mark Borrin asked if the committee felt that the building itself should be put at the top of the list as an integral use? Should the report include that the building has a possible use or that it doesn't? Al Hoch mentioned a cost factor and Mark Borrin suggested that there may be money for historic preservation, but does it have a use for the public? Adaptive reuse and possibly using the property for historical buildings are also possibilities and are both on the list of uses generated at the first meeting.

It was suggested that a possible use for the property was that it in fact had no use to the town.

Nancy Wright has a vision of a town common as in a Norman Rockwell painting to keep the rural charm in the center of town with open space. Mark Borrin suggested we should not limit the use to one use only, but can keep open space and other uses at the same time. Nancy Wright was concerned that if we buy this property people will already have decided to do something with it as happened with the Lions Club. Linda Punturieri suggested the land could be subdivided, perhaps gym space, park and town green.

Joanne Farnham felt the town needed more cemetery space and this would be a good location.

Joanne Coppinger asked if the committee was just going to list the uses or prioritize them. She was advised they would be prioritized. Joanne Farnham thought we should hold the property for a rainy day.

Mark Borrin asked who else the committee should speak to. The committee felt that the Fire department, Police department and Town Administrator should be on the list. The chair will arrange for those department interviews/input. He suggested the committee needs to do some PR to get the public to give us input. Using the marquee at the school was suggested as well as ads in the local papers, but time is running short with only three meetings left. Perhaps invite the property trustees as well.

Paul Punturieri suggested that we invite business owners in the community, realtors, developers etc. The chair requested that names of any suggestions be sent to him and he will make the contact.

It was agreed that the committee would look at the December 5th meeting as the one where it hope to get as many members of the public and businesses to provide input.

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Paul Punturieri will provide a draft report for the Dec 5th meeting and he suggested that the committee may need to meet an additional time after that to include new input before the final report public hearing is held on December 12th.

Bob Goffredo made the motion to adjourn seconded by Al Hoch. Meeting adjourned at 6:25pm.

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