

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 11, 2013

Minutes

Members present: Mark Borrin, Bob Goffredo, Al Hoch, Paul Punturieri, Joanne Farnham (Alternate)

Excused: Tim Woods

Audience: Peter Jensen, Jean Beadle, Nancy Wright, Allan Ballard, Judy Ballard

The meeting was called to order at 17:00.

Minutes of December 5th 2013 were not available in hard copy for review and were deferred and remain in draft form until the next meeting.

Joanne Farnham was seated as a voting member in place of Tim Woods.

The committee began a review of the draft final report. The chair read portions of the report that were updated from the previous draft and edits were made and a new draft report will be presented to the committee for tomorrow's wrap up meeting.

Peter Jensen asked if the committee was digesting what you heard and then regurgitating it or are you making a recommendation based upon the cases made. The chair responded that we took in the information and made a decision to put it into four sections of uses. Peter Jensen asked why we didn't just cut it there. Paul Punturieri responded that the committee was charged with providing the rationale as well. Discussion and changes to the report continued.

Allan Ballard discussed that the CIPC received a presentation from Carter Terenzini and it should be in the report timeline as there was a huge amount of discussion about it. The CIPC conclusion was a 3-2 vote to not recommend purchase.

Chair Borrin read through the use list for the record.

A discussion ensued about the paragraph addressing "no public use" of the property. Chair Borrin had concerns and offered suggestions to the committee to reword the paragraph.

Nancy Wright asked if other letters were received this week. It was determined that not all email letters were available to the committee and they will be read at the next meeting on December 12th, 2013.

Mark Borrin read a letter from Beverly and Jim Nelson in support of purchasing the property and a possible use as a "wellness/health care center".

Nancy Wright asked about the other letters. Mark Borrin recommended not speculating on what may be in the letter that was inadvertently missing from the packet and it will be read in its entirety tomorrow.

Peter Jensen discussed his comments made via third party at a previous meeting and distributed a handout of corrections. His name was inadvertently misspelled as Peter "Jenkins". He was advised that the comments captured in a previous meeting were taken directly from what

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committee member Allen Hoch stated. He agreed and stated that he was not able to be at that previous meeting and was here tonight to provide his actual comments which Mark Borrin read into the record.

Mark Borrin then read out loud the possible property use list.

Nancy Wright commented that the list is very nice, but has the committee noticed that hardly anyone is here this time of year and are shops viable in this town? Mark Borrin responded that it is outside the charge of the committee. Nancy Wright further stated her concern that if we buy the property we will build something on it. Is the town responsible to provide recreation? She felt we have no common sense. Mark Borrin asked her to speak for herself. She expressed great concern for buying and developing and spending. Ultimately, Mark Borrin accepted her perspective and stated that every community makes its own decisions and if the community wants something the community votes for it. We have great things happening in Moultonborough. He mentioned the very high tax rate when we were a regional school district which would be probably twice our current tax rate. The community votes things down and puts things in as a voting community.

Alan Ballard commented that he understands Nancy's concerns and feels a strong case could be made for purchasing the property. Some are against it for exactly as Nancy explained that if we buy it we will build on and mentioned the Blue Ribbon Commission report which talks of needing a new gym, but has no documentation of the need and basically regurgitated what a particular department stated. He suggested a moratorium wording be placed in the warrant article and agreed that was a BOS decision.

Alan Ballard mentioned that during the CIPC discussion of a possible gym the estimate was \$3 million and that scared people. Mark Borrin stated that cost for anything was outside the charge of the committee.

Peter Jensen felt the instead of having a specific need and then find a property for it, we created some pent up needs and want to buy the property first. He felt that the committee has done a good job, and perhaps state that we shouldn't jump into a use right away until we decide what we want to do with the village district as a whole.

Mark Borrin re-read the bullet points from the "Going Forward" section of the report where the committee recommends a go slow approach and a feasibility study.

Alan Ballard felt that suggesting a feasibility study might be interpreted as meaning we need to find use quickly. Paul Punturieri highlighted that the report states "if the town purchases the property".

Nancy Wright stated that we bought the Lions Club property and a year later there was a plan for a community center. Peter Jensen stated that it is the right of every voter to want something or not, and some people want that a community center and have just as much right to ask for something as those that don't want it.

Mark Borrin advised that the BoS have not yet put this on the warrant and may choose not to.

Peter Jensen and Alan Ballard suggested that the words "slowly and cautiously" be added to the report. It was agreed that the words "slowly and cautiously" will be added.

The committee decided to complete the report at its next meeting on December 12th and provide the report to Bruce Woodruff for immediate submission to the BoS. The report will be presented to the BoS on December 19th, 2013.

Allen Hoch made a motion to adjourn, seconded by Bob Goffredo. Approved unanimously. Meeting adjourned at 6:15pm.