



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## BOARD OF SELECTMEN MEETING MINUTES November 19, 2012

### **PRESENT:**

Selectmen  
Peter Bianchi, Chair  
Tina Helm, Selectman  
Janet Kidder, Selectman  
Kimberly Hallquist, Town Administrator  
Wendy Johnson, Finance Officer  
David Kidder, 1941 Building Committee  
Cicely Markoff, 1941 Building Committee  
Rob Prohl, 1941 Building Committee  
Hardy Hasenfuss, 1941 Building Committee  
Steve Theroux, 1941 Building Committee

### **ALSO PRESENT:**

Jim Wheeler, Budget Committee Chair.  
Chuck Curtis, New London Resident

Chair Bianchi called the meeting to order at 4:00 pm. Chair Bianchi noted that the purpose of the meeting was to determine how the Board will proceed with the presentation to the Ad Hoc Committee of the School Board on November 26<sup>th</sup>.

David Kidder noted that with regard to the letter from Dan Wolf of the School Board concerning the kitchen, cafeteria and two classrooms being included in the town's proposal, he felt that those areas were integral to the town's plans and they have always been part of the community center plans. He stressed that for him, if these areas are not part of the proposal it would be a deal-breaker for him. There was general consensus in favor of this position.

Ms. Helm informed the group that she spoke with David Thibault, of Mount Royal Academy, the other organization involved in the RFP process, and she learned that if the ball fields are not allowed as part of the proposal, Mount Royal will likely withdraw. Ms. Helm noted that she was pleased with Mount Royal's receptiveness to the contact by the town to discuss possible collaboration for the use of the 1941 building. She noted that she did not have a comprehensive discussion with Mr. Thibault but both agreed that perhaps after the holiday they could discuss the issue in more depth.

The group discussed various scenarios for how the town might gain control of the building and how it would be managed into the future. Chair Bianchi suggested that the two options available might be (1) the town renovates the building and pays \$1 per year for the lease, with an option to buy at the end of 5 years, or (2) the school board renovates the building and the town leases it at more than \$1 a year. Mr. Theroux suggested that the town would sign the lease and then could delegate the operation of the building to a private non-profit 501(c)(3) group, operated by a Board of Trustees, that would fund raise and manage the operations of the building. He agreed that this would not eliminate the risk to the town

for future expenses, as the town as the lessee would ultimately be responsible, but argued that there are several ways to mitigate the risks.

Ms. Helm suggested that the group may want to look into bonding for the initial outlay of renovation costs. The question was raised as to the expected costs of renovations. David Kidder noted that \$600,000 is the estimate for the first floor. Mr. Prohl asked how much the payment would be for a \$300,000 bond over 20 years. Chair Bianchi, referring to the Annual Report, noted that the town is currently paying \$24,666 per year on a \$370,000 library bond.

Mr. Theroux noted that all agree that there is a value to having a community center and all should understand that that value will not be realized at no cost to the town. Mr. Hasenfuss noted that there is a broad base of public support for the project and that should be stressed during the presentation.

Mr. Prohl suggested that David Kidder and Steve Theroux make the presentation to the Ad Hoc Committee and also one of the selectmen to speak on behalf of that board. Ms. Markoff noted that the key thing for Monday's presentation is to be enthusiastic about the project. Mr. Hasenfuss agreed and pointed out that there is strong backing and support from the townspeople.

Ms. Helm reviewed what the group had agreed upon so far: David Kidder and Steve Theroux would be the main presenters and the Board of Selectmen will offer support.

Chair Bianchi noted that he continues to be uncomfortable offering support when the extent of the financial obligation over the next 55 years is not yet known. Ms. Markoff asked if Mr. Bianchi would feel more comfortable if he had some specific figures. Mr. Bianchi noted that he is not yet sure how much he would find as acceptable.

Ms. Kidder noted that she felt sure that by town meeting, they would have firm financial figures to present to the voters. She noted that in her 40 years of living in town, she has never seen town meeting turn things down when there are citizens standing and offering support for it.

Application for Building Permit:

- Mountain View Shopping Center, 277 Newport Road (Map & Lot 059-008-000) add steel canopy to liquor store end of building – Permit #12-118 – Approved.

Application for sign permits:

- Permanent sign – New London Hospital, 273 County Road (Map & Lot 072-016-000) to change wording in existing signs – Approved.
- Permanent sign - Village Green Shops, 428 Main St. (Map & Lot 085-042-000) replace existing signs with new tenant's signs – Approved.
- Temporary sign – Ladies Benevolent Society of Elkins – Christmas Fair – 1 sign @ info booth and 1 sign @ Masonic Hall – Saturday 12/8/12 – Approved.

Application for use of Whipple Memorial Town Hall:

- New London Recreation Dept. – Holiday Market – Saturday 11/24/12 – 10AM-2PM – Approved.
- New London Recreation Dept. – Colby Sawyer performance – April 18th – 24th, 2013 – 7PM-9PM – Approved.
- Center for the Arts – Emerging Artists show – July 5th 2013 – July 7th, 2013 10AM-5PM – Approved.

Application for use of New London Town Green & Bandstand:

- Lake Sunapee Area Chamber of Commerce – put Holiday tree in Gazebo 11/25/12 – 12/28/12 – Approved.
- Center for the Arts – Emerging Artists show – July 5th 2013 – July 7th, 2013 10AM-5PM – Approved.
- American Cancer Society – Relay for Life of Kearsarge Lake Sunapee Area – 100 Year celebration – Sunday, May 5th, 2013 – 9AM-5PM – Approved.

Other Items to be signed:

- Cartographic Associates, Inc. – GIS Services Maintenance Agreement for 12/22/12 to 12/21/2013 – Approved. (2 contracts)
- Cartographic Associates, Inc. – 2013 Maintenance contract – Approved.

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

The meeting adjourned at 5:25pm.

Respectfully submitted,

Kimberly Hallquist  
Town Administrator