

**SUNAPEE BOARD OF SELECTMEN
6:30PM Town Meeting Room
Monday, September 24, 2018**

Present: Chairman Josh Trow, Suzanne Gottling, Vice Chairman,
John Augustine Fred Gallup and Shane Hastings.
Absent: Donna Nashawaty, Town Manager.
Also, Present: See attached sign-in sheet.

REVIEW OF ITEMS FOR SIGNATURE:

MOTION TO APPROVE THE FOLLOWING CZC's:

Parcel ID: 0107-0008-0000 17 John Avery Ln., Sandra Erickson

Parcel ID: 0137-0027-0000 106/108 Burkehaven Hill Rd., Kelly Sheridan

Parcel ID: 0114-0001-0000 11 Sunny Lane James & Elizabeth Woodley

Parcel ID: 0235-0062-0000 50 Middlebrook Rd., Helmut & Renate Schmidt

Parcel ID-0122-0015-0000 242 Garnet Hill Rd., Camp David, LLC.

Parcel ID-0211-0020-0000 23 High Ridge Rd., Paul Lembo & Anne Spencer

BY Selectman Gallup, seconded by Selectman Gottling Unanimous.

MOTION TO APPROVE THE FOLLOWING SIGN PERMIT:

Parcel ID: 0106-0021-0000 1250 Route 11, H.K. Sunapee Cove

BY Selectman Gottling, seconded by Selectman Hastings. Unanimous.

MOTION TO APPROVE THE FOLLOWING DEMO PERMIT:

Parcel ID: 0136-0056-0000 56 Birch Pt. Rd., Marianne & Brian Doyle

BY Selectman Hastings, seconded by Selectman Gallup. Unanimous.

MOTION TO APPROVE THE FOLLOWING LAND DISTURBANCE BOND:

Parcel ID: 0136-0056-0000 56 Birch Pt. Rd., Marianne & Brian Doyle

BY Selectman Gallup, seconded by Selectman Gottling. Unanimous.

MOTION TO APPROVE THE FOLLOWING INTENT TO CUT:

Parcel ID: 0234-0008-0000 Harding Hill Road, RH Webb Forest Preserve, LLC.

BY Selectman Gottling, seconded by Selectman Hastings. Unanimous.

MOTION TO APPROVE THE FOLLOWING DRIVEWAY PERMIT:

Parcel ID: 0114-0001-0000 11 Sunny Lane James & Elizabeth Woodley

Parcel ID: 0114-0001-0000 11 Sunny Lane James & Elizabeth Woodley

BY Selectman Hastings, seconded by Selectman Gallup. Unanimous.

MOTION TO APPROVE THE FOLLOWING DRIVEWAY PERMIT:

Parcel ID-0211-0020-0000 23 High Ridge Rd., Paul Lembo & Anne Spencer

BY Selectman Hastings, seconded by Selectman Gallup. Unanimous.

APPOINTMENTS

7:00PM-Chief Dan Ruggles, Accept Donation-Thermal Imaging Camera

Chief Ruggles asked the Board if they would accept the Thermal Imaging Camera, which was a donation from the Sunapee Firemen Association. The Thermal Imaging Camera is valued at \$4,722 and replaces the current one that the department has had for 15 years. **Motion to accept the Thermal Imaging Camera, valued at \$4,722, which was a donation from the Sunapee Firemen's Association by Chairman Trow, seconded by Selectman Gallup. Unanimous.**

Selectman Augustine asked for an update on the Fire Department Bylaws. Chief Ruggles replied that they hope to come to a BOS meeting next month with an update.

7:10PM-SCES Facility Sub Committee, Addition/Renovation & New Egress

Jesse Tyler, School Board Chairman and Jim Borelli, School Board Member came to discuss the SCES (Sunapee Central Elementary School) renovation project. The SCES Building Subcommittee has proposed the renovation and addition in order to have a second egress that is mandatory the school needs to make sure the path of the road is meeting the standards. The committee's understanding that there were some agreements between the Town Fathers and the School Board in the past when this was a more active topic starting 15 years ago. The committee's goal is to have a warrant article in March 2019 for renovation and addition to the old school but want to make sure everything is covered. The main reason they are here tonight is to make sure the road coming off of Route 11 meets the standards and has everybody's support before they proceed. Chairman Trow said he believes this proposed road was discussed within the last 6 years. Jesse Tyler said the prior discussion was that the road to make the second egress would go on the right-hand side as you face the Safety Services Building and move up that way. After some discussions with the Police and Fire Departments there was a decision to move the road directly off of Route 11, which is in the Master Plan and other documents. The road would come off of Route 11 around where Smokey the Bear is right now and go on the outside of the playing field. The committee specially wants to make sure that the parcel at the bottom of the Orchard Heights neighborhood, which looks like it is town land, but the documentation it not precise and clear, is town land and that they can have permission to make the access road across the bottom lip of that parcel. The committee's intent is to have the success of the warrant article. The road would be done first, then the new addition and the 90-year-old section would be stripped down and rebuilt. The road is a critical part in general, but also a critical part in the staging of the equipment. This road would be the primary egress and School Street would become the secondary egress. After more discussion, Jesse Tyler asked if they could leave with the sentiment to bring back to the rest of the subcommittee that with clarification of ownership, verbally the BOS is in support of the plan process. Chairman Trow asked the BOS, not in a binding way, if they were in favor of the plan and especially the road as laid out in support of that plan and to raise their hands. The show of hands was unanimously in support of the plan. Jesses Tyler thanked the BOS and said they will keep them updated.

PUBLIC COMMENTS:

•Don Bettencourt is wondering where the voice of reason comes in for a project of this magnitude. It was a very big deal to ask the taxpayers to pay \$1,000,000 for the library and they're essentially asking for 37 libraries if you include the financing costs. Chairman Trow replied that is what the March vote is for and if people agree that the school is what they're proposing it should be then they will vote for it or if they think there are better options they will vote against it.

SELECTMEN ACTION

•Approve McCarthy Subdivision Street Name

Mr. McCarthy is looking for approval of a street name for his 3-lot subdivision on Lake Ave. The 3 proposed names are Patriots Hill, Hammond Hill and Homestead Hill. Mr. McCarthy 's first choice is Patriots Hill.

The names have been reviewed and approved by the Planning Board and Fire Chief. **Motion to approve the Patriots Hill street name by Selectman Gallup, seconded by Selectman Hastings. Unanimous.**

•Use of Facilities:

09/29-SMHS Homecoming Bonfire, Sunapee Harbor

Motion to approve the Use of Facilities application from SMHS to hold their annual Homecoming Bonfire in Sunapee Harbor on 09/29 by Selectman Hastings, seconded by Selectman Gallup. Unanimous.

10/06-Blancha Wedding, Gazebo

Motion to approve the Use of Facilities application from Edward Blancha to hold a Wedding at the Gazebo in the harbor on 10/06 by Selectman Gallup, seconded by Selectman Gottling. Unanimous.

CHAIRMAN'S REPORT

Topics Selectman Augustine would like to discuss:

The Town Manager's answers to the questions are in red.

•Town employee job openings

Town Mechanic; part time police position not filling till winter, recreation is always seeking referees and umpires for youth athletics.

•Estimate 2018 compensation dollars budgeted but not spent due to job vacancies and discuss plan for unspent funds

We don't have this number and there are no unspent funds plan. The master spreadsheets are used as a guide for budgeting. An employee may leave us as a single health insurance plan and the new hire may come in at a higher level of pay with a family health plan. We all need to absorb in our budgets. Only after year end audit will we know how much goes into fund balance.

•Update on unreserved fund balance amount

When we get the MS535 prepared by the auditor I will let the board know. As a matter of fact, the board will get the MS-535 given to them. The unrestricted general fund balance is on one of the pages.

•Discuss whether to invite NH Department of Revenue (DOR) expert to an upcoming meeting to discuss DOR 5% to 17% unreserved fund balance guidelines

DRA (Department of Revenue Administration) is not who gives guidelines for unreserved fund balance. The fund balance policy adopted by the Board of Selectmen is on our web site. The correct experts are the GFOA (Government Finance Officers Association) which is a national organization that comes up with best practices for governments. The GFOA's approach to reserves does not suppose "one-size-fits-all." GFOA's Best Practice on general fund reserves recommends, at a minimum, that general-purpose governments, regardless of size, maintain unrestricted fund balance in their general fund of no less than two months of regular general fund operating revenues or regular general fund operating expenditures (i.e., reserves equal to about 16 percent of revenues).⁷ However, this 16 percent is only intended as a baseline, and it needs to be adjusted according to local conditions. To make the adjustment, an analysis of the risks that influence the need for reserves as a hedge against uncertainty and loss.

The link is <http://www.gfoa.org/fund-balance-guidelines-general-fund> We have a NHGFOA, Lynne is a member and participates in workshops and webinars to make sure we are using best practices and recommends those to our board of selectmen. Our fund balance policy was developed from a sample given to us by our auditor.

- Discuss BOS input for 2019 budget development (e.g., employee contribution percentage toward health insurance premium cost, employee contribution percentage toward health insurance deductible, town website upgrade, technology specialist, solar energy committee, potential other new initiatives)

I have received 2019 input from the board. The budget I am preparing contains health like it was in 2018. I would say to the board that the health insurance premium information will be here around October 10th and if they were to make a change must do it at the October 22 meeting. The July renewal group (New London is in that one) went down on the SOS plan premium. This is the plan that the employees don't contribute to and we pay the second half of the premium. The employees have open enrollment the month of November and would need to know what their choices and the costs are before they commit to something. The first payroll deduction happens in December for the January 1 premium. So, if the board is thinking about a percentage on the SOS premium they should conceptually talk about it. The portion of the deductible cannot be any less than 50/50 on the employer side. This is the main difference between what the county does and ours. They got in when the whole deductible could be covered by the employer and then made the employee contribute a percent of the premium, in essence a similar contribution as us. They also already had significant copay's that we didn't have. The amount of the premium that the employee contributes to the old plan (we have 2 people still on this) is based on the amount the town covers for employee's taking the SOS plan, the employee pays that difference in a weekly payroll deduction. I assume the Board of Selectmen could consider any action relative to the budget at any time. This is your discussion if you choose to put on a future agenda and let me know what information you need to consider. *The Board wanted to know if the Town Manager could get data on what it costs the employee on average for their contributions. Chairman Trow asked the Board if it would be a discussion they would like to have to find out what it would be the financial impact of having employee contributions. This could be a conversation at the next meeting.*

What I perceive as a technology need.....no website upgrade or additions to staff to manage it. Selectman Augustine asked if there should be some dollar amount put in the preliminary budget to do technology upgrades. Chairman Trow thought that was what the capital reserve was for which had \$10,000 put in last year. Selectman Augustine asked if the town could have a warrant article asking for x dollars to that capital reserve for generic technology upgrades or a specific project. Chairman Trow replied yes, the fund in general was meant to be multi-purpose. Selectman Augustine asked if there would need a warrant article for setting up a Solar Energy Committee. Chairman Trow replied they would not need a warrant article. The Board discussed other towns in the area with renewable energy program and will ask the Town Manager at the next meeting to reach out to those towns. Other than what's been discussed, Selectman Augustine asked if the Board had any other initiatives they would like to suggest to the Town Manager or Department Heads, the Board did not.

- Selectman Gottling stated that Sullivan County hosted a successful meeting with the 10 counties at Mt. Sunapee.

- Selectman Gallup said the next CIP (Capital Improvement Program) meeting is Tuesday, October 16th at 5:00PM in the Town Office Meeting Room.

Meeting adjourned at 8:17PM
Respectfully Submitted by,
Barbara Vaughn
Administrative Assistant

**SUNAPEE BOARD OF SELECTMEN
MEETING AGENDA
6:30PM Town Office Meeting Room
Monday, September 24, 2018**

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CZC's:

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SIGN PERMIT:

Parcel ID: 0106-0021-0000 1250 Route 11, H.K. Sunapee Cove

DEMO PERMIT:

Parcel ID: 0136-0056-0000 56 Birch Pt. Rd., Marianne & Brian Doyle

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2. APPOINTMENTS

7:00PM-Chief Dan Ruggles, Accept Donation-Thermal Imaging Camera

7:10PM-SCES Facility Sub Committee, Addition/Renovation & New Egress

3. PUBLIC COMMENTS:

4. SELECTMEN ACTION

•Approve McCarthy Subdivision Street Name

•Use of Facilities:

09/29-SMHS Homecoming Bonfire, Sunapee Harbor

10/06-Blancha Wedding, Gazebo

5. CHAIRMAN'S REPORT

Topics Selectman Augustine would like to discuss:

•Town employee job openings

•Estimate 2018 compensation dollars budgeted but not spent due to job vacancies and discuss plan for unspent funds

•Update on unreserved fund balance amount

- Discuss whether to invite NH Department of Revenue (DOR) expert to an upcoming meeting to discuss DOR 5% to 17% unreserved fund balance guidelines
- Discuss BOS input for 2019 budget development (e.g., employee contribution percentage toward health insurance premium cost, employee contribution percentage toward health insurance deductible, town website upgrade, technology specialist, solar energy committee, potential other new initiatives)

6. TOWN MANAGER REPORTS

7. UPCOMING MEETINGS:

09/27-5:30PM Water & Sewer Commission, Town Meeting Room

10/03-7:00PM Conservation Commission, Town Meeting Room

10/03-7:00PM Sestercentennial Committee, Safety Services Building

10/04-7:00PM Zoning Board, Town Meeting Room

10/08-Columbus Day Holiday-Town Office Closed

10/08 7:00PM Fire Engineers, Safety Services Building

10/09-6:30PM Board of Selectmen, Town Office Meeting Room

Town of Sunapee
23 Edgemont Road
Sunapee, NH 03782

STREET NAME APPLICATION

Applicant: Bruce & Mary McCarthy Date: 9/13/18
Mailing Address: 2132 PageT Circle Parcel ID: 0136-0018-0000
Naples, FL. 34112.
Sub-division Name: McCarthy Subdivision Approval Date _____

- Proposed Street Name(s):
A) Patriots Hill
B) Hammond Hill
C) Homestead Hill

Planning Board Approval
[Signature] Chairperson

Select Board Approval

Fire Chief Approval [Signature]

Recorded-Town Clerk

Date: _____
CC:
Police Dept.
Fire Dept.
Master Road Book

192 Mr. Marquise said that the case can be continued to the next meeting; the main concerns are the traffic
193 study and the Department Head signoffs.

194 Mr. Marquise asked about toxic waste and hazardous waste. Mr. Vincent said that it is a gas station so
195 there will be underground storage tanks, which are taken care of through DES; there may be oil sales.
196 Mr. Souliotis said that there is a delivery around 5:00 am every day, however, there is no fryer with oils.
197 The paper goods order comes once per week.

198 Mr. Butler asked and it was explained that Pizza Chef was not open in the mornings.

199 Catherine Todd, 1002 Lake Ave, said that there is a soccer field that is currently full of people and there
200 is a police officer there now. It is a very active area and she thinks that they may create a new social
201 area for after athletic events and people will cross the road in the dark. Ms. Todd continued that would
202 like to see some effort on the part of Dunkin Donuts to have less plastic straws, covers, cups, etc. and
203 have things that are recyclable. She feels that this will increase the amount of junk along the sides of
204 the roads in the Town of Sunapee. Mr. Souliotis said that he will pass Ms. Todd's concerns to the
205 franchisee.

206 Acting Chair Osborne said that the case will be continued to the next meeting, pending a traffic study
207 and Department Head sign offs.

208 **CONTINUATION: PARCEL ID: 0148-0025-0000: SUBDIVISION / ANNEXATION, LANCE & CRISTINA**
209 **HARBOUR, HAMEL RD.**

210 Mr. Marquise said that he has received another request for an extension for this case. Mr. Harbour has
211 asked for 90 days but Mr. Marquise said that he recommends 60 days, or to the November meeting,
212 because they will start to get into new Zoning Amendments. He does not see a reason not to extend the
213 case as things are coming together with the abutter, Mountain View Tavern.

214 Mr. Hastings made a motion to continue Parcel ID: 0148-0025-0000: subdivision / annexation, Lance
215 and Cristina Harbour, Hamel Rd, for 65 days. Mr. Butler seconded the motion. The motion passed
216 unanimously.

217 **REVISION TO AGENDA**

218 Mr. Marquise said that Bruce and Mary McCarthy have submitted proposed street names for their three
219 lot subdivision on Lake Ave. The three proposals are Patriots Hill, Hammond Hill, and Homestead Hill;
220 none of which are objectionable in terms of being duplicates. Mr. Marquise recommended approving all
221 three names and allowing the choice to the McCarthys and Selectmen.

222 Mr. Butler made a motion to for Parcel ID: 0136-0018-0000, the following three names: Patriots Hill,
223 Hammond Hill, and Homestead Hill, be forwarded to the Board of Selectmen. Mr. Furlong seconded the
224 motion. The motion passed unanimously.

225 **MISCELLANEOUS**

226 Mr. Marquise said that the next meeting, in two weeks, will hopefully have some Zoning members in
227 attendance. He has some written Amendments to discuss and will hopefully get more.

Town of Sunapee
APPLICATION FOR USE OF TOWN OF SUNAPEE FACILITIES

Area (Circle One): BenMere/Banstand - Sunapee Harbor - Georges Mills Harbor - Dewey Beach - Coffin Park - Ski Tow
 Safety Services Building - Town Hall

Name of Organization: Sunapee Middle High School
 This Organization is: Profit - Non Profit - Political - Private - Other Student Council
 Name of Duly Authorized: Sean Maynihan, Amanda Baren, Kirk Plomeik
 Mailing Address: 10 North Road, Sunapee NH

Daytime Phone: (603) 763-5615 Evening Phone: _____

I/We hereby apply for permission to use the above circled Town facility on:
 Event Date: 9/28/18 Time From: 6 pm To: 9pm
 Please describe the event: Havelamng Bonfire

I/We acknowledge understanding the following restrictions:

- (1) The Town of Sunapee enforces the Ordinance for Control and Use of Alcoholic Beverages. If per permitted, please attached a copy of the permit to the application. If approved by the Selectmen, I understand:
 - a. Alcohol will not be sold.
 - b. I will designate a person over the age of 21 who will be responsible for monitoring the event for appropriate alcohol consumption by attendees.
 - c. I will designate two designated drivers who will not consume any alcohol and who will be available until the end of the event.
 - d. I am responsible for terminating the event by midnight.
 - e. I agree that random police checks may be made at any time.
 - f. I understand all relevant State laws must be complied with.
 - g. I under I must obtain liability insurance in the amount of \$300,000 and a copy must be filed with the Board of Selectmen before use of alcohol will be permitted.
- (2) If this event will likely bring more than 50 people or 20 cars to the area, the applicant must first submit this application to the Chief of Police. The Chief of Police may require the applicant to hire police officer(s) for crowd or traffic control.
- (3) No equipment or materials may be permanently attached to the building/structure without specific permission from the Board of Selectmen.
- (4) I/We agree to abide by the Town of Sunapee's Recreation Area Ordinance, which controls conduct and uses of this area (Copy attached).
- (5) The applicant shall indemnify and hold the Town of Sunapee, its employees, agents, and representatives harmless from any and all suits, actions, claims, in equity or at law, for damages asserted by any attendees at such function, or other third parties, resulting from the use of the premises, or from the food and beverages served at the above-described function. In addition, in the event that the town is required to respond to any claims of any nature arising in connection with the function or the applicant's use of the premises, the applicant agrees to pay to the Town all costs, fees, charges and attorney's fees which may be incurred by the Town concerning such claims.

I/We plan on 200 # of people and 40 # of vehicles attending our event.
 Signature of Responsible Individual: [Signature] Date: 9/17/18
 Approved by Chief of Police: [Signature] Date: 9-18-18
 _____ # of Officer(s) will be assigned to event at applicant's expense.
 Approved by Recreation Director (if applicable) _____ Date _____
 Approved by Fire Chief (if applicable) _____ Date _____
 Signature of Approving/Denying Authority (Chairman of the Board of Selectmen) _____ Date _____

Insurance: At least ten (10) days prior to such scheduled function, the applicant shall furnish to the Office of the Sunapee Board of Selectmen written confirmation that the applicant has secured adequate liability insurance covering the event in an amount not less than \$300,000. In the event that alcoholic beverages permitted shall be required to also furnish to the Selectmen's Office, at least ten (10) days prior to such function, written confirmation that the applicant has secured a liquor liability insurance policy in an amount not less than \$1,000,000.

***Suggested \$50 donation for non-residents**



TOWN OF SUNAPEE

Town of Sunapee

APPLICATION FOR USE OF TOWN OF SUNAPEE FACILITIES

- Gazebo

Area (Circle One): BenMere/Banstand - Sunapee Harbor - Georges Mills Harbor - Dewey Beach - Coffin Park - Ski Tow Safety Services Building - Town Hall

Other:

Name of Organization: Resident - Edward T. Blancha

This Organization is: Profit - Non Profit - Political - Private - Other

Name of Duly Authorized: Edward T. Blancha

Mailing Address: 23 Longviews Rd, Sunapee, N.H 03782 (7111 10/13) 32 N Lakeside Dr W, Medford, NJ 08055

Daytime Phone: 609-654-8913 Evening Phone: 4:30 PM

I/We hereby apply for permission to use the above circled Town facility on:

Event Date: October 6, 2018 Time From: 4 P.M. To: 6 P.M.

Please describe the event: Wedding Vows - Party of 13

I/We acknowledge understanding the following restrictions:

- (1) The Town of Sunapee enforces the Ordinance for Control and Use of Alcoholic Beverages (copy attached). If permitted, please attached a copy of the permit to the application. If approved by the Selectmen, I understand:
a. Alcohol will not be sold.
b. I will designate a person over the age of 21 who will be responsible for monitoring the event for appropriate alcohol consumption by attendees.
c. I will designate two designated drivers who will not consume any alcohol and who will be available until the end of the event.
d. I am responsible for terminating the event by midnight.
e. I agree that random police checks may be made at any time.
f. I understand all relevant State laws must be complied with.
g. I under I must obtain liability insurance and a copy must be filed with the Board of Selectmen before use of alcohol will be permitted.
(2) If this event will likely bring more than 50 people or 20 cars to the area, the applicant must first submit this application to the Chief of Police. The Chief of Police may require the applicant to hire police officer(s) for crowd or traffic control.
(3) No equipment or materials may be permanently attached to the building/structure without specific permission from the Board of Selectmen.
(4) I/We agree to abide by the Town of Sunapee's Recreation Area Ordinance, which controls conduct and uses (copy attached)
(5) The applicant shall indemnify and hold the Town of Sunapee, its employees, agents and representatives harmless from any and all suits, actions, claims, in equity or at law, for damages asserted by any attendees at such function, or other third parties, resulting from the use of the premises, or from the food and beverages served at the above described function. In addition, in the event that the town is required to respond to any claims of any nature arising in connection with the function or the applicant's use of the premises, the applicant agrees to pay to the Town all costs, fees, charges and attorney's fees which may be incurred by the Town in regard to such claims.

I/We plan on 13 # of people and 5-6 # of vehicles attending our event.

Signature of Duly Authorized: Edward T. Blancha Date: 9/14/2018

Approved by Chief of Police # of Officer(s) will be assigned to event at applicant's expense. Date

Approved by Recreation Director (if applicable) Date: 9/14/18

Approved by Fire Chief (if applicable) Date

Application for use of this facility has been APPROVED/DENIED. If denied, reason for denial:

Signature of Approving/Denying Authority (Chairman of the Board of Selectmen) Date

Insurance: At least ten (10) days prior to such scheduled function, the applicant shall furnish to the Office of the Sunapee Board of Selectmen written confirmation that the applicant has secured adequate liability insurance covering the event in an amount not less than \$500,000. In the event that alcoholic beverages permitted shall be required to also furnish to the Selectmen's Office, at least ten (10) days prior to such function, written confirmation that the applicant has secured a liquor liability insurance policy in an amount not less than \$1,000,000.

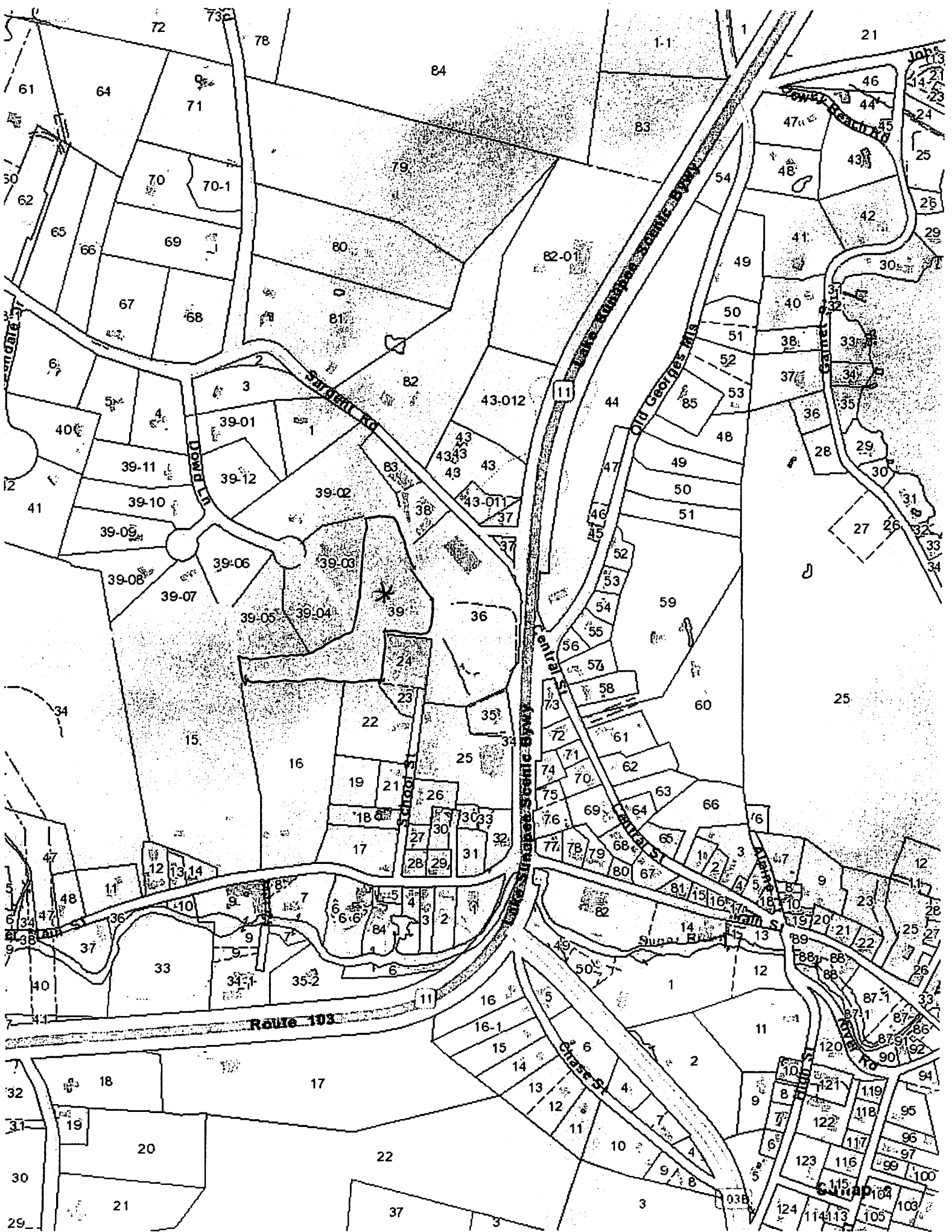
Date Received

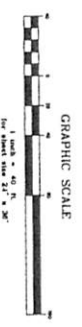
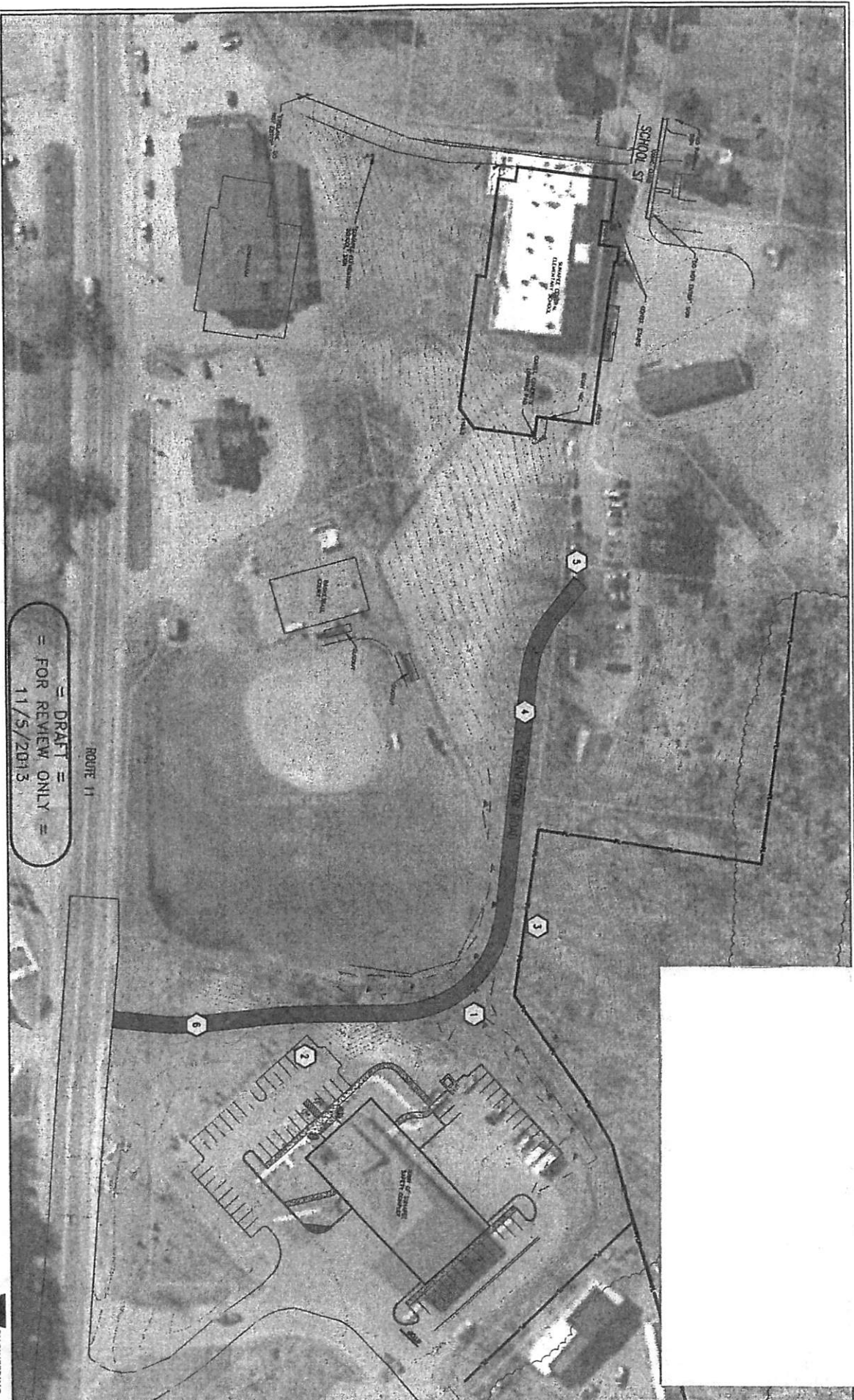
Proposed Time Line for SCES Addition/Renovation

- September, 2019 Application for Building Aid due at NHDOE
- Focus Groups:
 - Harriman will conduct a focus group for SCES teachers on September 10th at 3pm
 - There will be a community focus group on September 10th at 5:30pm at the SCES Library with opportunity for input regarding design and community needs
- SCES Board Facility Meetings (public meetings) ongoing
- October set meeting with Town Selectman/CIP
- October-December establish Community Meetings, conversations with local community groups, (seniors, Abbott Library, Coffee with Chief, River Way, PTO, Boosters ...)
- November/December conversation with Venture Engineering and Harriman regarding proposed road
- Proposal to full School Board in January, 2019
- Warrant article March, 2019

Positive 2019 March Vote

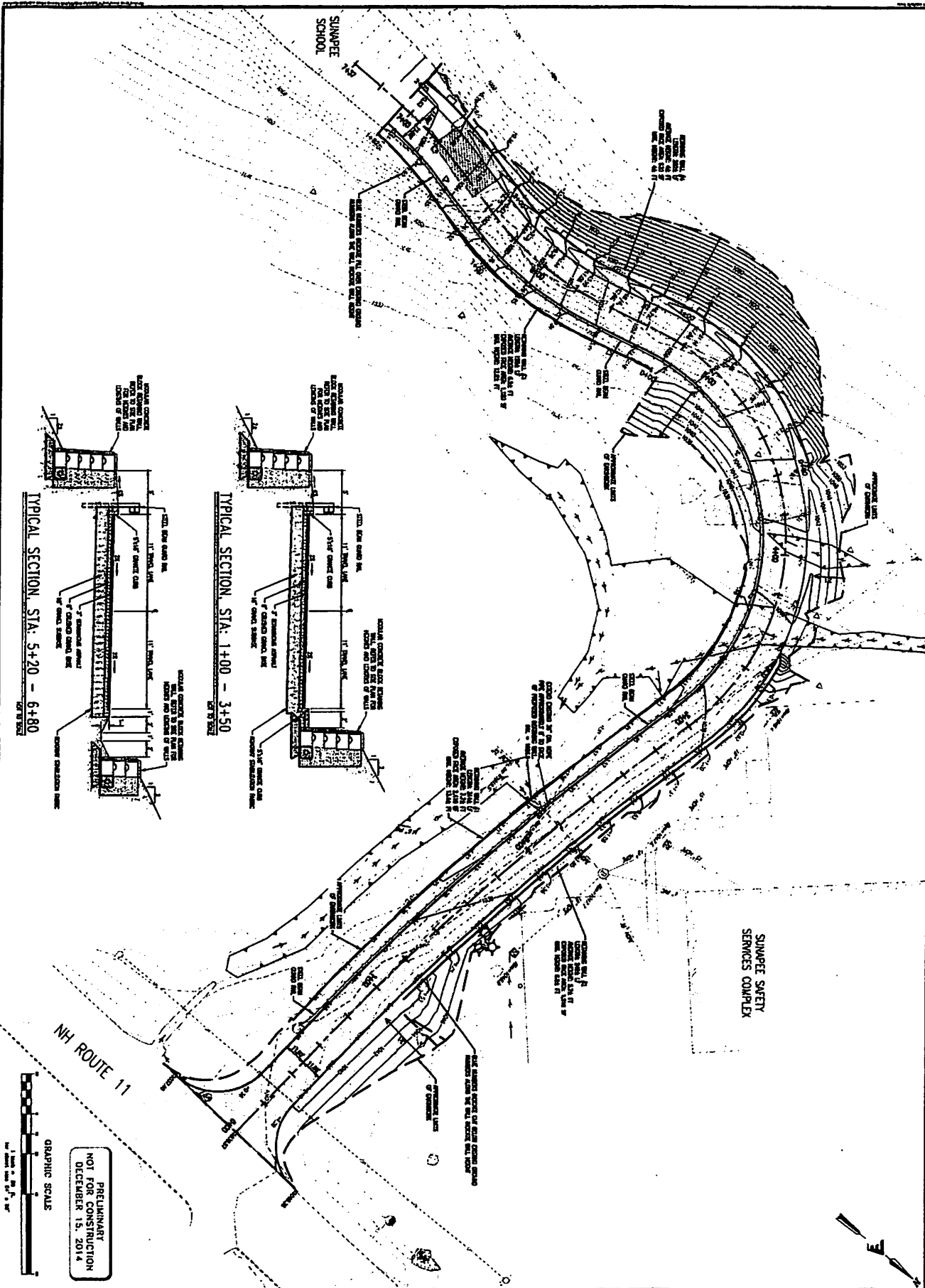
- Summer, 2019 start construction on new road, permitting, detailed designs, applications...
- Early Spring, 2020 start construction of new addition, completion of the new road
- Summer, 2021 new addition completed, move from current building to new addition, demolition of 1958 section of the current building
- Fall, 2021 school is running in the new wing while renovations are being done on the current building
- Summer, 2022 completion of project. School open in new and renovated facility





- NOTES**
1. THIS PLAN IS INTENDED TO BE USED FOR PRELIMINARY DESIGN ONLY. FOR ACCURATE SCHEDULE ACCESS TO SHARED COMMON ELEMENTS, SCHOOL, AND/OR OTHER ADJACENT PROPERTIES, A MORE DETAILED DESIGN IS REQUIRED.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION.
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Sunapee Central Elementary School
 Additional Connector Road Options
 Concept 1 - DRAFT



TYPICAL SECTION, STA. 5+20 - 6+80

TYPICAL SECTION, STA. 1+00 - 3+50



PRELIMINARY
NOT FOR CONSTRUCTION
DECEMBER 15, 2014

<h1 style="margin: 0;">C1.1</h1>	Sheet No. Preliminary Schematic Design Project Name Roadway Plan Client Sunapee Elementary School Project Location Secondary Access Drive Location Sunapee, New Hampshire	Client Sunapee School District / SAU #5 Project No. 14-001 Date 12/15/14	ENGINEERING VENTURES 200 New Hampshire, Route 26, Sunapee, NH 03270 Tel: 603.442.2323 Fax: 603.442.2324 88 Middlesex Street, Suite 212, Laconia, NH 03246 Tel: 603.442.2323 Fax: 603.442.2323 www.engineeringventures.com	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Rev.</th> <th style="width: 80%;">Description</th> <th style="width: 10%;">Checked</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Rev.	Description	Checked																														
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SUNAPEE SCHOOL DISTRICT

OBJECTIVE - BUDGET ESTIMATES FOR VARIOUS SCENARIOS OF SCHOOL CONFIGURATIONS

PROJECT BUDGET WORK SHEET

HARRIMAN - ARCHITECTS & ENGINEERS - PORTSMOUTH, NH

Revised 9/5/2018

DRAFT

Pre-Design Services - Project No. 16460

					SCHEME B	SCHEME G	
					SCES Add & Reno see note 2	Proposed New Central Elementary School see note 3	REMARKS
Building Cost							
SCHEME							
1	B	Building cost - New additions	38,200 sq. ft.	X \$340 per sq. ft.	\$12,988,000 \$730,125	\$23,842,000	New three story addition with renovations Annex New three story Elementary School
2	B	Demolition	9,735 sq. ft.	X \$75 per sq. ft.			
3	G	Building cost - New Elem School	68,120 sq. ft.	X \$350 per sq. ft.			
SCHEME							
4	Building cost - Renovations				\$3,485,000		Complete renovation with all new systems
	B	Building cost - major reno existing	20,500 sq. ft.	X \$170 per sq. ft.			
	A	Building cost - major reno existing	sq. ft.	X \$170 per sq. ft.			
	A	Building cost - minor reno existing	sq. ft.	X \$110 per sq. ft.			
Site Cost							
SCHEME							
5	B	Paving, utilities, misc.			\$2,500,000	\$1,600,000	At addition & second access road Access road to site, new utilities. With play fields and play ground area.
	G	Paving, utilities, misc.					
Building & Site Cost Total					\$19,703,125	\$25,442,000	
4	Typically soft cost approx. 20% of Building & Site cost				\$3,940,625.0	\$5,088,400.0	
Sub-Total					\$23,643,750	\$30,530,400	
Owner's Contingency							
5	Per DOE 10%				\$2,364,375.0	\$3,053,040.0	
					\$26,008,125	\$33,583,440	TOTAL PROJECT COST

NOTES:

- 1- Estimates not for actual construction cost and used for comparison purposes only. Cost estimates from our experience of present school under construction. We assume construction inflation of 7.5% per year and estimated for construction for Summer of 2020.
- 2- Building design based on Scheme B dated Aug. 22, 2018. Please note David W. Sherburne Gym is used for Physical Education and other school programs approximately 13,300 square feet. No renovations of this facility are included in this estimate.
- 3- Building design based on Scheme G by Team Design dated Dec. 5, 2007. Increase Square Footage to match current educational program used to design in Scheme B. We used 58,120 square feet from Scheme G plus 10,000 square feet.
- 4- Building cost per sq. ft. based on today's cost; functional & basic design, construction to match existing.
- 5- Site work based on clean, flat site with town water & sewer and adequate power.
- 6- Use existing Survey, Geotech, Borings & Testing based on typical clean site: no hazardous materials, no ledge. Additional site investigation will be required before construction documents are started.
- 7- Soft cost includes: Bond council, legal fees, A & E fees, testing of soils/materials, IT equipment, furnishings, fixtures, toilet accessories, signage, etc. Assume permits will be waived.

SUNAPEE SCHOOL DISTRICT
OBJECTIVE - BUDGET ESTIMATES FOR NEW HS AND RE-PURPOSE M/H TO K-8
PROJECT BUDGET WORK SHEET
HARRIMAN - ARCHITECTS & ENGINEERS - PORTSMOUTH, NH

9/5/2018
DRAFT

Pre-Design Services - Project No. 16460

				NEW HS ON SITE G Grades 9-12 with 200-250 students see note 2	EXISTING M/H Re-purpose to K-8 School see note 3	REMARKS
Building Cost						
1	Building cost - New Building cost - New HS School	61,500 sq. ft.	X \$400 per sq. ft.	\$24,600,000		
Building cost - Renovations						
2	Building cost - major reno existing	7,000 sq. ft.	X \$170 per sq. ft.		\$1,190,000	Some classrooms under 900 sq. ft. required by DOE. Bring up to DOE standards.
3	Building cost - minor reno existing	8,000 sq. ft.	X \$120 per sq. ft.		\$960,000	
Site Cost						
4	Paving, utilities, baseball field, misc.			\$2,200,000		Add addition access road from SAU Minimal site renovations
5	Existing site to remain				\$100,000	
Building & Site Cost Total				\$26,800,000	\$2,250,000	
4	Typically soft cost approx. 20% of Building & Site cost			\$5,380,000	\$450,000	
Sub-Total				\$32,160,000	\$2,700,000	
Owner's Contingency						
5	Per DOE 10%			\$3,216,000	\$270,000	
				\$35,376,000	\$2,970,000	TOTAL PROJECT COST PER BLDG
				\$38,346,000		TOTAL PROJECT COST

NOTES:

- 1- Estimates not for actual construction cost and used for comparison purposes only. Cost estimates from our experience of present school under construction. We assume construction inflation of 7.5% per year and estimated for construction for Summer of 2020.
- 2- Square footage base on New High School Educational Specifications Work Sheet dated 9/5/2018.
- 3- Building cost per sq. ft. based on today's cost; functional & basic design, construction to match existing.
- 4- Site work based on clean, flat site with town water & sewer and adequate power.
- 5- Use existing Survey, Geotech, Borings & Testing based on typical clean site: no hazardous materials, no ledge. Additional site investigation will be required before construction documents are started.
- 6- Soft cost includes: Bond council, legal fees, A & E fees, testing of soils/materials, IT equipment, furnishings, fixtures, toilet accessories, signage, etc. Assume permits will be waived.

SUNAPEE SCHOOL DISTRICT

OBJECTIVE - BUDGET ESTIMATES FOR VARIOUS SCENARIOS OF SCHOOL CONFIGURATIONS

PROJECT BUDGET WORK SHEET

HARRIMAN - ARCHITECTS & ENGINEERS - PORTSMOUTH, NH

Revised 9/5/2018

DRAFT

Pre-Design Services - Project No. 16460

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					SCES Add & Reno see note 2	Proposed New Central Elementary School see note 3	REMARKS
Building Cost							
SCHEME							
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2	B	Demolition	9,735 sq. ft.	X \$75 per sq. ft.	\$730,125		
3	G	Building cost - New Elem School	68,120 sq. ft.	X \$350 per sq. ft.		\$23,842,000	
SCHEME							
4		Building cost - Renovations					New three story Elementary School
	B	Building cost - major reno existing	20,500 sq. ft.	X \$170 per sq. ft.	\$3,485,000		
	A	Building cost - major reno existing	sq. ft.	X \$170 per sq. ft.			
	A	Building cost - minor reno existing	sq. ft.	X \$110 per sq. ft.			
Site Cost							
SCHEME							
5	B	Paving, utilities, misc.			\$2,500,000		At addition & second access road Access road to site, new utilities. With play fields and play ground area.
	G	Paving, utilities, misc.				\$1,600,000	
Building & Site Cost Total					\$19,703,125	\$25,442,000	
4	Typically soft cost approx. 20% of Building & Site cost				\$3,940,625.0	\$5,088,400.0	
Sub-Total					\$23,643,750	\$30,530,400	
Owner's Contingency							
5	Per DOE 10%				\$2,364,375.0	\$3,053,040.0	
					\$26,008,125	\$33,583,440	TOTAL PROJECT COST

NOTES:

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- 7- Soft cost includes: Bond council, legal fees, A & E fees, testing of soils/materials, IT equipment, furnishings, fixtures, toilet accessories, signage, etc. Assume permits will be waived.

NEW ELEMENTARY SCHOOL ESTIMATED TAX IMPACT \$275,000 -- \$300,000 HOME EXAMPLES

LEVEL PRINCIPAL -- 25 YEAR BOND
\$27 Million

Year of Project	Tax Impact /\$1,000	Cost to Home owner \$275,000 Home	Cost to Home owner \$300,000 Home
Year 1	\$0.56	\$154.00	\$168.00
Year 2	\$1.81	\$497.75	\$543.00
Year 3	\$1.77	\$486.75	\$531.00
Year 4	\$1.73	\$475.75	\$519.00
Year 5	\$1.70	\$467.50	\$510.00
Year 6	\$1.66	\$456.50	\$498.00
Year 7	\$1.62	\$445.50	\$486.00
Year 8	\$1.58	\$434.50	\$474.00
Year 9	\$1.55	\$426.25	\$465.00
Year 10	\$1.51	\$415.25	\$453.00
Year 11	\$1.47	\$404.25	\$441.00
Year 12	\$1.43	\$393.25	\$429.00
Year 13	\$1.40	\$385.00	\$420.00
Year 14	\$1.36	\$374.00	\$408.00
Year 15	\$1.32	\$363.00	\$396.00
Year 16	\$1.28	\$352.00	\$384.00
Year 17	\$1.24	\$341.00	\$372.00
Year 18	\$1.21	\$332.75	\$363.00
Year 19	\$1.17	\$321.75	\$351.00
Year 20	\$1.13	\$310.75	\$339.00
Year 21	\$1.09	\$299.75	\$327.00
Year 22	\$1.06	\$291.50	\$318.00
Year 23	\$1.02	\$280.50	\$306.00
Year 24	\$0.98	\$269.50	\$294.00
Year 25	\$0.94	\$258.50	\$282.00
Year 25	\$0.91	\$250.25	\$273.00

NEW ELEMENTARY SCHOOL ESTIMATED TAX IMPACT \$275,000 -- \$300,000 HOME EXAMPLES

LEVEL PRINCIPAL -- 25 YEAR BOND
\$35 Million

Year of Project	Tax Impact /\$1,000	Cost to Home owner \$275,000 Home	Cost to Home owner \$300,000 Home
Year 1	\$0.73	\$200.75	\$219.00
Year 2	\$2.35	\$646.25	\$705.00
Year 3	\$2.30	\$632.50	\$690.00
Year 4	\$2.25	\$618.75	\$675.00
Year 5	\$2.20	\$605.00	\$660.00
Year 6	\$2.15	\$591.25	\$645.00
Year 7	\$2.10	\$577.50	\$630.00
Year 8	\$2.05	\$563.75	\$615.00
Year 9	\$2.00	\$550.00	\$600.00
Year 10	\$1.96	\$539.00	\$588.00
Year 11	\$1.91	\$525.25	\$573.00
Year 12	\$1.88	\$517.00	\$564.00
Year 13	\$1.81	\$497.75	\$543.00
Year 14	\$1.76	\$484.00	\$528.00
Year 15	\$1.71	\$470.25	\$513.00
Year 16	\$1.66	\$456.50	\$498.00
Year 17	\$1.61	\$442.75	\$483.00
Year 18	\$1.56	\$429.00	\$468.00
Year 19	\$1.52	\$418.00	\$456.00
Year 20	\$1.47	\$404.25	\$441.00
Year 21	\$1.42	\$390.50	\$426.00
Year 22	\$1.37	\$376.75	\$411.00
Year 23	\$1.32	\$363.00	\$396.00
Year 24	\$1.27	\$349.25	\$381.00
Year 25	\$1.22	\$335.50	\$366.00
Year 25	\$1.17	\$321.75	\$351.00

NEW ELEMENTARY SCHOOL ESTIMATED TAX IMPACT \$275,000 -- \$300,000 HOME EXAMPLES

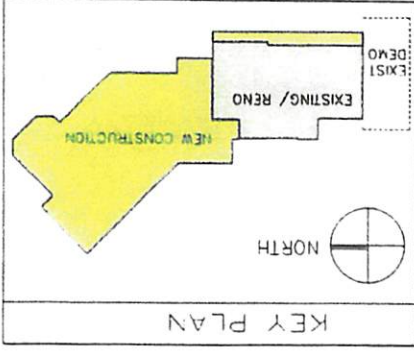
LEVEL DEBT -- 25 YEAR BOND
\$35 Million

Year of Project	Tax Impact /\$1,000	Cost to Home owner \$275,000 Home	Cost to Home owner \$300,000 Home
Year 1	\$0.73	\$200.75	\$219.00
Year 2	\$1.88	\$517.00	\$564.00
Year 3	\$1.87	\$514.25	\$561.00
Year 4	\$1.87	\$514.25	\$561.00
Year 5	\$1.87	\$514.25	\$561.00
Year 6	\$1.87	\$514.25	\$561.00
Year 7	\$1.87	\$514.25	\$561.00
Year 8	\$1.87	\$514.25	\$561.00
Year 9	\$1.87	\$514.25	\$561.00
Year 10	\$1.87	\$514.25	\$561.00
Year 11	\$1.87	\$514.25	\$561.00
Year 12	\$1.87	\$514.25	\$561.00
Year 13	\$1.87	\$514.25	\$561.00
Year 14	\$1.87	\$514.25	\$561.00
Year 15	\$1.86	\$511.50	\$558.00
Year 16	\$1.86	\$511.50	\$558.00
Year 17	\$1.86	\$511.50	\$558.00
Year 18	\$1.86	\$511.50	\$558.00
Year 19	\$1.86	\$511.50	\$558.00
Year 20	\$1.86	\$511.50	\$558.00
Year 21	\$1.86	\$511.50	\$558.00
Year 22	\$1.86	\$511.50	\$558.00
Year 23	\$1.85	\$508.75	\$555.00
Year 24	\$1.85	\$508.75	\$555.00
Year 25	\$1.85	\$508.75	\$555.00
Year 25	\$1.99	\$547.25	\$597.00

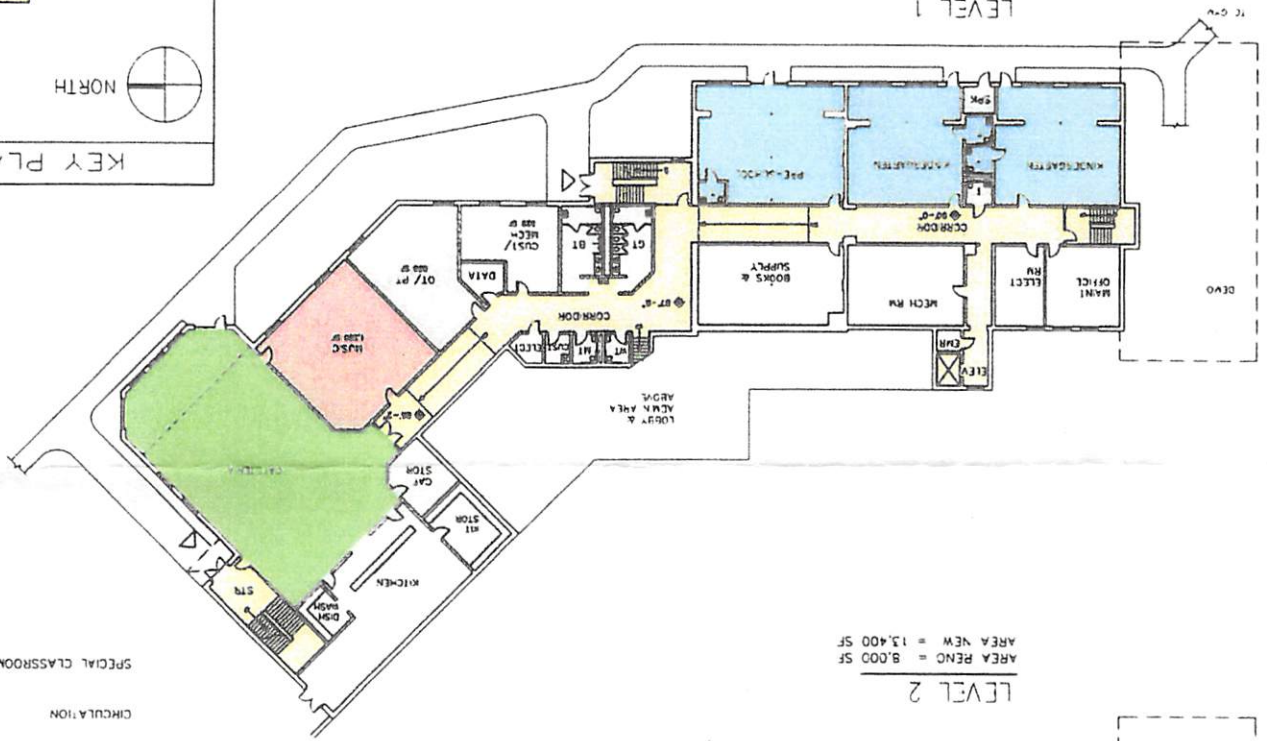
NEW ELEMENTARY SCHOOL ESTIMATED TAX IMPACT \$275,000 -- \$300,000 HOME EXAMPLES

LEVEL DEBT -- 25 YEAR BOND
\$27 Million

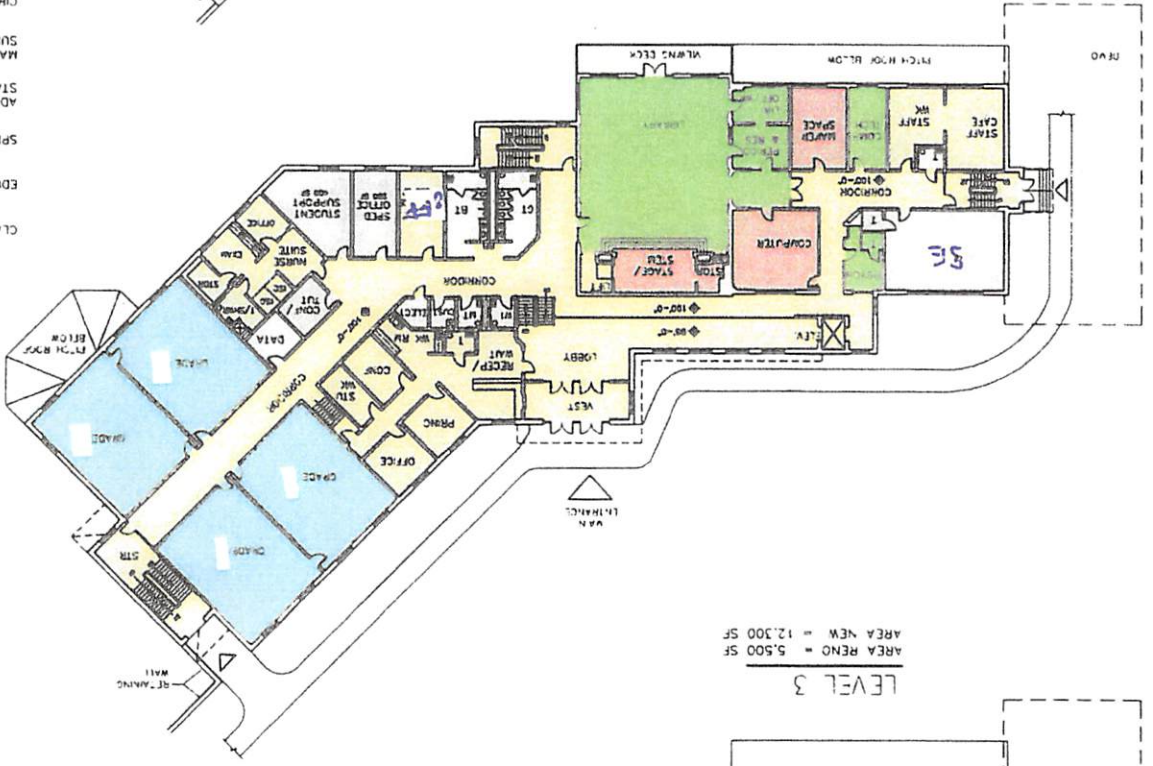
Year of Project	Tax Impact /\$1,000	Cost to Home owner \$275,000 Home	Cost to Home owner \$300,000 Home
Year 1	\$0.56	\$154.00	\$168.00
Year 2	\$1.44	\$396.00	\$432.00
Year 3	\$1.45	\$398.75	\$435.00
Year 4	\$1.44	\$396.00	\$432.00
Year 5	\$1.44	\$396.00	\$432.00
Year 6	\$1.44	\$396.00	\$432.00
Year 7	\$1.44	\$396.00	\$432.00
Year 8	\$1.44	\$396.00	\$432.00
Year 9	\$1.44	\$396.00	\$432.00
Year 10	\$1.44	\$396.00	\$432.00
Year 11	\$1.44	\$396.00	\$432.00
Year 12	\$1.44	\$396.00	\$432.00
Year 13	\$1.44	\$396.00	\$432.00
Year 14	\$1.44	\$396.00	\$432.00
Year 15	\$1.44	\$396.00	\$432.00
Year 16	\$1.44	\$396.00	\$432.00
Year 17	\$1.44	\$396.00	\$432.00
Year 18	\$1.44	\$396.00	\$432.00
Year 19	\$1.43	\$393.25	\$429.00
Year 20	\$1.43	\$393.25	\$429.00
Year 21	\$1.44	\$396.00	\$432.00
Year 22	\$1.43	\$393.25	\$429.00
Year 23	\$1.43	\$393.25	\$429.00
Year 24	\$1.43	\$393.25	\$429.00
Year 25	\$1.43	\$393.25	\$429.00
Year 25	\$1.46	\$401.50	\$438.00



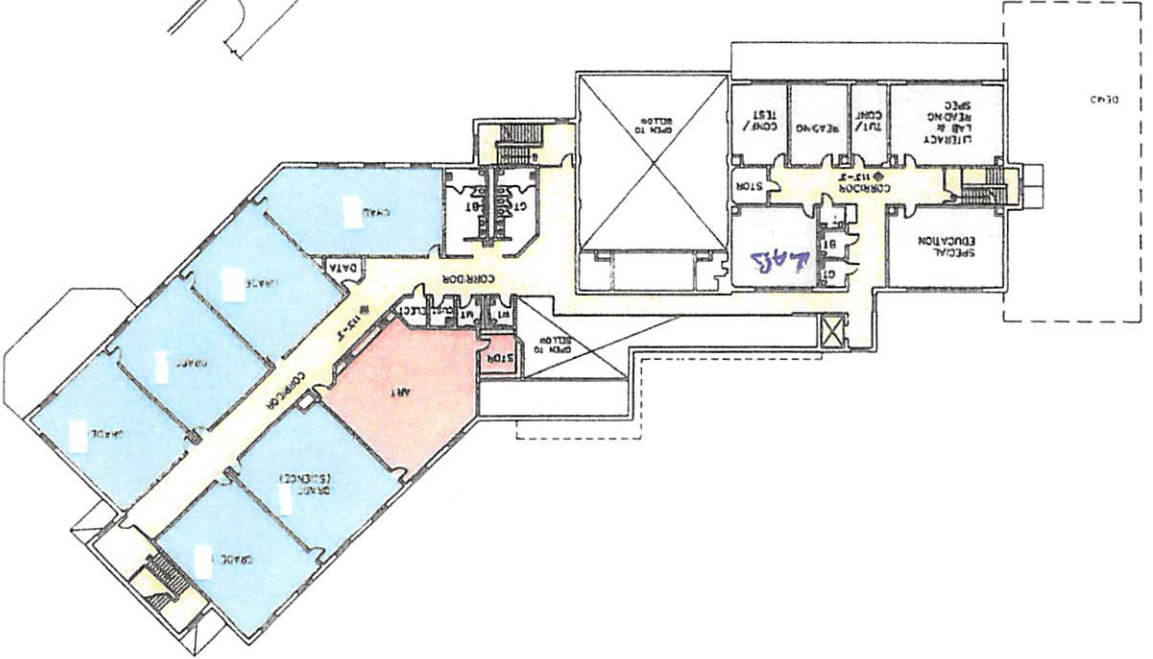
LEVEL 1
 AREA NEW = 7,000 SF
 AREA RENO = 12,500 SF



LEVEL 2
 AREA NEW = 8,000 SF
 AREA RENO = 13,400 SF



LEVEL 3
 AREA NEW = 5,500 SF
 AREA RENO = 12,300 SF



NOTE:
 - FOR DISCUSSION - JRFCSL ONLY
 AREA DEMO = 9,755 SF
 AREA RENO = 20,500 SF
 AREA NEW = 38,200 SF
 TOTAL BLDG = 58,700 SF