

Sanbornton Town Park Committee
December, 2023

Recommended steps toward development of the Sanbornton Town Park

1. Request the town lawyer meet with the town administrator to identify any federal, state and town regulations which must be met to delineate the park from the transfer station and to identify any possible additional regulations regarding development of the park. In order to draw a site plan for the park, boundaries between the park and transfer station need to be identified. In order to apply for future federal grants, the park must be a separate lot from the transfer station.
 2. Request an engineering/survey firm be hired to conduct a survey of the park to identify a boundary between the park and the transfer station and then to draw a site plan to include future facilities and the parking area. The selectmen, Recreation Commission and the Town Park Committee along with the surveyor will need to identify the best location for identified facilities.
 3. Once the Sanbornton DPW has finished spreading the gravel brought to the park, hire an excavator to compact and level the gravel to expand the park area and create a parking area separate from the fields and future facilities.
 4. Discuss with the selectmen and the Recreation Commission, the order of adding new facilities (ie. pavilion, multi-sports court, bathroom, landscaping (adding top soil, seeding, trees and bushes), and fences. The amount of remaining SLFRF funds available will be key in the decision making process since the funds need to be spent in 2024.
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5. Once the order of adding facilities is determined, hire firms to complete the work. In order to avoid having areas of the park be left in a state of gravel and mud, management of the landscape needs to be considered.
 6. Identify funding resources to further the development of the park once the SLFRF funds have been depleted. Consider grants, donations, volunteer labor and fund raisers as sources to complete the projects.

Sanbornton Town Park Committee Progress and Recommendations Update January 2024

The following is updated information and steps needed to take to further develop the town park as recommended by the Sanbornton Town Park Committee. We strongly urge the selectmen to consider this information, keeping in mind the need to move forward to utilize all the SLFRF funds by December 31, 2024. We do not want to lose this funding. After paying Gilford Well, \$181,220 will remain available in this fund.

1. So far, the selectmen have approved the hiring of Gilford Well to dig a well and install an irrigation system for the existing playing field. This system can be expanded if needed for irrigation of other areas of the park. This is funded by the SLFRF funds.
\$138,000 was approved by the selectmen.
2. A recreation storage building has been erected at the park. This was funded by a donation of \$15000 and Recreation Commission funds.
3. A Town Pit Reclamation Site Plan was received from Auger Siteworks, LLC. A quote of \$584,901 was received. This site plan was done free of charge. This plan is no longer needed due to the DPW bringing in gravel to the site.
4. Gravel has been spread over much of park land to the north of the existing playing field and south of the transfer station. Knox Mountain Road gravel was brought in by the Sanbornton DPW crew. This gravel needs spreading, leveling and compacting. Further development of the park cannot proceed without this work completed. We have discussed this project at length with Scott Auger, excavator. He is willing to give a quote for this work once the selectmen clearly identify what needs to be done.

5. In order to proceed further with the development of the park, the committee has been advised to have the town administrator consult with the Sanbornton town lawyer regarding town regulations to delineate the park from the transfer station. This may involve a survey for a subdivision, right of way to the park, and/or a variance for the use of an easement. This is needed to complete a site plan and apply for other grants.

6. We recommend hiring a surveyor to conduct a survey and draw a site plan of proposed facilities. A site plan is necessary for any contractors to provide foundation and construction work for the proposed facilities. We met with Brian Bailey of Bailey Surveying, Gilford, NH, who quoted approximately \$10,000 for both. He recommended the above (5.). We also spoke with John Comeau of Brown Engineering. He agrees with this recommendation. We are awaiting a call back for a quote from him.

7. A paper and interview survey was conducted at Old Home Day, 2023, which indicated overwhelming resident support for development of the park to include a pavilion, a multipurpose sports court, a bathroom and a well with field irrigation.

8. The committee has obtained several quotes for building a covered, open sided, post and beam, 24'x36' pavilion:

A. Gosselin Builders Inc. quoted \$68,000 for the pavilion. He quoted eight 4' frost post option for + \$1000 or footings and frost wall option with floor +\$18800. He works with Scott Auger who would prepare the ground and foundation. A quote for Auger's work would need to be obtained.

B. American Landscape Structures, Lititz, PA. Dalton Hawk, Design consultant. \$58,325. Quote does not include floor and foundation work..

C. Romtec, Roseburg, OR. Travis Olson. \$75,000-\$90,000. Quote does not include floor and foundation work. Does include shipping.

D. The committee also met with Eric Howard of the Timber Framers Guild, Alstead, NH. They work with community volunteers thus the work would be done locally. The Guild provides a workshop for the actual builders. They provided a quote of \$104,000 given to another NH town to build a similar structure.

9. The committee recommends a cinder block 10x10' ADA bathroom, one stall. Quotes are yet to be obtained.

10. The committee also recommends a multipurpose sports court to include tennis, pickleball and basketball. This is an expensive item thus there is presently not enough funds in the SLFRF grant to support a two court facility. An option may be to build one court for tennis and pickleball then improve the paved area by the storage shed for a basketball court. Funding from other sources would be needed for a double court. The following quotes were obtained:

A. SportCourt Northeast. North Andover, MA. They use Power Game tiles. Quotes were given of \$246,230 for a double court, 100x120' and \$123,026 for a single court, 50x100'. These quotes were all inclusive to complete the courts. Other contractors expressed concern regarding the use of tiles for a town park due to eventual brittleness and dislike by tennis and pickleball players due to a lack of ball bounce. Tiles are often used at hotel facilities for ease of cleaning.

B. SportsNet. Beverly, MA. John Bouchard. He recommends paving the courts. He gave a quote of \$150,000 for a 100x10' double court. This does not include lighting, fencing, paving or ground preparation.

C. Precision, LLC. Casey Belanger plonestriping@gmail.com. He quoted \$142,000 for a 110'x120' double court. This quote includes paving but does not include excavation and ground preparation of the area for paving.

D. Maine Tennis, Gray, Maine. Kevin Cornish. He uses Ron Valencourt of Belmont to do excavation and paving in this area. Awaiting quote.

All sports court representatives with whom we spoke stated the playing surface is only as good as the foundation beneath. The gravel needs to be compacted at every 6-8 inch layers when the gravel is laid down.

11. Beautification of the park would entail adding loam and seeding the areas surrounding the facilities; removal of the storage trailer; adding bushes and trees; and adding fencing to separate the parking area from the grassed areas. Quote obtained:

A. Landscaping with bushes and trees including the berm. Approximately \$5500.

12. The following grants were investigated to acquire funds in addition to the SLFRF funds. Town administrators will need to apply for grants. The Town Park Committee is willing to assist.

A. NH Community Center Investment Program. Unfortunately, the deadline for this grant has passed and will not be renewed.

B. NH Land and Water Conservation Fund Grant which is a 50/50 matching grant. We can apply for up to one million dollars. We spoke with Bill Gegas at length. SLFRF funds cannot be used as matching funds because they are federal funds but T-Mobile funds can be used as matching. He recommends using the SLFRF funds first before applying for this grant. The park would have to be delineated from the transfer station as a separate lot in order to apply.

C. T-Mobile Hometown Grant awards up to \$50,000. This grant is renewed quarterly until the funds run out. Application is online.

Respectfully submitted,
Barbara Whetstone, Chair
Sanbornton Town Park Committee