

**TOWN OF MOULTONBOROUGH  
6 HOLLAND STREET  
P.O. BOX 139  
MOULTONBOROUGH, NH 03254**

**Adele Taylor Property Use Committee**

**November 14, 2013**

**Minutes**

**Present:** Mark Borrin (Chair), Robert Goffredo, Tim Woods, Paul Punturieri, Allen Hoch, Joanne Farnham (Alternate), Town Planner Bruce Woodruff

**Public:** Nancy Wright, Russ Wakefield, Joel Mudgett, Joanne Coppinger, Cristina Ashjian, Kim Prause

The meeting was called to order by the chair at 5pm.  
The committee members introduced themselves.

Board of Selectmen Chair Joel Mudgett addressed the committee and expressed his thanks to the committee members for volunteering. He explained that the purpose of the committee was to create a list of possible uses for the property, not whether to buy it, but what it could be used for.

Town Planner Bruce Woodruff spoke reviewed the Right to Know law requirements with the members as well as the charge to the committee.

A packet was provided to the committee members, which included pertinent sections of the 2008 Master Plan, the Blue Ribbon Commission Report, the Village Charette, the Safe Routes to School report, the table of uses from the Zoning Ordinances, and the Sidewalk Study maps. In addition, various maps of the area were provided for the committee to review.

The committee charge calls for a clerk to be chosen by the members. Paul Punturieri volunteered to be clerk and was approved unanimously.

The members discussed the purpose of the committee. It was agreed that an impartial list of uses for the property would be discussed without personal likes or dislikes. In addition, no discussion of money associated with any possible use would be discussed.

Joanne Farnham suggested that the building be burned as an exercise for fire fighters.

Paul Punturieri discussed that the presentation by the Town Administrator to the Planning Board was whether the property had a “public” purpose. It was also agreed that the condition of the building was not in the charge to the committee.

Paul Punturieri suggested that the committee look at the deadline date of 12/15/13 and work backward from that date to determine steps.

A site visit to the property was a priority and was scheduled by the committee for Saturday November 16<sup>th</sup> at 9am.

The meeting schedule was set as follows: (all meetings at Town Hall at 5pm)  
Thursday, November 21<sup>st</sup>  
Tuesday, November 26<sup>th</sup>  
Thursday, December 5<sup>th</sup>  
Thursday, December 12<sup>th</sup>

The timeline was discussed and agreed it was a challenging timeline.

Cristina Ashjian commented that this is a challenging project. The purpose of this committee was not to save the building. Professionals have examined the building and it was deemed safe. She suggested the committee look at other properties in town like the Bank of NH for successful adaptive reuses.

Selectmen Russ Wakefield commented that discussion of saving the building was way beyond the scope of the committee. He also suggested that perhaps the committee in the interest of time could divide and conquer and break out into groups to interview pertinent departments.

Joanne Coppinger asked if the committee would look at only commercial uses or looking at all potential uses or town uses only.

Mark Borrin stated that all uses were on the table. It was noted that the property is in the center of town and could be a community centerpiece.

Potential leasing of the property was discussed and Joel Mudgett, not speaking as a selectmen, felt that the town would not want to be in the business of leasing property. Russ Wakefield felt that the value of the property to the town is not in leasing it, but the location in the center of town is the real value.

Paul Punturieri commented that the reason the committee was formed was that town was going to ask voters to purchase the property and the selectmen were asked what the uses for the property would be if in fact it was purchased.

The content of the report was discussed. It was decided that a list of all possible uses would be catalogued, perhaps indicating the top three as priorities. The list would be developed with interviews of pertinent departments and public input. The report would also include references to the documents provided by the Town Planner, interview notes and input from the public as well as the methodology used.

The Town Planner will coordinate bringing in the school and recreation department to the next meeting on November 21st and would post the appropriate meeting notices.

The committee then brainstormed some potential property uses;

1. Park
2. Connection to school and downtown
3. Value to the town if it is held and then sold
4. Hold it for a rainy day
5. Senior drop in center
6. Rec. Center with a dedicated connection to the school
7. Community center, not just a senior center
8. Emergency access to Academy
9. Access/Egress to school
10. Human Services use
11. Community swimming pool
12. A well thought out proposal and not just a sudden plan as with the Lions Club after it was purchased
13. Storage space for town departments
14. Historic Preservation/Place holder for historic properties
15. An opportunity that doesn't come along often. Invest in town centerpiece
16. Should purchase for potential
17. Property is 5 acres and has potential multi uses

The committee discussed the importance of public input and was agreed that the committee would only focus on its charge which is potential property uses.

Motion to adjourn made by Bob Goffredo , seconded by Allen Hoch at 6:10 pm. Carried unanimously.