

February 15, 2022

**Building and Facilities Committee
Police Station Site Review Subcommittee
Minutes of 2-15-22; P.D. Training Room**

Members Present: Chief Cobb, Cardillo, Hoglund, Bowers, Keith, Vance, Marashio

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

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

1. Approve Minutes of January 25, 2022

The minutes of the previous meeting of January 25, 2022, were reviewed by the Committee and were then approved unanimously.

2. Discussion of analysis of sites/criteria

The report on property updates was discussed before this discussion (see below).

Bob Bowers discussed a possible process for analyzing sites compared to the criteria. He had earlier sent to the committee the original preferred characteristics list and a form for listing the pros and cons each committee member thought applied to each site. Subsequent to that, Paul Vance contacted him and suggested that the committee use a spreadsheet format. Paul then prepared a spreadsheet with a one or two word descriptive for each category, along with a separate list of each category with a fuller explanation, and a form for listing the pros and cons for each property by category. Bob Bowers stated that he and Paul further refined the proposed documents for suggested use and emphasized that they did not discuss any substantive issues but were simply trying to come up with a procedural format for the committee to use that would be productive. Those documents were distributed to the committee prior to this meeting.

Chief Cobb inquired as to the rating system and Bob Bowers explained that it was solely to assist the committee as a working document and not meant to be a part of any final document or report, or otherwise relied on except as a working document for the committee's use. It is intended to be used so that the committee could get a better idea of which sites might rise to the top of consideration and which to the bottom; but that the rating should be done after each committee member did their own analysis of the pros and cons so it would give them a base for their own thinking on rating the categories for each site. The rating would be a 1 for high, 2 for medium, and 3 for low correlation with each category. That should produce a total such that the lower the number the higher the compatibility of the site to the criteria. This would be similar to the method used by the Planning Board in ratings set forth in the Master Plan. It would not be perfect but would give the committee a sense of the order of sites. Then the committee would be in a better position to discuss each site.

Paul Vance noted that the committee should be thinking in terms of reporting the properties we have considered and comment in that report as to the reasons for removing certain properties. It is important that residents know what properties we considered, since no doubt some residents will have their own ideas on what should have been considered. He also noted that doing the pros and cons was the most important aspect of the process as it would

be of a more substantive nature. Then, with the spreadsheet available, the committee could discuss each site with reference to the pros and cons each had prepared.

Paul Vance said that this process was a good way to establish pros and cons as to each site being considered and to ultimately reach conclusions which would likely inform a committee report. Joe Cardillo inquired as to how the committee would proceed. Paul Vance noted that we had developed criteria of what the committee should review, and this process would include discussions on any further decisions that might need to be made based on this review as to each site. Joe Cardillo stated that he liked the process; that it was quantifiable.

Chief Cobb inquired as to the category "Areas of High Need" and what that meant. Bob Bowers explained that this related to those areas of Town where there is a higher need for a police presence or easy access, such as the Town Green, Colby-Sawyer College, and the elementary school, all of which he felt were areas of importance in considering a location for a new police station. Chief Cobb offered to check the incidents list to see how many calls were made to certain locations. Bob Bowers responded that that likely would not produce useable information as there may have been no incident reports whatsoever at the elementary school, but we have all read of serious incidents at schools and it would be important for the police to be able to react quickly from close by in the event something such as that ever occurred in New London. Chief Cobb noted that she thought being close to the hospital was also a matter of high need. Bob Bowers agreed that that is a location that should be considered and that it would be addressed in the process proposed by being listed in the pros and cons analysis each committee member would be preparing.

The committee concluded that each would go through this process individually and would be prepared to discuss the conclusions at the next meeting. Paul Vance agreed to prepare and disseminate a revised spreadsheet to include the McEnrue parcel (see discussion below).

3. Property updates:

Peter Hoglund reported that he had inquired regarding the Cricenti property and the sellers have no interest in subdividing a portion out for sale to the Town.

Joe Cardillo reported that he had made contact with Mr. Broom and he would be interested in selling the property at a price of around \$2.1 million. He then reported that he had made no further progress with the headquarters of TDS, but that lower management had told him they would be interested in discussing a sale of the smaller lot, with no building on it, which is approximately $\frac{1}{4}$ acre. There was general discussion with the conclusion that the committee had no interest in that smaller lot without the remainder of the property.

Peter Hoglund then noted that he felt the Bonanno property had significant issues and was not a good site for a police station. Paul Vance stated that he hadn't examined the property closely but that it appeared to have a fairly steep slope away from Main Street. Chief Cobb agreed that there was a slope of that nature.

Bob Bowers stated that he would like to have the McEnrue property put back on the list for consideration. He noted that Ms. McEnrue had not stated she would not sell the property, but only that she was not actively seeking to do so. She had told Adam that she would consider a sale but

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that it would have to be tied to her being able to find a property to move to that was satisfactory. Paul Vance stated that he thought she had said it was not for sale. Adam Ricker said that she had told him she was not actively seeking to sell, but that she would consider discussing the possibility if she could find a suitable home to move to, preferably in reasonably close proximity to her present location. He also noted that the size of the Buker parcel combined with the McEnrue parcel, but excluding Whipple Hall, is approximately 0.58 acres.

Bob Bowers passed around the Harriman proposal for a new police station which could be constructed on a Buker-McEnrue combined site (Harriman Option 6), noting that that recommendation showed that a new station could be built on that site, but that the drawings seemed to show 20 parking spaces. He felt that since an engineering plan had already been developed showing that a new station could be built at that site it should be included in the sites we were considering. The status of availability was just one of the considerations, and although it might be more complicated than some other sites to purchase, it should be in the mix.

Joe Cardillo stated that he thought we should consider all possibilities and that the McEnrue parcel should be put back on the list at this point to be considered with the others. There will be a full discussion of all the remaining properties under consideration at the next meeting. The committee agreed that the McEnrue property will be put back on the list, and Paul Vance will amend the spreadsheet to add it.

Joe Cardillo then stated that he had read the minutes of an earlier non-public meeting of the Selectmen where they had discussed the Bewley property and an appraisal of it that they had received. He asked Kim Hallquist to please provide that appraisal to the committee. Mr. Helm informed the committee that Chief Andersen had presented to the Selectmen the possibility of a new police station at the Bewley property, and it had been looked at by the Selectmen when he was in office, and that an appraisal had been obtained.

4. Other business

None.

5. Next meeting date

The next meeting will be on March 1, 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. **Done.**

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- B. Peter Hogle will inquire regarding the Cricenti property whether the sellers would entertain a subdivision and sale of a smaller parcel to the Town. **Done.**
- C. 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. **Done.**
- D. Chief Cobb will send out the agenda for meetings the Friday before each meeting.

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- E. Paul Vance to amend the spreadsheet of properties under consideration to add the McEnrue parcel and forward it to the members of the committee.
- F. Kim Hallquist to provide to the committee the appraisal of the Bewley property previously obtained by the Selectmen.

6. *Motion to adjourn.*

There being no further discussion, the meeting was adjourned at 2:00 p.m.

Respectfully submitted,
Robert Bowers, Recorder