

MINUTES
Sanbornton Building Construction Committee (BCC)

Meeting Date and Time: Thursday, August 26, 2021 at 5:00 PM

Meeting Place: 573 Sanborn Rd (Town Office).

Nina Gardner called the meeting to order at 5:00 PM.

Roll Call of Members Present

Regular Members present: Nina Gardner (Citizen Rep - Chairman), Steve Cobb (Citizen Rep - Vice Chair), Jim Dick (Selectmen's Rep), Ken Carleton (Employee Rep)

Regular Members absent: Brendan Morrison (Citizen Rep), Chuck Flanders (Citizen Rep)

Others Present: None

New Business

- a. The Committee reviewed the two updated building site options from H.L. Turner. Nina Gardner said that Chuck Flanders was unable to attend the meeting but told her that he prefers Option 2. Brendan Morrison provided the following written input on the new options:

"I will be unable to attend the BCC meeting scheduled for 5pm on 26 August 2021. I request the following be entered into the minutes:

Since our on-site meeting with BPS and H. L. Turner on August 16th, I have had time to review our various location options over the past 18 months.

The decision to not locate the Police Station abutting the current Town Office was the impetus to seriously consider the land behind the Church and Old Town Hall.

Coincidentally, a Sanbornton resident came to our BCC meeting with a sketch and proposal to place the Police Station on the land with a separate entrance off Meeting House Hill Road, South of the OTH.

To us, the Committee of 6, felt it had merit (however it changed to the Town Office building) and, with the approval of the BOS, we engaged both BPS and HLT to do a feasibility cost estimate to locate the TO on a newly constructed road and building on the Southerly end of the land. What they prepared was what we presented to Town Meeting and was approved.

After our August 12th meeting both BPS and HLT representatives visited the site and proposed that the office location be at the Northerly end of the property, behind the Church with an access road between the Church and the Library.

While the new proposed site does have many aesthetic benefits, I have substantial reservations concerning the access. To me, any thru traffic, even a one-way road between the buildings presents a severe safety concern for both auto and foot traffic. I suggest we explore alternative access options while still considering the building site location."

- b. Steve Cobb asked if the new site would save money. Nina said that she had talked to Keith McBey who indicated that there would definitely be cost savings but he didn't have an estimate yet. All agreed that the cost savings was an important input into the consideration of changing the site.

- c. Steve Cobb provided his thoughts on the various options available. The Committee discussed what could be done to reduce safety concerns about the lot between the Church and the Library. The Members agreed that the best option would be to eliminate the parking spots on the right side (near the Church) and replace them with a sidewalk and guard rail. That would provide plenty of room for the access drive as well as providing a designated way for people to get from the (new) upper parking lot down to the Church and Old Town Hall. Jim Dick confirmed that no official overture has been made to the Church yet about any changes to the parking, but that would likely follow the public hearing. The Committee noted that if the Church was unwilling to give up the parking that the same could be done on the Library side but all agreed that was a much less desirable situation since it directly impacts the Library patrons who use the building 5 days a week. It was agreed that there needs to be some consideration that would be offered to the Church if they agreed to eliminate the parking spots.
- d. There was discussion about the two placement options from HLT. The Committee agreed that Option 3 should be modified to move the building closer to the Church/Library and add some additional parking behind it. That would result in 35 new spaces, which was deemed adequate to handle the anticipated increase in usage of the field area. Jim Dick will contact Doug Proctor and ask him to update the drawing to reflect the change. Steve Cobb said that the drawings should show the proposed change to the Library-Church parking, even if it hasn't been agreed to yet so that people understand there would be a change
- e. Ken Carleton brought up the plans for the fire suppression system. Even though the current plan calls for only installing the interior piping to be ready for a future system, he recommended including a connection on the front of the building where the Fire Department could connect a tanker truck. They could use that to sprinkle the building just like an installed system. That requirement will be passed along to HLT.
- f. For the public hearing on 9/1, it was decided that no representatives from BPS or HLT were needed – just the updated drawings.
- g. It was confirmed that the Town had received the proceeds from the bond sale and they are in the bank. Funds can be dispersed when they are required.
- h. Jim Dick will update the Committee's Facebook page so that people are aware of the public hearing on Wednesday.
- i. The next meeting will be at the public hearing on 9/1.

Review of Minutes

A **motion** was made by Steve Cobb to accept the minutes from the Aug 16 meeting, with any corrections. Motion was seconded by Ken Carleton. There was no discussion. The motion **passed** unanimously.

A **motion** was made by Steve Cobb to adjourn the meeting, seconded by Ken Carleton. There was no discussion, and the motion **passed** unanimously.

Meeting adjourned at 6:35 PM.