



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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**Joint Meeting of the  
BOARD OF SELECTMEN  
And the  
1941 BUILDING COMMITTEE  
MEETING MINUTES**

**January 28, 2013**

**PRESENT:**

Selectmen  
Peter Bianchi, Chair  
Tina Helm, Selectman  
Janet Kidder, Selectman  
Wendy Johnson, Finance Officer

**ALSO PRESENT:**

Casey Biuso, David Kidder, Cicely Markoff, Rob Prohl, Hardy Hasenfuss: 1941 Building Committee members  
Doug Homan, Bill Green: Budget Committee members  
Fred Downey, New London Resident  
Merry Armentrout, *The Intertown Record*  
Leigh Bosse, *The Messenger*

Ms. Biuso called the meeting to order at 9:00am.

Ms. Markoff said they are working on setting a date for the Fundraising Event. She has generated two lists. One is a list of people who attended the Whipple Hall meeting. Of those 53 people, about 33 households were represented. The other list is made up of potential donors. She plans to come up with a list of 100. If they ask for \$5,000 over five years time, that would amount to a half a million dollars. This figure does not include donors who want to give more or grants they could get. Ms. Markoff was hopeful about monies coming in via these channels. She felt she was in a holding pattern until they get the lease. After they get the lease and the vote at Town Meeting, the fundraising will move forward.

Ms. Biuso said they are still working on attaining their 501(c)(3) status.

Ms. Biuso indicated that there is a new member they wanted to vote in to be a part of the committee. His name is Austin C. Eaton (known as "Ace") and he lives in Springfield, NH.

**IT WAS MOVED (Dave Kidder) AND SECONDED (Rob Prohl) to appoint Austin C. Eaton to the 1941 Building Committee.**

Chair Bianchi noted that as a committee established by the Board of Selectmen, the members of the 1941 Building Committee should be appointed by the Selectmen. He pointed out that Mr. Eaton is not a town resident. Mr. Kidder said that moving forward this would not matter as the private group would be involved in this project. Chair Bianchi said that right now this is a committee of people from New London but that if the committee believed Ace would be an asset, then moving forward with appointing him to become a member would be okay with him.

**IT WAS MOVED (Dave Kidder) AND SECONDED (Rob Prohl) to amend the motion to request that the Board of Selectmen appoint Austin C. Eaton as a member of the 1941 Building Committee. THE MOTION WAS APPROVED UNANIMOUSLY.**

**IT WAS MOVED (Tina Helm) AND SECONDED (Janet Kidder) to appoint Austin C. Eaton, from Springfield, NH, to the Selectmen's appointed 1941 Building Committee.**

Ms. Helm said she had no problem with someone from an adjacent town being a part of the committee, as this was a regional plan and site. Mr. Homan asked if there had been any contact between New London and the adjacent towns, with regard to the 1941 building and their support of it. Ms. Biuso said there had not.

Chair Bianchi called for a vote:

**THE MOTION WAS APPROVED UNANIMOUSLY.**

Ms. Biuso said she has been in contact with a woman from Sutton who has worked with youth centers in the past and was part of the Kearsarge Health Coalition. Ms. Markoff said that the coalition has not been active of late, but they have provided her with all their information and templates should they wish to use them for the planning/executing of the 1941 Building plans.

Ms. Biuso had a handout from the town of Keene that they used when they were creating a community center. She thought it would be a good template for New London to use to help educate and inform residents of what they are trying to do. Ms. Biuso said she would like to find a writer and a researcher who could put a similar booklet together for New London's Community Center idea. Ms. Markoff said she knew of two grant-writers in town who were willing to help.

Ms. Helm was impressed with what Keene had put together and appreciated its emphasis on healthy communities. She believed more communication with the hospital was in line as it was an important component with some of the grants that were available, as well as in keeping with the healthy community aspect. Mr. Kidder said that the booklet from Keene came from their area hospital and it was a hospital initiative. Ms. Biuso said that profile pages from area businesses and entities could be included in the booklet to help people envision what the center would consist of and what it could provide to the town(s).

Mr. Prohl thought their next meeting should happen after the decision from the School Board comes down. The Budget Committee wants to know whether or not there will be a warrant article as it will impact the overall budget. Chair Bianchi said that Mr. Kaplan's presentation to the Selectmen's meeting on Tuesday morning made it clear that the critical part of the issue is

the lease. If they cannot come to an agreement on the lease terms, the process will stop. The Town has to be comfortable with the lease and he thought the committee needed to review what the Selectmen had in mind for conditions of the lease. He thought they should do this negotiating in non-public session. Mr. Kidder thought they should do this when Ms. Hallquist was available (she was not able to attend the meeting). Chair Bianchi thought they should do it that day and not put it off any longer. Ms. Biuso agreed.

Mr. Downey felt that negotiations with the School District were their primary concern. The New Kearsarge Community Center (NKCC) is also involved and thought there had to be a sub-lease or a mirror-lease put in place. He would hate to think that all the work that has been put in on his end could come to a sudden end. He felt that the lease should be with the NKCC. Mr. Downey said he would be willing to work on negotiations with the School Board if it was thought to be a help.

Mr. Green said they were putting the focus on the lease. If the costs and how they would be paid for were difficult or unsatisfactory, would that be secondary to the lease? He wondered how they could support a lease without the information about cost, as that seemed to be a paramount element to it all. Ms. Biuso said that they are working hand in hand and are building the amount into the lease. Mr. Prohl said there needs to be an out-clause of the lease after one year without penalty.

Mr. Homan asked if they go into non-public session, would members of the Budget Committee be able to remain. Chair Bianchi said no. The committee needs to discuss details that were not necessary for Budget Committee members to be privy to at this point. They do not know the costs yet. Mr. Kidder said the costs for the building are being assessed as they speak. It would be a matter of weeks before they know the details.

Chair Bianchi said they need to discuss the conditions the Town will negotiate from with regards to the lease. They would not be discussing figures right now. They cannot come up with these figures until the building costs have been assessed.

Mr. Homan said the lack of information will not be good from a budget standpoint, noting they have one month to do the budgeting.

Ms. Helm acknowledged that Mr. Homan had repeated himself a number of times at various meetings, asking for information they do not yet have. The Committee and the Board of Selectmen know his concerns and they are aware of the schedule of the Budget Committee. She asked him for his patience and assured him that all these things are a concern of everyone and felt that things would come together in a timely fashion for the Budget Committee to get the information they need and when they need it. She reminded everyone that Ms. Hallquist is currently unavailable and Mr. Wolf was away, so they need to be patient. She believed it would all come together. On behalf of the 1941 Building Committee, the Selectmen will present a package to the Budget Committee when they have compiled the information.

Mr. Kidder said that the lease signed two years ago is still OK with the School Board. They are only adding some out-clauses to it.

Mr. Downey said that in the current agreement, they are not covered from projected capital improvements. He did not know if the roof needed to be replaced or things such as mold or asbestos would need to be taken care of. Mr. Kidder said that they hope to pay \$1/year and then the Town will be responsible for capital improvements. He said that they know the roof is good as it has been checked out. Mr. Kidder did not believe they would have any other unexpected capital expenditures.

Mr. Green said that 90% of the people in town were here six years ago and they all got the information about the condition of the school, which was daunting. If they do not look at the total cost and rehab, it has to be promoted as a partial renovation of the building. Ms. Helm thought they should give the Committee a chance to pull it all together.

Mr. Prohl thought there might be a conflict of interest for him to participate in the lease term discussion, as he is also a member of the Budget Committee. He would recuse himself from the discussion if anyone felt it appropriate. Mr. Homan said that any conflict of interest, whether real or imaginary, was a conflict. Ms. Helm said as long as they do not stand to benefit personally from any decisions made, it is ok for him to be in an advisory position and/or attend meetings. Ms. Biuso and Mr. Kidder said they would hate to see him go.

**IT WAS MOVED (Tina Helm) AND SECONDED (Casey Biuso) to enter nonpublic session pursuant to RSA 91-A:3,II(d): the acquisition, sale or lease of real property. THE MOTION WAS APPROVED UNANIMOUSLY**

Roll call vote: Janet Kidder: Yes; Tina Helm: Yes; Rob Prohl: Yes; Cicely Markoff: Yes; Hardy Hasenfuss: Yes; Peter Bianchi: Yes; Dave Kidder: Yes.

The Selectmen and 1941 Committee returned to the public session at 10:20AM.

Application for Building Permit:

- Joseph Carroll, 489 Seamans Road (Map & Lot 086-016-000) interior renovations – Permit #13-005 – Approved.
- Bonnie Henderson, 144 Hastings Landing Road (Map & Lot 116-014-000) interior house renovations & renovate garage – Permit #13-006 – Approved.

Application for use of Whipple Memorial Town Hall

- New London Garden Club, Member meeting & plant auction – June 10<sup>th</sup> & 11<sup>th</sup>, 2013 – approved.

Other Items to be signed:

Disbursement voucher

With no other business, Chair Bianchi called for a meeting to adjourn.

**IT WAS MOVED (Tina Helm) AND SECONDED (Janet Kidder) to adjourn.  
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 10:29am.

Respectfully submitted,

Kristy Heath, Recording Secretary  
Town of New London