

January 11, 2022

**Building and Facilities Committee
Police Station Site Review Subcommittee
Record of 1-11-22; P.D. Training Room**

Members Present: Chief Cobb, Cardillo, Hoglund, Bowers, Keith (by Zoom), Marashio, Vance (by Zoom)

Also in attendance: Adam Ricker, Town Planning; Kim Hallquist, Town Administrator

The meeting was called to order at 1:01 p.m.

A Motion was made by Chief Cobb, seconded by Nancy Marashio, and approved by all members of the Subcommittee to accept attendance by Paul Vance and David Keith by electronic means (Zoom).

1. Approve Minutes of January 4, 2022

After discussion, the committee requested that Bob Bowers forward draft minutes of meetings to Emily Hardy, Administrative Assistant for the Town, for posting on the Town website at the same time he forwards the draft to the committee for review.

The record of the previous meeting of January 4, 2022, was reviewed by the Committee. Corrections were made as noted by members of the committee, including a review and discussion of those made by Paul Vance in a memo requesting changes. After a full discussion, agreement was reached on the requests of Paul Vance, and the record of the meeting of January 4, 2022 with the changes agreed to was then approved unanimously.

2. Review request of Paul Vance regarding Cricenti property

Paul Vance stated that he has expressed the reason the Cricenti property should be on the A List. He noted that we don't know a lot about the other properties. It was his opinion that it was a good property for consideration and offered myriad opportunities for siting and access and should not be eliminated. Joe Cardillo expressed confusion as to the concern expressed and stated that the committee was looking to produce a list of 3-5 properties and no properties have been eliminated for being on the B List. Paul Vance stated that the property is for sale; representatives of the property owners were at the first meeting of the committee, and the committee does not have their input as to siting on the property. Joe Cardillo agreed that the committee has to get answers on a lot of the properties; and stated that the committee is looking at possible siting.

Peter Hoglund noted that the committee is currently getting information on properties on the B List. He then suggested that the committee look at it as simply one group of 9 properties that are candidates for consideration. Paul Vance stated that he agreed with that suggestion. He then stated that the next steps should include looking at more information on the properties.

3. Review any available updates from subcommittee members

Chief Cobb reported that she had spoken with Beltronics, the company which does the work for

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the P.D. related to communications and the tower. They have produced a Report on sight lines to Mt. Kearsarge and to Mt. Sunapee from five sites under consideration: Bewley, Broom, Cricenti, Bonanno, and Buker/McEnrue. All have acceptable sight lines, with initial indications that some will require a higher tower than others (perhaps 50' up to 100'). Chief Cobb noted that Beltronics had indicated there might be zoning issues related to the tower height. Adam Ricker stated that there are some setback requirements related to heights, but that the Town is not required to abide by those requirements. Chief Cobb stated that Beltronics has suggested that more detail could be obtained by using a drone to establish the necessary data. Further investigation is necessary.

Peter Hoglund reported that he had spoken with Bar Harbor and they are not interested in selling either of their current branch building sites. Bar Harbor would entertain the possibility of selling the site abutting the Main Street branch and the parking lot site on Gould Road. Joe Cardillo inquired whether there would be any subdivision required, and Adam Ricker responded that there would not, as each of the parcels is a separate lot of record. Adam Ricker also noted that Bar Harbor might require some parking spaces on the two lots under consideration, and that based on the square foot calculation of the bank building site it would probably be in the neighborhood of 9-10 spaces. Peter Hoglund inquired about rights of the Kidder building at that location for parking, with the response that there are current rights personal to the present owners but that those rights would terminate on a sale of the parcel. Paul Vance asked which building was the Kidder building. Joe Cardillo stated that it is the building between the bank and the nursery school in the building owned by Bill Berger. Bob Bowers noted that he had walked by the Kidder building a couple of days ago and there was a small "for sale" sign in the windows. He inquired whether the committee should remove the bank building from consideration and add the Kidder building to the other two parcels under consideration. The committee agreed that that should be done. Kim Hallquist noted that these three parcels were depicted on the Town tax map as 84/85, 84/87, and 84/89, and consisted in total of about 1.25 acres.

Peter Hoglund reported that he had spoken with Tom Manion, CEO of New London Hospital, who said the Hospital might be interested in selling the property the committee is considering, but that it would be a discussion that needs to be pursued internally with the appropriate personnel of the Hospital. NLH might want to retain this land for possible future purposes.

Joe Cardillo reported that he has had further discussions with TDS but it will require deeper discussions. He reported that he had not been able to reach Mr. Broom about his property but would continue to try to reach him. He has spoken further with the "seller" of the Bewley property, specifically about the 1 acre cut-out from the 7-acre parcel the committee is considering. The "seller" wishes to subdivide that out and annex it to the two parcels on County Road for density requirements in developing those lots. That would leave about 6 acres in the parcel he would be willing to sell to the Town. He would also assign to the Town all the information, studies and data he has developed, including engineering, wetland and other studies he has commissioned, as part of the purchase. Joe Cardillo believes these would have a reasonably significant value to the Town, perhaps between \$25,000-\$50,000. He also talked with Frank Anzalone, Architect, about the

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wetlands issue as it may affect access. Frank Anzalone made it very clear that there is a right of the property owner to cross over that wet area from Newport Road to afford access and egress.

Peter Hogle will undertake to try to get more information about the Cricenti property. Joe Cardillo inquired whether anyone had been assigned to inquire about the Hechtel property. No one had been assigned that task and Peter Hogle agreed to contact Bob Hechtel to see if he was willing to consider the possibility of a sale of the property. Adam Ricker stated that he would be seeing Marianne McEnrue this evening and asked if the committee would like him to inquire whether she was still willing to consider a sale of her property. The committee agreed that was a good idea and asked him to make that inquiry.

4. *Discuss next steps*

Discussion deferred to next meeting.

Action Items

12-14-21

- A. Bob Bowers will prepare a consolidated list of properties to include Town properties, properties for sale, and those additional properties discussed at this meeting and those on the list he has developed for consideration; copies of the assessment cards and tax map location; and an enlarged copy of the Town tax map for use in identifying property locations. **Done.**

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- B. Joe Cardillo will confirm that the Bewley property consists of the entire 7 acres and that the smaller lot shown the sketch provided will not be subdivided out; and will contact Broom as to any possibility he would be interested in a sale. **Bewley inquiry completed; Broom inquiry remains.**
- C. Kim Hallquist will work with Paul Vance on any suggested changes to the publication of an invitation to the public to inform the committee of properties that might be worthy of consideration by the committee. **In process.**
- D. Chief Cobb will contact the Fire Department and make arrangements to determine height and sight line data for a tower at the relevant sites. **No longer required; working with Beltronics, which has provided a report on five of the properties.**

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- E. Peter Hogle will gather additional information regarding the Cricenti property.
- F. Peter Hogle will inquire of Bob Hechtel whether he has any interest in a possible sale.
- G. Peter Hogle will follow up with New London Hospital as to whether it will consider a possible sale.

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H. At the request of the committee, Adam Ricker will inquire of Marianne McEnrue as to whether she has any interest in a possible sale.

5. *Adjourn.*

There being no further discussion, the meeting was concluded and adjourned by unanimous consent at 2:24 p.m. The next meeting will be Thursday, January 18, 2022, at 12:00 p.m. with a "hard stop" of 1:00 p.m.

Respectfully submitted,
Robert Bowers, Recorder