

January 25, 2022

**Building and Facilities Committee  
Police Station Site Review Subcommittee  
Minutes of 1-25-22; P.D. Training Room**

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

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

The meeting was called to order at 1:00 p.m.

A Motion was made by David Keith, seconded by Joe Cardillo, and approved by roll call vote of all members of the Subcommittee to accept attendance by Paul Vance by electronic means (Zoom).

*1. Approve Minutes of January 11, 2022*

The minutes of the previous meeting of January 11, 2022, were reviewed by the Committee and were then approved unanimously by roll call vote. Kim Hallquist informed the Committee that the previous minutes posted to the Town website have been changed to delete the reference to the Chair having submitted the minutes and substitute that the minutes were submitted by Robert Bowers as the recorder of the minutes.

*2. Discussion of issue of correction needed to 12-14-2021 minutes*

Kim Hallquist noted that a request has been made to correct the minutes of December 14, 2021. She noted that the specific language in the minutes that needed to be corrected is as set forth on page 4, third full paragraph. That language is as follows: "Nancy Marashio inquired whether there was a clearly defined use to which the Buker building would be put if the police station moved out. Kim Hallquist responded that the Selectmen were looking at that issue. Nancy Marashio noted that this would be a very important consideration if there is a proposal to move the Police Department to a new site, and it should be fully and clearly addressed. There needs to be a well thought out plan in place."

Kim Hallquist produced a transcript of that section from a tape recording of the meeting for the Committee's review. After review of that transcript and discussion by the members, the Chair called the roll and each member present responded in the affirmative (Nancy Marashio was not present at this time) to include in these minutes a correction replacing those sentences, and substituting the transcribed language, and to add a footnote to the recorded minutes of December 14, 2021, noting this correction and directing the reader to these minutes. The language to be substituted from the transcript provided is as follows:

Nancy: I have a question: is there work being done on what's going to happen to this building when the police are not here?

Kim: That discussion has not been taken up yet by the Selectmen. The BFC has thought about it and doesn't I don't think see any . . . they don't have any plans for it, but the Selectmen have not discussed it. There have been discussions with the Department Heads as to what could be done, but I would say there is no definite plan.

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Nancy: I would recommend that that be worked on starting now because when you go to the town that is a question they want answered.

Kim: Oh yeah, I definitely think when the selectmen go looking for a couple of . . . however much this is going to cost they will have plans for that space.

3. *Property updates:*

a. Hear from Pete Høglund

(i) Cricenti property update

Peter Høglund reported that he had spoken with Pam Perkins, real estate agent for the Cricenti property, and there was nothing of significance to add to what is already known by the Committee. He stated that the price is not likely to be reduced from the current request. In addition, he spoke with Bob Brown of the Conservation Commission who stated that the Commission had no interest at the present time to pursue this as a property. He also spoke with Debbie Stanley, Executive Director of ASLPT, who stated that they have no present interest in pursuing this property.

Chief Cobb inquired of Peter Høglund whether he had any thoughts on asking if the sellers might consider a subdivision and selling the Town a smaller portion of the whole. Peter Høglund responded that he did not believe they would be interested in doing so. Adam Ricker noted that this might be something the sellers would be willing to do. Paul Vance stated that the seller might feel that a Town use of a portion of the property would enhance the value of the remainder of the property. There was general agreement that it would do no harm to ask. Peter Høglund agreed to inquire whether the sellers would consider selling a subdivided portion of the property to the Town.

(ii) Hechtel property (former Tomi dePaola property) update

Peter Høglund reported that he had inquired of Bob Hechtel and that he had no interest in selling his property.

(iii) New London Hospital update

Peter Høglund reported that he had heard from New London Hospital and that it had no interest in selling its property.

Peter Høglund also reported that he had heard from Bar Harbor and it had no interest in selling its property at this time, although they will stay in touch if there are any changes.

b. Hear from Adam Ricker: Marianne McEnrue property update

Adam Ricker reported that he had spoken with Marianne McEnrue and that she is not actively looking to sell, but would entertain a conversation to do so if she could find a place to live in a similar, acceptable location.

Joe Cardillo reported that he has had no success in reaching Chris Broom to inquire as to any interest in selling his property. He will continue to try to make contact, perhaps through his sons. He also reported that the "seller" with contract rights to the Bewley property had contacted him to say that he would be willing to sell the entire approximately seven-acre parcel for \$600,000 rather than subdividing out approximately an acre, as was discussed at the last meeting, which

involved selling the remaining approximately six acres for \$550,000. The “seller” would still retain the two separate lots behind The Gallery on County Road.

Paul Vance noted that he had come across a real estate listing for the entire 11 acres for an asking price of \$500,000. Joe Cardillo responded that he believed that was an early proposal and that it was no longer available at that price. He stated further that there was no way to know what the “seller’s” situation is and what he might ultimately find to be an acceptable price. He also noted that the “seller” had originally contemplated workforce housing for that site but had abandoned that idea based on the reaction he had received to that proposal.

#### *4. Other business*

Chief Cobb reported that she had reached out to Eversource, and they have no official position on the effect of electromagnetic frequencies. She also stated that Eversource had noted that the strength of any effect decreases dramatically as the distance from the source increases.

Peter Hoglund inquired whether we had received any response to the request posted on the Town website, and Adam Ricker responded that none had been submitted.

Peter Hoglund raised with the Committee a new idea he thought worth discussing. He suggested the possibility of moving the Town offices to the Buker building and moving the Police Station to the Academy building. He suggested that the Academy building could be moved toward Main Street and placed on a new foundation, with a sally port and garages then added to the rear of the building. This would have the beneficial effect of having the police station remain in the center of Town on the Main Street corridor, providing a significant use for the Buker building, and costing substantially less than new construction and purchase of a new site for the police station. He noted that moving a building is not an expensive project and doing this would fill all the needs outlined by the Police Department and there would be ample parking. Kim Hallquist noted that when the Town acquired the Academy building in 1999, it had been moved from a position closer to Main Street to its present location, and that it had originally not had a basement, which was added when the building was moved. She also stated that there might be some requirement to seek approvals from Colby-Sawyer College, which may have deed restrictions related to the exterior. Bob Bowers noted that he thought there might be restrictions placed on modifications to the exterior at the Town meeting authorizing acceptance of the property. David Keith inquired whether the building could be placed on a slab, and Joe Cardillo responded that although that might be possible, it would probably be better to have a foundation. Adam Ricker noted that the entire parcel, including the portion occupied by the skating rink is 1.29 acres. There was some discussion about the skating rink and it was suggested that it could be moved across the street to the Town-owned property next to the Town parking lot. Adam Ricker noted that there would be substantial transition issues for both the administrative offices now in the Academy building and the Police Department. Joe Cardillo and Peter Hoglund both noted that although this was the case, it could be handled as part of the project by the contractors doing the work.

Bob Bowers inquired whether, based on the earlier discussions at this meeting, the Bar Harbor property, the Hechtel property, the McEnrue property, and the New London Hospital property should be removed from the list of properties still under consideration, and the Academy building property added to the list. The Committee was in agreement that this should be done. This would bring the total properties still under consideration to six.

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Bob Bowers inquired of Chief Cobb whether the agenda could be sent out the Friday before Tuesday meetings and she agreed to do so. He also noted that he had prepared a grid designed to allow comparison of the properties based on the criteria being looked at, and a similar grid for stating the pros and cons of each site. He asked Chief Cobb whether the criteria comparison and the analysis of the pros and cons could be set as an agenda item at some point for those discussions. Chief Cobb asked Bob Bowers to revise the grid charts he had sent to her to include the current list of six properties being considered and send those out to the full Committee for its review prior to those discussions.

*5. Next meeting date*

The next meeting will be on February 8, 2022, at 1:00 p.m., in the P.D. Training Room.

*Action Items*

*1-4-22*

- A. Joe Cardillo will contact Broom as to any possibility he would be interested in a sale. **In process.**
- B. 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. **Done.**

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- C. Peter Hogle will gather additional information regarding the Cricenti property. **Done.**
- D. Peter Hogle will inquire of Bob Hechtel whether he has any interest in a possible sale. **Done.**
- E. Peter Hogle will follow up with New London Hospital as to whether it will consider a possible sale. **Done.**
- F. At the request of the committee, Adam Ricker will inquire of Marianne McEnrue as to whether she has any interest in a possible sale. **Done.**

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- G. Peter Hogle will inquire regarding the Cricenti property whether the sellers would entertain a subdivision and sale of a smaller parcel to the Town.
- H. Bob Bowers will send to the Committee a grid of the properties for comparison to the criteria, and the grid related to establishing the pros and cons related to each site.
- I. Chief Cobb will send out the agenda for meetings the Friday before each meeting.

*6. Motion to adjourn.*

There being no further discussion, Joe Cardillo moved, Chief Cobb seconded, and it was unanimously voted to adjourn at 1:50 p.m.

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Respectfully submitted,  
Robert Bowers, Recorder