

**Building and Facilities Committee
Police Station Site Review Subcommittee
Record of 12-14-21; Whipple Hall**

Members Present: Chief Cobb, Cardillo, Hoglund, Bowers, Keith, Marashio; Paul Gorman (sitting in as alternate member from Planning Board); Absent: Paul Vance
Also in attendance: Adam Ricker, Town Planning; Kim Hallquist, Town Administrator

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

1. Approval of Minutes

The record of the previous meeting of November 30, 2021, was reviewed by the Committee. Peter Hoglund noted that Bob Harrington's name had been misspelled, and Chief Cobb requested that the reference to Pam Perkins as representing the property owners of the "Cricenti" property which was discussed at the meeting reflect that John MacKenna was also a real estate broker representing the owners of the "Cricenti" property. The record was then approved with those two changes, Nancy Marashio abstaining.

2. Review Ideal Characteristics of new site as provided by NLPD

Chief Cobb introduced the subject of what she considered to be the ideal police station building and site. See Attachment A. Chief Cobb discussed that list and then noted that the figure of 12,000 – 14,000 square feet represents gross square feet, with the intention that there would be at least 10,000 net square feet of useable space. Joe Cardillo inquired whether that gross square footage included the three oversized garage bays, along with outside carport, and Chief Cobb responded that those were included in the gross square footage proposed. He also inquired whether the building had to be only one story or whether it could be two stories. Chief Cobb responded that the preference was one story, but that it could be two stories, depending on final conclusions about an acceptable site. Joe Cardillo then noted that an acre of land is approximately 43,000 sf or a bit over 200 'x 200', so that even with a one story, 14,000 gsf building and parking, an acre would be large enough.

Peter Hoglund inquired as to why the request included 40 parking spaces when there was nowhere near that number at the present police station. Chief Cobb responded that it was the intent of the proposal for a new station that it would include a training room large enough for a large number of attendees if needed, and as a community room for the general public. Peter Hoglund asked how often that would happen, and Chief Cobb stated that the community could be made aware of the room being available. Chief Cobb also noted that the current training room is used mainly for internal police training, and that if the community uses it a police officer has to be involved in opening the room.

Bob Bowers noted that the second part of this analysis requires making some determination of minimum requirements, rather than the ideal presented. This would help

determine what size lot would suffice and would assist in guiding the Subcommittee on what might be needed if an existing building were to be purchased and remodeled. He noted that a 20-space parking area would require approximately 4500 sf., or one-tenth of an acre; and that a two-story police station, even with a total gross square footage of 14,000 gsf would require a footprint of 7,000 sf. The combined total would be a little more than a quarter of an acre. Thus, it would appear that a lot of a half-acre would suffice, and that the parameters of what should be looked for should be between one-half an acre and two acres.

Chief Cobb noted that hardening the site was also an important concern, including as to the sally port and the generator. Joe Cardillo asked about the needs related to the communications tower and asked what the problems might be. Chief Cobb stated that elevation was an important factor, but the primary criterion was direct line of sight from the tower to the tower on Mt. Kearsarge. She stated that it would also be important to have a direct line to the tower on Mt. Sunapee, where the Police Department is in the process of getting a grant to install the necessary equipment. Adam Ricker inquired whether there could be an intermediate tower between a site and the towers on those mountains to serve a relay function. Chief Cobb responded that those questions would have to be addressed by Beltronics, which does the communications work for the Police.

Bob Bowers suggested that the procedure should be to make a compilation list of the three categories discussed (Town property; property for sale; and properties not for sale but which Subcommittee members thought might be worth looking at), determine which have at least a half-acre and up to two acres, and then analyze the pros and cons of each to reduce the list to those warranting more detailed consideration.

Joe Cardillo suggested that the Subcommittee should not discount sites at this point, and perhaps it would make sense to take the Town van and drive through Town to better see what might be suitable, such as the "Bonanno" property across from Peter Christian's, and the TDS property. He also noted that for many sites on Main Street and Newport Road there would be curb cut issues to be resolved with the State of NH since that is a State Road.

Nancy Marashio inquired whether ingress and egress were issues that needed to be addressed. Chief Cobb responded that those were important issues and she would add means of access to the accessibility category under Geographic location on the list. Nancy Marashio also suggested that a better descriptive might be "preferred" characteristics rather than "ideal" characteristics.

Peter Hوجلund suggested that we address the list provided by Pam Perkins. Attachment B.

1. County Road – Next to Shopping Center 41.68 3,520,000 6.93 Acres is in Commercial zone

This is the "Cricenti" property. Chief Cobb suggested this should remain on the list for consideration.

2. 132 King Hill 19.92 \$1,850,000 Located on Route 11 close to Four

Corners. Could be subdivided. Existing home

This is on the right side of Route 11 heading west past the Presbyterian church. Adam Ricker noted that he believes there are rights of way affecting the property. There was discussion that this might not be a high priority but should be left on the list being developed for now.

3. **127 Sutton Road** 33.98 \$1,479,000 *Very residential area, existing home*

This is south of Four Corners on Rte 114. There was concern about access and distance from Town. Discussion first settled on keeping it on the list, but after further discussion it was suggested that it not be included.

4. **10 Main Street** 0.72 \$550,000 *Across from Spring Ledge*

Chief Cobb expressed concern about access being very close to the turn from Main Street to Newport Road. It was suggested that this not be included on the list. However, Adam Ricker noted that there was a vacant lot behind it, and it might be worth considering in conjunction with that lot.

5. **King Hill Road** 15.3 \$467,800 *Consisting of 2 parcels right next to the On Ramp for I-89*

This is across from Lauridsen Autobody at Exit 11, and is owned by Souliotis. It does not have Town water or sewer. It consists of three parcels one of which is landlocked. Adam Ricker noted that the Town owns a two-acre lot abutting these parcels which is also landlocked. This will be included on the list for now.

6. **Pleasant Street** 8.5 \$135,000 *Adjacent to the Town Garages. Access via a 50' easement*

This is the lot earlier considered by the Selectmen for purchase for possible future use for the DPW. It has a right of way over the DPW property for access, has a lot of wetland area, and partially runs along Lyon Brook. Access would have to be across the DPW site which would be problematic. This will be included on the list for now.

Peter Hoglund inquired about the lot for sale next to the Bar Harbor branch bank near the roundabout. Adam Ricker noted that it is one of three lots in a condominium ownership, each lot owned separately. Joe Cardillo noted that the size might be an issue, and that access would require State approval and an entrance on what is a narrow lot might affect the overall land development availability. It was agreed not to include this parcel on the list to be developed for further consideration. Joe Cardillo suggested that the TDS building and lot should be considered and that even if TDS needed space for its communications operations, that space would not be large in size and could probably be accommodated by the Town through a leaseback of space. It was agreed to include the TDS property on the list. He also suggested that that the Bonanno parcel be included for consideration. It is across from Peter Christian's and has reasonable depth extending back from Main Street. This parcel will also be included on the list.

Bob Bowers said he had looked at the Town properties and there were four that should be looked at further: the information booth/parking lot site; the "skate pond" site which has

been annexed to the Academy building parcel; the sewer plant property on Pleasant St.; and the Buker building site along with consideration of the McEnrue property which abuts it. He suggested that a consolidated list be established with attached map locations and assessment cards. He stated that he was willing to do this and try to get a blow-up of the tax map so locations could be compared. The Subcommittee agreed, and he will prepare this and review it with Chief Cobb for presentation to the Subcommittee.

Paul Gorman asked Chief Cobb and David Keith if they had an ideal spot in mind. David Keith suggested that the location should be along the main corridor of Town (Main Street/Newport Road) or close to it. The location should not be off the beaten path. It was noted that this would also likely include Town water and sewer. Paul Gorman inquired about the undeveloped land along Rte 11 past the Cricenti Bog. Adam Ricker stated that that was the Stanley property. It is subject to a conservation easement. Joe Cardillo inquired about the Bewley land. Adam Ricker noted that it consists of three lots, two of which, four acres, about the rear of The Gallery with the third, seven acres, is along Rte 11 across from the post office. Kim Hallquist stated that the Selectmen had looked at this property at one point and that there is a wetlands issue. Adam Ricker noted that Stefan Timbrell is the real estate broker for the Bewley land.

There was general agreement that the first focus of the list should be on properties along Main Street/Newport Road. Joe Cardillo stated that the Subcommittee should be looking at what is needed for a police station and should not be getting into the real estate business and look for properties that could be used for other purposes, with decisions on use being made at some future date. It should be an orderly and deliberative process and the Subcommittee should not be rushed in doing its analysis.

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.

Joe Cardillo inquired about the McEnrue property and Kim Hallquist responded that the Selectmen had looked at that possibility and that Ms. McEnrue had expressed interest in pursuing that possibility, though she had said she would also like to be able to purchase another property in Town for her home. Chief Cobb suggested that the land owned by New London Hospital behind Huberts be on the list, and in conjunction with that the land associated with the WNTK building which abuts that NLH land. It was noted that there is a power line right of way that may be problematic, and that the Hospital uses that parcel's access from County Road and a portion of that parcel for parking, which would have to be addressed.

3. Review list of sites

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Bob Bowers noted that there were a number of properties in Town for sale not included on Pam Perkins' list. He referred to the Sotheby's catalogue which he had brought to the meeting, and that it had more than six additional such listings, including one on Tracy Road. He suggested that they may not be something the Subcommittee would want to pursue, but that a complete list should be reviewed to determine if there were parcels worth considering. He also has prepared a list of about 20 parcels based on the decision at the last meeting where it was agreed that a list would be compiled by members of the Subcommittee of parcels that might be suitable. He agreed to include this list with the information about each for the Subcommittee's consideration.

4. Discuss next steps

Joe Cardillo will look into means of contacting appropriate persons regarding the possibility of sale of the following properties:

- a. Bonano
- b. TDS
- c. Bewley
- d. WNTK (Griffin)
- e. Broom (formerly Sigma Data)

He will coordinate with Chief Cobb, Peter Hoglund and David Keith in this effort.

There being no further discussion, the meeting was concluded.

Action Items

11-3-21

- 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. **List of ideal done; Chief Cobb will make additions to that list as discussed at the meeting of December 14, 2021. List of minimum requirements to be developed by the Subcommittee.**
- B. Bob Bowers to produce the list of Town owned properties, to be distributed to the Subcommittee prior to the next meeting. **Done.**
- 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. **List provided is incomplete; new list to be developed.**

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- D. 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

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assessment cards and tax map location; and an enlarged copy of the Town tax map for use in identifying property locations.

- E. Joe Cardillo will look into means of contacting appropriate persons regarding the possibility of sale of the following properties: Bonano, TDS, Bewley, WNTK (Griffin), Broom (formerly Sigma Data). He will coordinate with Chief Cobb, Peter Hوجلund and David Keith in this effort.

The next meeting will be Thursday, January 4, 2022, at 1:00 p.m., at Whipple Hall.

The meeting adjourned by unanimous consent at 2:33 p.m.

Respectfully submitted,
Robert Bowers,
Committee Member

Attachment A

Police Department Ideal Characteristics:

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

Attachment B

**Pam Perkins' List of Properties Currently For Sale in New London
December 3, 2021**

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County Road – Next to Shopping Center

41.68 \$3,520,000 6.93 Acres is in Commercial zone

132 King Hill 19.92 \$1,850,000 Located on Route 11 close to Four Corners. Could be subdivided. Existing home

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

10 Main Street 0.72 \$550,000 Across from Spring Ledge

King Hill Road 15.3 \$467,800 Consisting of 2 parcels right next to the On Ramp for I-89

Pleasant Street 8.5 \$135,000 Adjacent to the Town Garages. Access via a 50' easement