

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 26, 2013

Minutes

Members present:

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

Audience: Linda Punturieri, Bud Heinrich, Carter Terenzini, Scott Kinmond, Chief Wetherbee, Sally Carver, Jerry Hopkins, Cristina Ashjian

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

Minutes of 11/21/13 were approved as amended.

Town Administrator Carter Terenzini was asked by the chair if the Town has any proposed use for the property. He discussed four potential uses for the property which he had recently presented to the CIPC.

- 2ND egress for the Academy
- If the school can't formalize use of the path through the Bank of NH property, then the Adele Taylor property would be an alternative
- The Blue Ribbon Commission recommended a gym on or adjacent to the school property
- The Village Charrette- and what if anything the community wants to do with the village. That basic underlying question was posed to the Planning Board and is now posed to the Select board. What is the community's attitude toward the village?

A map of the SAU 45 property and a survey map of the Taylor property was posted on a cork board for committee use.

Paul Punturieri asked if the Town had any use for the building itself as it currently exists and the reply was that it did not, not in its current location or current condition.

Police Chief Wetherbee stated that the MPD had no need of the building or property. He was asked about traffic safety with a second access /egress to the school property. He stated that security is currently working well with a driveway exit to a public way into a school safety zone. The current set up works fine and is a safe and controlled area. Mark Borrin asked if school zones were dependent on curb cuts or location of buildings. The Chief responded that he can get that information for the committee. Paul Punturieri asked if there were any special police

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concerns about students using the current informal path over the Bank of NH and he did not and explained that the public expects a police presence to keep the area secure.

DPW Director Scott Kinmond advised that his department has no needs for the property. Paul Punturieri asked what concerns he would have if the property were a park and he felt there would be some normal mowing and snow removal and perhaps his program of getting contractors to adopt a spot and maintain the area could be used for this property.

At this time, the chair opened the meeting to public comments.

Sally Carver advised the committee that many years ago, the Bank of NH property was owned by the same person who owned the property sold to the school where the Academy was built. The Bank of NH Property was offered for sale at the time, but it was not bought by the school or town as they weren't taking a long term view. We would have never bought the Lions Club if we had bought the Bank bldg. She recommends that the town now buy the Taylor Property and look at it as putting money in the bank. Save it for the long term. She talked of the lack of adequate space for voting at the Life Safety Building. Sally Carver suggested if a building were to be built that it be a "people" building, a multi-purpose bldg. It's adjacent to the school so no sidewalks would be needed. A multi-purpose building with many uses, seniors in one room, children activities in another with a space for activities large and enough for voting.

Paul Punturieri asked Sally Carver and she confirmed her desire that if a building were to be built that it have a space large enough to be used for voting.

Josh Bartlett, a member of the CIPC, recalled the Town Administrator's presentation and asked the question is it the role of the town government and the responsibility of the taxpayers to provide entertainment? 10 years ago we were told the Lions Club was the best piece of property in town and now if we don't buy this property we're doomed. He had no problem with a park or maybe even subdividing and selling the property. He also felt that there was plenty of square footage at the Lions Club for voting. Town Moderator Jerry Hopkins spoke of local, state and federal laws that guide how many booths are needed. Despite a declining population, the voter list has increased and additional booths will be needed come next national election.

Sally Carver explained the scheduling issues at the Lions Club and that if the school were used it would cause about 62 classes to be canceled. Jerry Hopkins stated that a property adjacent to the school and frontage on Rte. 25 in the village should be a no brainer for purchase.

Allen Hoch advised the committee that he had some comments from Peter Jensen to share with the committee. He felt that the town should buy the property to match what the community plan is for the village. We have an opportunity to control what the village will look like. Even if we bought it we could lease out the property to businesses and we could control what the appearance of the buildings would look like. We could end up making money off of them if we end up not building a gym.

Cristina Ashjian commented that this is an opportunity that should not be squandered. There may not be an immediate use but there are plenty of potential uses in the future. She pointed out adaptive reuse for the property and mentioned the Tuftonboro Town Hall as a good example.

Mark Borrin discussed the time line and that a presentation to the BoS would probably occur on 12/19.

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Bob Goffredo put out a newsletter for about 100 people and received one response which he read into the record (attached) from Bill Stiles.

Allen Hoch felt that the building had a lot of rooms and could be used as a community center.

Paul Punturieri stated that the draft report will be ready for the committee absent a prioritized list of uses which will be the committee work next meeting.

A motion to adjourn was made by Al Hoch and seconded by Tim Woods. Meeting adjourned at 17:58.

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