

January 4, 2022

**Building and Facilities Committee
Police Station Site Review Subcommittee
Record of 1-4-22; P.D. Training Room**

Members Present: Chief Cobb, Cardillo, Hogle, Bowers, Keith, Marashio, Vance
Also in attendance: Adam Ricker, Town Planning; Kim Hallquist, Town Administrator
The meeting was called to order at 1:02 p.m.

1. Approve Minutes of December 14, 2021

The record of the previous meeting of December 14, 2021, was reviewed by the Committee and minor corrections made; and was then approved unanimously. Paul Vance inquired as to the meaning of the phrase “main corridor.” Bob Bowers responded that the discussion was that the phrase was intended to indicate a preference for sites on Main Street and Newport Road, but that there had also been the intent to look at properties that were close to Main Street and Newport Road. Joe Cardillo noted that no specific distance has been assigned, and that the committee could still decide on a specific limited distance. Bob Bowers stated that the committee could, for example, limit the properties to an area from, say, the Catholic Church, to, say, Cricenti Bog. There followed discussion, and it was concluded that these questions could be better addressed in the review of properties and a determination in each instance as to whether the property was too far outside the corridor.

2. Distribute updated preferred characteristics sheet

Chief Cobb distributed an updated list of preferred characteristics to serve as the criteria to be examined in the review of properties. After some discussion of the criteria to be applied it was agreed that this would be the criteria examined in reviewing properties, and that if circumstances indicated changes as the review proceeded the committee could revisit the list. There was also general discussion that the committee should not get too deep into detail on the first pass-through of the review, and that when the list had been reduced a deeper examination should take place discussing these criteria as they may apply in greater detail.
Attachment A.

3. Update on property owner/broker conversations as assigned at meeting on 12/14/21

Joe Cardillo suggested that this topic be addressed in the course of reviewing the list of properties being considered.

4. Review list of sites

Peter Hogle inquired whether all discussions are public, or whether the committee could discuss sensitive information that should not be made public. Kim Hallquist indicated that all discussions are part of the public record, but that in certain cases there could be a motion to go into non-public session if it was within the categories allowed. If the motion passed, then a record would be made of those discussions, but it would be a sealed record until

such time as the law required unsealing that record and making it public. At a certain point in time all such sealed records become public.

Nancy Marashio inquired whether there are established safety standards of which the committee should be made aware, and which should be considered as part of the criteria to be applied. Chief Cobb responded that those issues are important and that there are guidelines but no established national standards. There are considerations and concerns that should be addressed and that this is covered generally in the criteria listing the committee has adopted (*Attachment A*) under the heading "Geographic location: Hardening and Security." Paul Vance reminded the committee that it had agreed that we were looking at sites that would be good for another 50 years.

The committee then proceeded through the list of properties which had been prepared (*Attachment B*). The Discussion was as follows:

- | | |
|--|--------|
| 10 Main Street: egress and access concerns; safety concerns | REMOVE |
| 13 Pressey Court: should not sacrifice rental housing; size is a concern | REMOVE |
| 116 Newport Road (Bar Harbor): Paul Vance inquired whether the Subcommittee had any information as to whether Bar Harbor Bank intended to continue to maintain two branches in New London so close in proximity. | |
| not developable at this time | REMOVE |
| Bewley County Road: 2 parcels on County Rd behind Gallery not for sale | REMOVE |
| Bewley Newport Road: Joe Cardillo reported that he had inquired of the current owner of the purchase rights ("seller") and he would entertain a sale of this 7-acre parcel for \$550,000; parcel owners are entitled to 1 curb cut from State on Rte 11 (Newport Road); elevation increases to the north; perhaps some issues with wet area along Newport Rd.; is situated right on Newport Rd. which is a plus; sketch prepared by "seller" for possible building site (<i>Attachment C</i>) shows a separate Lot 1 abutting Hilltop entry road – is that included or not: Joe Cardillo will confirm with "seller" that it is the entire 7 acres; Paul Vance inquired as to whether there are issues with the utility easement – Adam Ricker responded that access would have to be worked out but that an owner has a right of access; Nancy Marashio inquired whether there are questions to be resolved re ill-health effects of power lines; conclusion of the committee was that it probably was not a problem as that occurs only with much higher voltage lines; Joe Cardillo noted that any final design would require significant building setback from power line and that it would be at a higher elevation due to the lay of the land; he also noted that the elevation change would provide a direct sight line to Mt. Sunapee for the communications tower; and perhaps good sight line to Mt. Kearsarge | |

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committee agreed to place this on List A	LIST A
Town parking lot/info booth: there is value in maintaining the current green space that is there; the parking lot is an essential part of Tracy Memorial Library access; there are access issues and closeness to Pleasant Street intersection	REMOVE
Inn Common (skating rink): not in line with Town character to use this space for a police station; nearness to Academy bldg.	REMOVE
Buker building/McEnrue: there are accessibility issues; Bob Bowers noted that the committee had discussed consideration of sites that did not fulfill all the preferred characteristics, such as consideration of a two-story building instead of a one-story building and that he had pointed out in earlier discussions that he had expressed the opinion that the stated needs could be met on as small a lot as one-half acre; he suggested that since Harriman had already presented designs for use of the Buker lot in conjunction with the McEnrue lot they should be considered together as one of the choices to consider; because of concerns of other members of the committee it was agreed to place this on List B	LIST B
Bar Harbor Main Office/abutting lot (with recently razed building/ parking lot in back owned by Bar Harbor: access issues would have to be addressed, including from Main Street, but access could be from Gould Road; there may be a right of way and parking rights associated with the two buildings on Pleasant St. behind the bank; Adam Ricker noted that the Kidder building to the rear of the bank on Pleasant Street was empty and the owner might be interested in selling – that would provide a possibility of more space on the lot with more opportunities as to its use; there could be an issue as to the location of a tower at that location and height based on the elevation committee agreed to place this on List B	LIST B
Bonanno (across from Peter Christian’s): Peter Hoglund reported that he inquired of Mr. Bonanno and that he would be willing to discuss a sale, but that it would be at a price determined by Mr. Bonanno; it is a large lot and has frontage on Main Street, Barrett Rd., and Hayes Rd.; committee agreed to place this on List A	LIST A
Colby-Sawyer Maintenance property 372 Main St.: access and egress is a major issue	REMOVE
Broom (formerly Sigma Data): elevation is good; size is good; access	

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Is probably not a problem; proximity to roundabout; Joe Cardillo will contact Mr. Broom about the possibility of a sale to the Town committee agreed to place this on List A

LIST A

NLH parcels (behind Hubert's)/WNTK: David Keith reported that the owner of WNTK had no interest in selling; the NLH parcel(s) have a utility ROW dissecting the property; access issues; severe dropdown from Main St.; State curb cut issues; closeness to rotary WNTK property:

REMOVE

NLH property: committee agreed to place this on List B

LIST B

TDS building (across from the Fire Station): Joe Cardillo reported that he had spoken with the main office of TDS in Wisconsin and they reported that they still have a need for the building; but he also spoke with the local TDS users in Town and much of the internal space is not used; small lot with possible wet area on Barrett Rd.; has frontage on Main Street, Pearl St., and Barrett Rd.; Bob Bowers noted that if one concept is to renovate the building it doesn't seem that it would be worth it; Paul Vance asked if the Subcommittee shared a concern that the Fire Station interrupts the flow of the Main Street retail district and that placing the Police Station similarly across the street from the Fire Station would create a similar interruption on both sides of Main Street.; Joe Cardillo agreed that retail usage on Main Street is a concern; David Keith noted that he had originally thought it would be a good location but now is concerned about the retail issue; committee agreed to place this on List B

LIST B

596 Main St. (Good Shepherd Farm): not likely for sale; access/egress Issues; general location issues; distance from Main St.

REMOVE

928 Main St. (Cross): owner stated won't sell

REMOVE

White (179 Andover Road): too far outside main corridor

REMOVE

Hale (Rte 11 west of Cricenti Bog): too far outside main corridor

REMOVE

Garvey Trust (Seamans Rd): too far outside main corridor

REMOVE

Hechtel (former dePaola property) County Road: access issues at that location; nearness to rotary; but large parcel and near main corridor; committee agreed to place this on List B

LIST B

Marty Harris Trust (County Rd. across from Messer Farm): too far outside main corridor; too residential

REMOVE

Reynolds Family Trust (Seamans Road): too many access complications; too far outside main corridor; too residential

REMOVE

Simply White Trust (County Road):

too far outside main corridor; too residential	REMOVE
Skunk Hollow (Pleasant St./Barrett Rd.): owner will not sell	REMOVE
Theodore and Barbara Brown (Seamans Rd.):	
too far outside main corridor; too residential	REMOVE
White Family Trust (Route 11): too far outside main corridor	REMOVE
Cricenti property (County Road): Chief Cobb noted that the property has a great line of sight to Mt. Sunapee for the communications tower; Bob Bowers stated that he believes there are access and egress issues; Joe Cardillo noted that it had similar issues to those raised about the TDS property relating to removing retail/commercial uses as to the commercial zone of the property; if situate in the cornfield it is further from the main corridor; Bob Bowers noted that the frontage in that scenario would put the entrance 1000' from the main corridor; he also noted that if it were in the commercial zone it would be closer to the main corridor but would also be closer to the rotary; both expressed that there were a number of issues of concern to them at this site; Nancy Marashio stated that she had concerns about the proximity to New London Hospital; Paul Vance stated that he felt this site should be on List A; Bob Bowers stated he thought it should be on List B; after further discussion the sense of the committee was divided with 3 feeling it should be on List A and 4 feeling it should be on List B	
List B	
132 King Hill (Petry): too far outside main corridor	REMOVE
127 Sutton Road: too far outside main corridor	REMOVE
King Hill Road (Souliotis): too far outside main corridor	REMOVE
Pleasant St./Hamel (adjacent to Town garage): too far outside main corridor; too many issues in any possible development	REMOVE
33 Hall Farm Road: too far outside main corridor; too residential	REMOVE
Sewer Plant site: too far outside main corridor	REMOVE

Chief Cobb noted that by her tally there were three properties on List A and six on List B for further review and consideration. *Attachment D* spreadsheet.

5. *Discuss next steps*

Paul Vance distributed a proposed notice seeking public input of properties that might be of interest to the committee. *Attachment E*. He suggested that it be published in *Municipal Matters* and on the Town website. There was some discussion whether it should be sent to local real estate brokers, but the committee concluded that it was not necessary and that the

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point was to reach out to the public for its input. Kim Hallquist will work with Paul as to any edits and then will publish the notice in *Municipal Matters* and post it on the Town website.

Chief Cobb stated that she would coordinate with the Fire Department to use the ladder truck to determine the necessary height of a communications tower for direct sight lines to Mt. Kearsarge and Mt. Sunapee for the sites under consideration.

Chief Cobb inquired when the next BFC meeting would be held, and Joe Cardillo responded it is on the calendar for Thursday, January 20, 2022. Nancy Marashio inquired whether the Selectmen had given any specific instructions as to timing of a report or whether it was expected that the Selectmen intended any article regarding any sites by Town Meeting. Kim Hallquist responded that there was not any specific direction from the Selectmen. Joe Cardillo noted that it would be difficult to do given the timeline for Warrant articles and the additional information which would be necessary. Kim Hallquist noted that the public hearing on the budget is scheduled for February 2, 2022, and a second public hearing would be held February 3, 2022, if necessary.

There was general discussion of the timeline for presenting the committee report to the Building and Facilities Committee and how that tied in with any article which might be placed on the Warrant for Town 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. **List done and provided to Subcommittee. Additional information/steps remain to be provided after list is reviewed.**
- B. Joe Cardillo will look into means of contacting appropriate persons regarding the possibility of sale of the following properties: Bonanno, TDS, Bewley, WNTK (Griffin), Broom (formerly Sigma Data). He will coordinate with Chief Cobb, Peter Hogle and David Keith in this effort. **Done as to Bewley, Bonanno and WNTK, TDS. Some follow-up remains to be pursued. Broom not yet contacted.**

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- C. 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.
- D. 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.

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- E. Chief Cobb will contact the Fire Department and make arrangements to determine height and sight line data for a tower at the relevant sites.

The next meeting will be Thursday, January 11, 2022, at 1:00 p.m., at the Police Department training room (depending on whether action items have been completed). The following meeting will be Thursday, January 18, 2022, at 1:00 p.m.

6. Adjourn.

There being no further discussion, the meeting was concluded and adjourned by unanimous consent at 3:21 p.m.

Respectfully submitted,
Robert Bowers,
Recorder

ATTACHMENT A

Police Department Preferred Characteristics (updated 1/4/22):

Future planning important to consider (plan for a long-term solution)

Land:

- 2 acres

Building:

- Single story
- Basement, or a portion thereof (land dependent) could allow for storage of HVAC equipment, fitness room, etc.
- 12,000 – 14,000 GSF
- Access to public water and sewer
- At least 3 oversized garage bays, along with outside carport
- Parking for up to 40 cars (employee/public)
- Ability to have solar power installation and/or charging port for electric vehicles

Geographic location:

- Hardening and security (separation of personal vehicles from public parking, secure area to enter sallyport, transfer prisoners, security of generator, etc)
- Elevation and pre-existing obstructions for the radio tower
- Accessibility
- Means of ingress and egress

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- Along main corridor of Main Street / Newport Road
- Town identity considerations

ATTACHMENT B

Consolidated List of Properties for Consideration

Description (tax map #) Owner
acreage/price/(assessment)/other info

	<u>List A</u>	<u>List B</u>	<u>Remove</u>
<u>Main Street/Newport Road Corridor</u>			
<i>Properties Currently For Sale in New London</i>			
1 10 Main Street (73/47) Michael Hansen Properties LLC 0.72 \$550,000 (\$ 235,900) across from Spring Ledge COMMENTS: near 90 degree turn to Newport Rd. and Intersection with Little Sunapee Rd.; egress and ingress are a concern			X
2 13 Pressey Court (73/59) Egan-Martinson LLC 0.48 \$649,000 (\$433,000) apartments across from Barn Playhouse COMMENTS: currently provides good rental options			
3 Bar Harbor (59/28) 116 Newport Road / Unit 1 63.2%; UNIT 2 36.8% INTEREST IN COMMON LAND .92 (\$ 27,700) parcel between Bar Harbor branch and Broom COMMENTS: This is one lot with two buildings, with Unit 2 having been sold. The approval for that sale probably prevents selling the lot being offered for sale. Therefore, this is probably not an option.			x
4 Bewley 166 County Road/Newport Road Bewley Trust (59/10) 7.03 on Newport Rd. (\$ 0,379) (59/11) 3.50 between HTP access road and (50/15) (\$ 50,550) HAS ACCESS THROUGH GALLERY 50'			

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(59/15) 1.349 166 County Road (\$ 91,000)

11.48 (\$ 459,000) abutting Hilltop and The Gallery;
Rte 11 across from P.O.

COMMENTS: Larger piece fronting on Newport Road (7 acres) has
Wetlands issues that need to be examined;
the smaller combined pieces on County Rd. have problematic
access in the form of a 50' ROW through the Gallery,
and via the parcel fronting on County Road;
owner of purchase rights probably has interest in
selling some, if not all, the parcels x

1-4-22 Discussion

Sketch of site plan: Attachment C

Town Properties

5 Parking Lot/Info Booth (84/7) 328 Main Street

1.10 (\$248,500)

COMMENTS: Library and Town parking

6 Inn Common (84/91) 375 Main Street

1.29 (\$1,159,200)

COMMENTS: this is one parcel with "skating rink" area
annexed to Academy building parcel

7 Buker Building, 429 Main Street/25 Seamans Road

0.73 (\$1,394,400); see McEnrue property below

McEnrue 27 Seamans Road NOT LISTED FOR SALE

0.27 (\$ 278,000)

abuts Buker on Seamans Road

COMMENTS: Owner has previously indicated a willingness
to discuss a possible sale; possible annexation to
Buker parcel

Properties Currently Not For Sale in New London

8 Bar Harbor Bank

(84/88) main branch

0.275 (\$ 1,398,800)

(84/89) razed "red house" lot abutting

0.59 (\$ 605,100)

(84/85) parking area on Gould Road

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0.41 (\$ 141,700)

COMMENTS: properties may have access and parking rights to Kidder, et al., and Berger parcels abutting, on Pleasant St.

9 Bonanno (73/1) Janet, Charles and Allison Bonanno
2.50 (\$ 324,800) across from Peter Christian's x

COMMENTS:

10 Colby-Sawyer (84/4) 372 Main St.
2.20 (\$ 601,500) Maintenance complex
abutting Woodcrest

COMMENTS: limited access from Main St. on
Whipple Court Rd; 100' frontage on
Barrett Rd.

11 Broom (59/27) (formerly Sigma Data)
1.37 (\$1,211,800)
COMMENTS: Ease of entry/access (steep driveway)?
topography?; proximity to rotary

12 New London Hospital (72/19-1)
6.690 (\$ 423,600)
abuts west of **WNTK**; behind Hubert's
NLH (72/19) – subdivide a portion and annex to 72/19-1?
Abuts south (72/19) of **WNTK**

COMMENTS: split diagonally by power line
easement; has 50' entryway from County Road;
275' frontage on Newport Road; close to rotary;
would require NLH to give up use of County Road
entryway and significant parking, both used with
the Medical Office Building; possibility of annexing
portion of 72/19 to 72/19-1, and/or to **WNTK**

WNTK (59/2)
0.55 (\$ 662,200)
abuts **NLH**

COMMENTS: 125' frontage on Newport Road; perhaps
Annex with **NLH (72/19-1)** or a portion of; or with **NLH**
(72/19) or a portion of

13 TDS (84/63) across from fire station

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1.00 (\$2,376,100)
(84/47)

0.270 (\$ 65,000)

1.27 total of two parcels

COMMENTS: slightly less than 100' frontage
on Main Street; 425' combined frontage
on Pearl St.; 130' frontage on Barrett Rd.;
has brick office structure on Main St.,
and large vehicle shed on Pearl St.

14 596 Main St. Good Shepherd Farm
(96/16)

86.50 (\$1,601,402) across from CSC;
Driveway entrance on Main, extends south
to abut both DPW and Sewer plant sites

COMMENTS: 65' wide driveway entrance on
Main Street; also appears to have narrow
drive to Balsam Acres hammerhead

(96/12) Good Shepherd Farm; connected to 648 Main

4.00 (\$ 1,527) across from CSC; in current use
"CONTIGIOUS W/OTHER LOTS IN CURRENT USE 3/11- LLA AND
ANNEX WITH LOT 96-15-5, PLAN # 19575 2001 PLAN #15499
OLD PID:000096 000010 000000)"

(96/15)

4.17 acres (\$ 380,503)

(96/14)

0.610 (\$ 481,900)

Grey cape on Main Street

(96/11)

1.20 (\$ 395)

_____ Road serving small subdivision; card states
that road never deeded to Town; owned
by Good Shepherd

COMMENTS: with almost a hundred acres, this group
of lots under one ownership could serve many
Town uses in addition to a police station; it would
probably require purchase of all parcels to make it work.
chances of the owner being willing to sell seem remote.

15 928 Main (109/18) Deborah and Richard Cross
5.2 acres (\$,168) Cleveland field
subject to conservation easement

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(109/19) Richard and Deborah Cross

27.20 (\$617,656)

COMMENTS: Owner does not wish to sell to Town

x

Outside Main Street Corridor

Properties Currently For Sale in New London

16 County Road – Next to Shopping Center MLS Number: 4863003

(72/15) main parcel, fields, current use

41.68 (\$ 7,646)

COMMENTS: 6.93 Acres is in Commercial zone

(72/17) house, barn, garage on County Rd.

1.58 (\$ 227,700)

Total asking price for all three: \$3,500,000

COMMENTS: outside the preferred “corridor;” congestion issues with other entries and exits along County Road corridor and use of roundabout; new development at NLH (Continuum) could impact; size invites other uses which could impact access; uses as Town recreation or a community center might negatively affect safety concerns

(72/17) has 420’ frontage on County Rd.

(72/15) has 400’ frontage across from NLH, and an additional 420’ frontage on County Rd. from Parkside Rd. to the brook

House owned by Joseph Wallace (72/14) sits between Cricenti farmhouse and additional frontage south on County Rd.

x

17 132 King Hill Petry Trusts

(122/27)

19.92 \$1,850,000 (\$ 529,574) Located on Route 11 close to Four Corners; could be subdivided; existing home

COMMENTS: outside the preferred “corridor”

(122/028) abutting parcel has easement for shared use of driveway; DOT access issues off State Hwy 114

x

18 127 Sutton Road

(123/5) (\$ 855,340)

33.98 \$1,479,000 Very residential area, existing home

COMMENTS: probably too far outside the preferred corridor; off the market

x

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19 King Hill Road Souliotis

(131/5)

5.3 (\$ 83,100)

(132/13)

10.0 (\$ 23,800)

Total:

15.3 \$467,800 Consisting of 2 parcels right next to the Exit 11 on ramp for I-89, one landlocked,

Town of New London

(132/12)

2.10 (\$ 5,300)

COMMENTS: Town land is landlocked, but would have access if annexed to Souliotis; outside the preferred "corridor"

x

20 Pleasant Street Peter and Melissa Hamel

(84/26)

8.5 \$135,000 (\$ 107,900)

Adjacent to the Town Garages.

COMMENTS: Access via a 50' easement; Significant wetlands; possible access through DPW site; too difficult for site development

x

21 33 Hall Farm Road, #17, MLS 4839685, S&P Family Trust of 2017

(86/17) second lot on left after turn from Seamans Rd.

2.50 (\$ 85,400)

COMMENTS: not on main corridor; significant residential area/use

Town Properties

22 Sewer plant site, Frothingham Road, two parcels

(95/12)

10.3 (\$1,184,5000)

(96/35)

37.0 (\$ 116,900)

COMMENTS: Frothingham Road is a Town road with a width of approx. 90', allowing for extension into property past the sewer plant for continued use of the plant; would require moving the existing storage sheds

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Properties Currently Not For Sale in New London

23 Daniel and Cynthia White 179 Andover Road
(110/5)
19.67 (\$ 74, 936) Rte 11 northwest side, halfway
between Crockett's Corner and Seamans Road

COMMENTS: "Windswept Farm" currently
a horse farm; unlikely owner would sell; outside
preferred corridor

24 David Hale
(58/25)
35.2 (\$ 82,186) Rte 11, west of Cricenti Bog,
abutting Stanley to the west

COMMENTS: significantly outside the main
corridor; close to Exit 12 on I-89

25 Garvey Trust
(86/27) abuts CSC (former DiLorenzo property); next to
Cleveland homestead

21.08 (\$ 1,523)

COMMENTS: tax map seems to show it is
Connected with CSC?; but perhaps indication
is simply that it is in the institutional zone; may
be subject to conservation easement?; owner
unlikely to sell; stream runs through property;
approx.. 700' frontage on Seamans Rd.

?

26 Hechtel Trust
(59/24) former Tomie dePaola complex
13.13 (\$1,028,274)

COMMENTS: approx. 500' on County Rd.

27 Mary Harris Trust
(46/32) frontage on County Rd. across from Messer farm;
Frontage on Little Lake Sunapee Rd.
22.73 (\$ 4,930)

COMMENTS:

28 Reynolds Family Trust

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Lois and Leslie Smith -- two parcels

Seamans Road across from CSC
(85/25) owned by Lois and Leslie Smith

2.5 (\$ 392,700)

(85/26) owned by Reynolds

10.2 (\$ 472,900)

COMMENTS: access constricted unless both purchased;
or subdivision to widen driveway?; possibility of
subdividing both in such a way as to preserve the
homes and provide a third lot for Town?

29 Simply White Trust

(59/17) abuts Hilltop, on County Rd., near Little Sunapee
Rd. intersection

2.5 (\$ 370,400)

30 Skunk Hollow S. Pleasant St., and Barrett Rd.

(84/23)

19.94 (\$ 231,700)

COMMENTS: 750' plus 130' frontage on Pleasant St.
230' frontage on Barrett Rd.; recently purchased

X

31 Theodore and Barbara Brown

(85/28) Seamans Road across from CSC

7.00 (\$ 369,800)

COMMENTS:

32 White Family Trust

(132/2) Hominy Pot Road and Rte 11

39.00 (\$ 258,700)

COMMENTS: not on main corridor; near Exit 11, I-89

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ATTACHMENT C



ATTACHMENT D [spread sheet of preliminary selected sites]

Done

Prelim list 1-4-22.xlsx



New London Police Dept. Sub Committee - Land Acquisition - FOR SALE										
	Location	Tax Map #	Acreage	Sell Price	Assessment	Comments	List A	List B	Delete	Reason
1	166 County Road- Bewley Land	59/10	7.03	\$550,000?	\$459,000	Abutting Hilltop and Gallery across from PO. NOTE: has wetland issues that need to be examined;	X			
2	429 Main Street/25 Seamans Rd. Buker Building/ McEnrue		0.73 0.27		\$1,394,400 \$278,000	McEnrue Property 27 Seamans Rd. Not Listed Abuts Buker on Seamans Rd. McEnrue owner has indicated a willingness to sell possible annexation to Buker parcel			X	
3	Bar Harbor [Main branch]	84/88 84/89	0.275 0.59		\$1,398,800 \$605,100	razed "red house" abutting main branch Parking lot on Gould Rd.		X		
		84/85	0.41		\$141,700	Properties may have access and parking rights to Kidder, etal., and Berger parcels abutting, on Pleasant St. NOTE: look into possibility of purchasing Kidder bldg immediately behind Bar Harbor bldg				
4	Bonanno	73/1	2.50		\$324,800	Janet, Charles and Allison Bonanno; Across from PC's	X			
5	Broom [formerly Sigma Data]	59/27	1.37		\$1,211,800	Ease of entry/access (steep Driveway? Topography?; proximity to rotary				
6	New London Hospital [Abuts WNTK behind Hubert's]	72/19-1	6.69		\$423,600	Split by powerline easement; has 50' entryway from County Rd; 275' frontage on Newport Rd.; close to rotary; would require NLH to give up use of County Rd. and significant parking, both used with the Medical Office Bldg. annexed to 72/19-1?				
7	NLH TDS	72/19 84/63	1.00		\$2,376,100	1.27 total of two parcels. 100'+/- on Main St.		X		
		84/47	0.27		\$65,000	425' combined frontage on Pearl St. 130' on Barrett Rd. has brick office structure on Main St. and large vehicle shed on Pearl St.				
8	Hetchel Trust	59/24	13.13		\$1,028,274	[Tommi dePaola complex] 500' on County rd.		X		
9	County Road [Cricenti property]	72/15 72/17	41.68 1.58	\$3,520,000 Included	\$7,646 \$227,700	Current use, 6.93 acres is in Commercial zone House, barn, garage on County Rd. Outside the preferred "corridor", congestion issue with other entries and exists along County Road corridor and use of roundabout; new development at NL Hospital (Continuum) could impact; size invites other uses which could impact access; uses as Town recreation or a community center might negatively affects safety concerns				
						72/15 has 420' frontage on County Rd. 72/15 has 400' frontage across from NL Hospital, and and additional 420' frontage on County Rd. from Parkside Rd. to the brook. House owned by Joseph Wallace (72/14) sits between Cricenti farmhouse and additional frontage south on C				

ATTACHMENT E

Below is a draft for discussion of a notice to property owners who may want their property considered. It could be posted on the Town website and/or published in Municipal Matters.

Police Station Site Review Subcommittee

OPPORTUNITY FOR PROPERTY OWNERS TO EXPRESS INTEREST

The Subcommittee for Police Station Site Review is in the process of identifying sites in the Town of New London that may be appropriate for the location of a new Police Station. The Subcommittee realizes that some property owners whose property is not currently listed for sale may have an interest in having their property considered by the Subcommittee.

If you are an owner of property in New London, and

1. Such property is not presently listed for sale, and
2. You are interested in the Subcommittee considering your property for a new Police Station site,

You may indicate your interest by contacting Adam Ricker, the Town of New London Planning/Zoning Administrator. He can be reached by phone at 603) 526-1246 or by email at planning@nl-nh.com.

This notice is being posted on the Town of New London website as a courtesy to property owners who may wish to have their property considered. It is neither an offer to purchase nor a solicitation of an offer to sell property.