

**Building and Facilities Committee
Police Station Site Review Subcommittee
Record of 11-30-21; Whipple Hall**

Members Present: Cardillo, Hogle, Bowers, Chief Emily Cobb, Detective David Keith, Paul Vance

Also in attendance: Adam Ricker, Town Planning; Kim Hallquist, Town Administrator; Bob Harrington, Director of Public Works; Residents John MacKenna, Pam Perkins, Nancy Marashio

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

The suggested agenda was earlier sent to the Subcommittee to include:

- electing a subcommittee chair
- outlining an approach to the initiative
- aligning calendars for future meetings.

Bob Bowers suggested that the first order of business should be to elect a chair, and that he felt both Joe Cardillo and Chief Cobb had the organizational and requisite background for chairing the Subcommittee. He stated that his one concern was that perhaps as a Subcommittee of an existing Town Committee the chair should be a member of that Committee. Joe Cardillo expressed thanks for the thought but stated that his current business affairs and his involvement on Town committees prevented him from serving in that role. Chief Cobb stated that she would be glad to serve as Chair.

With no further suggestions for chair, Bob Bowers nominated Chief Cobb as Chair, which was duly seconded, and voted five in favor, Chief Cobb abstaining. Bob Bowers offered to take the minutes for the record, and the Chair accepted that offer and thanked him. The Subcommittee agreed to him serving in that capacity.

The Chair proceeded to a discussion of outlining an approach to the initiative. Bob Bowers provided a copy of the excerpt of the draft record of the BFC meeting

forming this Subcommittee setting out the actions to be taken. The Chair read the full excerpt to the Subcommittee (Attachment).

Before proceeding with the business of the Subcommittee, the Chair inquired of those present whether they wished to address the Subcommittee. Pam Perkins stated that she is a real estate broker and along with John MacKenna represents the sellers of the "Cricenti" property situated behind the Cricenti Shopping Center. She felt it would be a good location for a police station on the approximately seven acres of that parcel which is zoned commercial. Nancy Marashio offered that she was interested in providing a woman's perspective in these discussions and was present for that purpose. She outlined her background and experience in Town government.

There followed discussion on defining the needs of the structure itself and all site related issues, and a determination of sites that should be discussed. These should include all Town owned property, all properties in New London currently for sale, and other properties that might be suitable for a site which did not fall into these two categories. Joe Cardillo stated that he had heard from some in town of various thoughts on sites and thought it would be helpful if Chief Cobb could let the Subcommittee know what the Police Department thought would *not* work for a site. He also has heard from a number of residents who believe any new site should be located within the "business corridor."

There was general discussion that at this point the Subcommittee should not limit itself to what will be considered. As discussions proceed, there will be pros and cons for each site, and the Subcommittee should be able to eliminate some proposed sites, and state why they have been rejected.

The Chair suggested that as a preliminary thought, the site should be able to accommodate a building providing about 10,000 sq. ft. of space, with the size of the site itself probably being about two acres. Bob Bowers outlined his thoughts that the Subcommittee should first define what the likely requirements would be, and then proceed through a list of all Town property, a list of all property for sale in New London, and a list compiled by members of the Subcommittee of parcels that might be suitable. He also suggested that the Subcommittee should address such things as whether there should be Town water and sewer available, or whether it was acceptable to have a well and septic. He further stated that the

Subcommittee should be looking for a site that would fill any requirements for the next 50 or so years, and not be something that would be workable for only, say 20 years. The Chair agreed that the Subcommittee should be thinking in terms of a 50-year solution. There was general agreement that it would be preferable to have a site with Town water and sewer, but that other sites should not be automatically precluded, and each site should be evaluated as to the pros and cons. Paul Vance noted that he was not as conversant with the subject as the rest of the Subcommittee and would have questions he would like addressed as we discuss the issues for which he does not presently have answers.

Additional questions raised by the Subcommittee were whether the station should be one story, or whether it could be two stories, and whether it should, or should not, have a basement. The Chair stated that a one-story building would be preferred, and that that would also be preferable for addressing any future needs. Bob Harrington offered the opinion that having a space below grade was probably not the better course to pursue, for various reasons, and recommended against it, but that if there is not a basement in the building it would require space accommodation for all the equipment and support systems, *e.g.*, furnaces, etc., on that one floor.

Joe Cardillo asked about services provided to other towns, such as communications and holding cells. The Chair responded that elevation would be a critical factor since the communications tower would have to have direct contact with the tower on Mt. Kearsarge, and that some neighboring towns have holding cells and some do not. Paul Vance asked if would make sense to make the public aware of the intended lot size for a site, once the Subcommittee settled on an appropriate lot size, in case there were individuals who do not have property now for sale but who might consider a sale if they were aware of the lot size being considered. The Subcommittee agreed that that made sense and a discussion ensued as to how that message could be presented to the public.

Bob Bowers inquired of Pam Perkins whether she had access to and could provide to the Subcommittee a list of properties now for sale in New London, including residential as well as commercial. She agreed she could do so and will provide such a list to the Chair. Bob Bowers agreed that he would provide a list of the property owned by the Town which he had available. The Subcommittee

agreed that each member would put together lists to be consolidated into one list of properties that were not for sale, but which might be a good site, and might warrant inquiring of an owner as to a possible sale. This would include ideas from other residents which might come to the attention of members of the Subcommittee.

Paul Vance inquired whether communications would necessarily be included within the police station itself, or whether it could be located at a different site. The Chair responded that communications should be housed in the same building, and that there were several reasons for doing so.

There being no further discussion, the meeting was concluded.

Action Items

- A. The Chair to prepare an outline defining the requirements related to the needs of a police station structure and site requirements for parking and related matters, to be distributed to the Subcommittee prior to the next meeting.
- B. Bob Bowers to produce the list of Town owned properties, to be distributed to the Subcommittee prior to the next meeting.
- C. Pam Perkins will provide, at the request of the Subcommittee, a list of properties currently listed for sale within the Town of New London and will send it to the Chair for distribution to the Subcommittee.

The next meeting will be Thursday, December 14, 2021, at 1:00 p.m., at a location to be determined by the Chair.

The meeting adjourned by unanimous consent at 1:45 p.m.

Respectfully submitted,
Robert Bowers,
Recorder

Attachment

Excerpt from the draft record of the meeting of the BFC on 11-18-21

Police station:

Site review subcommittee. The Chair noted that the Selectmen had voted to appoint this Committee as a site review committee to assess locations for a possible relocated police station. There followed discussion about the charge to this Committee and what the task and role would be, and whether the full Committee or a subcommittee should perform that function. It was concluded that a subcommittee is the preferred course for proceeding. There was then discussion of what should be included in that review. It was discussed that the subcommittee should establish and define the needs for a structure and the site requirements for parking and related matters; should review Town owned property, properties currently listed for sale, and properties which might be good locations that may not currently be for sale, but which could be pursued with discussions with the owner, as appropriate. It was suggested that the Subcommittee should wean the possibilities down to three to five acceptable sites and report to the full Committee on its conclusions. There was discussion about whether the costs associated with any site should be determined by the Subcommittee, but it was concluded that it should not – the Subcommittee should determine sites that are appropriate and any costs associated with full development should be separately addressed. The Chair then appointed Joe Cardillo, Peter Hoglund and Bob Bowers to be representatives of this Committee on the Police Station Site Review Subcommittee; will contact Kim Hallquist, Administrator, to ask Police Chief Cobb and an officer to be named by Chief Cobb to be members of the Subcommittee; and will contact Paul Gorman, Planning Board Chair, to ask that he appoint a member of the Planning Board to be a member of the Subcommittee.