

SANBORNTON TOWN PARK
PROPOSAL AND RECOMMENDATIONS

June, 2022

Sanbornton Town Park Committee

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Please refer to the "Sanbornton Town Park Committee Report" dated March 25, 2022, for the committee's current observations of the park's condition and recommendations for improvements to the park in order to meet the recreation needs of the community.

Per request of the Sanbornton Selectmen, this proposal identifies park projects in order of priority, taking into consideration the cost of each project.. Although a recreation building to house a community room, bathrooms, storage of recreation equipment and an outdoor pavilion is attractive and ideal, this project is placed in Phase Three of this proposal due to the high cost to complete this project. Our order of preference is flexible and these are the recommendations of the committee with some input from the Recreation Commission and numerous community members.

Phase One: Restoring and maintaining the present playing fields and creating space for future development of the park.

1. Sufficient water will be needed to irrigate the existing playing fields, landscape plantings, future field space, bathrooms and a recreation building. A new well located in the park may be needed. The town administrator has agreed to contact Gilford Well to identify the capacity of the present well, located near the transfer station, and whether there is enough pressure to supply the future needs of the park. Can a more powerful pump be installed and is there enough water capacity in the present well?

2. Fertilize, treat invasive weeds, add new top soil and seed the present playing fields. Is the top soil removed from the present new building site available for the town park? An ongoing maintenance program needs to be funded.

a. We consulted with Scott Auger, a Sanbornton resident who has provided excavation work at the park in the past.. He identified the accumulation of sand, which is being blown onto the playing fields from the northwest sand piles, as a prime problem to maintaining the fields. He recommends bulldozing the sand piles and applying a covering of organic matter which eventually could become another playing field. Scott is willing to meet with the BOS and committee to discuss. He is possibly willing help with excavation.

b. We consulted with Johnny Van Tassel, Sanbornton DPW Director. He stated the town equipment is unable to move the sand piles. He is willing to help out where and when possible.

c. We consulted with Jim Piscopo. He visited the park and agrees the sand piles are a problem. He also recommended organic matter be placed on top of the sand. He suggested the stumps be ground and the chips be placed over the sand, then apply screened organic material from the park site.

3. Remove the present berm between the transfer station and the park entrance road. Johnny Van Tassel has offered to do this. We recommend the addition of top soil and planting Norway Spruce Trees. The approximate cost of these trees is \$29.99 each for a three gallon size. We recommend 12 trees. (\$29.99 each = \$359.88).
4. Install a split rail fence between the parking lot, the present playing fields and the west side of the parking area. This would delineate the parking areas and protect the fields and grounds.
5. Identify space to be allocated for facilities: storage unit, pavilion, bathrooms, playing courts, additional field and Phase Three recreation building. Reconfigure the facilities locations identified on the 2010 Town Park Master Plan prepared by Lepene Engineering & Surveying. We recommend we utilize the 2010 survey to identify new locations for the facilities. Lepene Engineering is no longer in business. Jim Piscopo recommended Eric Bock with Turnwood Landscaping and Design.

Phase Two

1. Add a storage building for recreation equipment. We considered three options: a stand alone two story storage building; a storage building which would be build and designed to eventually attach to a recreation building; or delay building a storage space until the time of building a recreation building. We do not recommend waiting to build a storage facility due to the unsightly nature of the present storage trailers. Amanda indicated she would need at least 1000 square feet of space to store recreation equipment and supplies. A two story building would be space efficient. Painting of a mural on the town owned trailer would be a temporary solution in and attempt to beautify the trailer.

Home Depot has 16x32 ft storage shed for \$17,246. This does not include doors, windows, roofing, electricity or slab.

Post Woodworking.com has a 16 x24 ft. shed for \$20,699.

Jamaica Cottage Shop.com is another company which makes prefab storage sheds.

2. ADA bathroom. The committee visited the Franklin Dam Park where a 10 x 10 ft. two stall bathroom has been erected. This type of structure would be ideal for the town park although expensive. The Franklin bathroom was built by Romtec, out of Oregon, which would cost \$55-90,000 without installation. We recommend obtaining bids from local contractors. A block building verses a wood structure should be considered.
3. The construction of an open covered pavilion has been discussed with the Recreation Commission and community residents, receiving across the board positive comments! We recommend a pavilion be located north of the present playing fields, thus looking out onto the fields. A 24 x 40 structure with post and beam construction situated on a cement slab would provide sufficient space for shaded community gatherings and summer camp.

We spoke with Eric Howard (603-843-7721) with the Timber Framers Guild, Alstead, NH, tfguild.org. They have built pavilions throughout North America and like to include local volunteers in the process. The cost depends on size, style, lumber costs and labor.

4. We recommend a multipurpose court which would provide for tennis, basketball and pickle ball. We obtained an estimate from Precision Seal Coating and Line striping, Biddeford, ME. A double court complete with fencing, lines and nets is \$110,000-\$120,000.

5. Portable, outdoor winter ice skating rink. Refer to proposal dated 11-09-2021.

6. Landscaping with bushes and trees to be located throughout the park. (See attached Landscape/Planting Recommendations).

7. Add a Little League field to the northwest of the parking area. Tilton/Northfield Little League organization is possibly interested in helping with this project. Amanda is in contact with them.

Phase Three

We recommend a recreation building located to the north of the playing fields and to the west of the parking lot. This is a costly project. The cost will depend on the size of the building and what internal structures are included. If a storage building, a pavilion, bathrooms have already been constructed, then a community room could be attached to the pavilion. Otherwise, an all inclusive building should be considered including a (30' x 26') community room; a covered pavilion (30' x 24'); an ADA bathroom (10' x 10'); recreation equipment storage space (30' x 26'); an office (10' x 10'); and utility room. A building committee would need to be appointed. Present building costs are approximately \$250 per square foot. Utilization of volunteer labor could bring the costs down.

Respectfully submitted,
Sanbornton Town Park Committee