

APPENDIX III

**PUBLIC INPUT SESSION PRESENTATION MATERIALS
AND MEETING MINUTES**



**PUBLIC INPUT SESSION NO. 1 &2
ZOOM PRESENTATION &
MEETING MINUTES**

1/06/2021

1/14/2021

One Park, *Infinite Possibilities*

**Public Brainstorming Session
for a Regional Community Center in the
Town of Milford**



Introductions

Town of Milford Recreation Department

Arene Berry, Recreation Director

Lincoln Daley, Community Development Director

The H. L. Turner Group

Bill Hickey, Senior Vice President of Structural Engineering, Principal

Dan Hall, AIA, RA, Project Architect, Associate

Doug Proctor, AIA, NCARB, LEED AP BD + C, SVP of Architecture, Principal

Jesele Zurell, Marketing Manager

Ironwood

Jeffrey Hyland, PLA, ASLA, CLARB

Firm Principal, Senior Landscape Architect

Turnstone Corporation

Stacy Clark, President

Tony DaCosta, Vice President of Operations

Why do we need a community center?

The Town of Milford Recreation Director and Community Development Director have previously met with the Board of Selectmen to discuss execution of a feasibility study. We have partnered with them to perform this study and gather community input about what type of Community Center would best align with public interests and needs.







What are some challenges a community center would address?

**Let's take a look at what was
done with the Concord
Community Center.**

Concord Community Center

Concord, NH







Here are some other features and amenities you may want to consider.





Leo Landroche Facility

Newmarket, NH









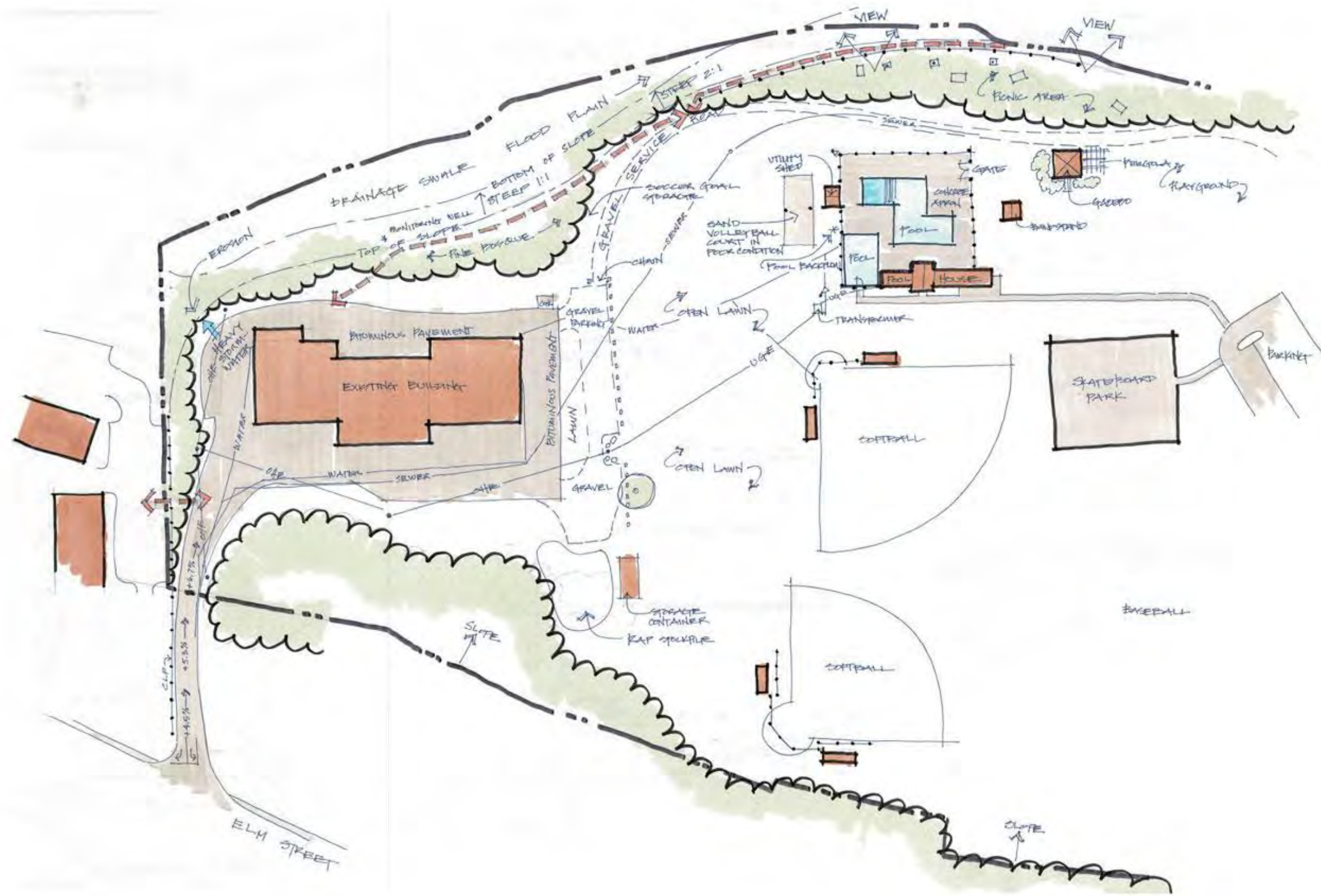


Question: FEATURES

What features would you and your family be most interested to see in our community?

(rock climbing wall, indoor/outdoor basketball courts, volleyball, outdoor water play area, skating, etc.)

Early analysis of the existing buildings and site found **two scenarios that could potentially work in the available space.**





Existing Conditions Analysis
 Town of Milford, NH - Community Center Feasibility Study

SOUHEGAN RIVER



Q&A

Question: ACTIVITIES

What activities are missing or underserved in our community that you would participate in, if Milford had them?

Question: INTEREST LEVEL?

How often do you see
you and/or your family
potentially using a
community center?

Question: REACH?

Would you prefer to have a facility like this be dedicated to **Milford**, or a **shared, regional** facility?

Survey Link

<https://www.surveymonkey.com/r/D6W2LNS>

using dogs great seniors area Update kids skate space garden
town year round park walking trails Splash pad
dog park community seating walk better indoor pool courts
indoor improvements playground

Thank you!

Milford Community Center Feasibility Study
Public Session No. 1

CLIENT/OWNER: Town of Milford NH

ARCHITECT/ENGINEER: The H.L. Turner Group Inc. (TTG)

TTG PROJECT NO.: 5027

DATE OF MEETING: Wednesday, January 06, 2021, 6:00 PM

LOCATION OF MEETING: Virtual - Zoom

ATTENDEES: Jes Zurel, Turner Group
Dan Hall, Turner Group
Bill Hickey, Turner Group
Arene Berry, Milford Recreation Department
Lincoln Daley, Town of Milford
Jeff Hyland – Ironwood Design Group

The meeting was held to present the results of online surveys and gather feedback from the community regarding the vision for a community center and renovated Keyes Park. Approximately 20 people attended the meeting. The meeting lasted approximately 45 minutes.

JZ started the meeting by introducing the team and explaining the background of the project. DH presented the teams findings to date regarding the 127 Elm St. parcel and buildings. The idea of re-using the structures was noted as not promising based on the teams findings thus far.

JH addressed the existing site elements at the 127 Elm St parcel. He noted that Milford has a unique opportunity that not many towns get to develop a community center adjacent to a park the town already owns. JH presented two preliminary site plan concepts.

DH spoke about the recently completed community center in Concord NH. DH noted that there were similarities to Milford with respect to adjacency to a city park.

JZ opened up the session for a general Q and A. JZ noted that 134 survey responses had been received to date. The following items were noted during the Q and A session:

1. A statement was made that there would be an apparent redundancy of spaces in the new center relative to spaces already existing throughout the town facilities. AB noted



that even with the use of existing town facilities, there is a consistent need for more programming spaces in the town. LD added that this was a chance to work collaboratively across the town departments to share resources and identify needs that exist which the community center project could address.

2. An attendee asked if a drive through canopy or a sheltered entry would be incorporated into the building design considering the seniors could be frequent users of the center.. DH noted that this would be considered and most likely included as space allowed.
3. A through road within the park was mentioned . An attendee asked if this was part of the vision of the future park. LD mentioned that this was still on the table, and would be considered during the concept planning process. LD stated that this feature could alleviate congestion on Elm St.
4. A question was posed regarding the decision to renovate or demolish the buildings at the 127 Elm St. parcel. DH stated that due to among other things, the poor condition of the buildings and their location within the site, that the team was currently planning to recommend demolishing the buildings.
5. Membership structure was asked about. BH stated that most towns provide building use to taxpayers for free, while some specific program may require an additional fee. He stated that typically users from surrounding towns are charged a nominal fee.
6. An attendee asked if there was data available to show the current over-booking of town spaces. AB replied that there was, and that she could provide if needed.
7. A question about the possibility of using the 127 Elm St. parcel for a private venture company was asked. LD stated that was investigated as part of the previous study. LD said he believed there were conditions on the use of the property as part of its sale to the city that would prohibit the private development of the lot.
8. An attendee asked if the project budget was known. BH stated that it was too early in the process as ideas are still being formulated. He said that is hard to put a price tag on the project at this point.
9. A public / private partnership was asked about. JZ stated that it hadn't been explored. DH note that several stakeholder representing local businesses and organizations indicated a willingness to help with program operations.
10. An attendee stated that he was part of the 2016 Keyes Park expansion committee. He noted that local members only clubs can get expensive for larger families. He stated that



there was not sufficient activities for seniors in the town, and that he has been looking to develop a seniors program for close to a decade. He also stressed the towns' need to address under-served populations within the community. He noted that a project like this is needed within the town, but stressed that the budgeting needed to be carefully planned for as the town faces several large budget items in the next 3-5 years. He also stated that the project needed to have an implementation plan that could manage growth.

11. An attendee stated that he was chair of the recreation commission. He stated that a neighboring town's recreation department would be open to a joint venture and asked what that could look like. JZ stated that this hasn't been fleshed out. DH stated that Milford would definitely be interested in working with bordering towns to combine resources and meet gaps in programming. The attendee also stated that Milford already has a high tax rate, and that this should be considered when developing the project.

It is intended that these minutes reflect the discussions that occurred at the meeting. Please contact the author with any corrections upon receipt.

Prepared by:
THE H.L. TURNER GROUP INC.



Dan Hall
Project Architect



Milford Community Center Feasibility Study
Public Session No. 2

CLIENT/OWNER: Town of Milford NH

ARCHITECT/ENGINEER: The H.L. Turner Group Inc. (TTG)

TTG PROJECT NO.: 5027

DATE OF MEETING: Thursday, January 14, 2021, 6:00 PM

LOCATION OF MEETING: Virtual - Zoom

ATTENDEES: Jes Zurel, Turner Group
Dan Hall, Turner Group
Bill Hickey, Turner Group
Arene Berry, Milford Recreation Department
Lincoln Daley, Town of Milford
Jeff Hyland – Ironwood Design Group
Stacey Clark – Turnstone Corporation
Tony Dacosta - Turnstone Corporation

This was a second public meeting held to present the teams findings and recommendations through a proposed conceptual design and gather feedback from the community regarding the recommendations. Approximately 20 people attended the meeting. The meeting lasted approximately 50 minutes.

JZ started the meeting by introducing the team and starting a slide presentation.

LD summarized the events starting from the acquisition of the 127 Elm St parcel and leading up to the current study. LD stated that the select board wanted more information to validate the Keyes Park Expansion committee’s recommendation that the town build a new multi-generational community center. LD stated that he was excited to see what came from the public information sessions. He also stated that the intent was to explore a regional facility, hoping to combine resources in providing social and athletic programming.

AB stated that the Recreation department offices are located in the basement of the town hall. Indoor programs are typically operated in the 3rd floor space of the town hall known as the banquet room. She stated that access to year round indoor programming space is a major challenge for the department. The winter sports tend to use up all the available indoor space



that the department could use to offer indoor programming. She stated that gymnasium space is a definite need as a result of this problem. AB stated that the softball fields are too close to each other for simultaneous use.

DH discussed the 127 Elm St parcel. He noted several challenges regarding the re-use of the building. These include center columns that would interfere with court space planning, the buildings poor condition, and the limited extra structural capacity in the frames for present day snow loads. Because of these and other factors the team recommends demolition of the structures.

DH presented the Concord NH community center as an example of a successful community center that Milford could glean ideas from.

JH presented examples of outdoor park amenities. He noted that Keyes Park struggles from over use currently. He then presented existing conditions site analysis ,and presented two site plan concepts.

JZ opened up the session for a general Q and A. The following items were noted during the Q and A session:

1. LD asked JH about the importance of pedestrian paths. JH noted that they were key park elements. He stated that path located near the river would be advantageous.
2. The price range of splash pads was asked about. JH stated that a splash pad currently being installed in Manchester NH cost around \$200,000. He stated that there was a wide range of splash pad features and therefore a wide range of costs.
3. During the presentation attendees were asked to submit desired amenities – these included indoor court space, dog walking areas, mid sized classroom spaces with storage, and broadcast space for Granite town media.
4. JH was asked about the sidewalks at the site – he noted that no sidewalk currently runs from Elm St to the 127 Elm St parcel. He stated that this would be included in any new park renovation work. JH stated that the park’s proximity to the downtown area should be highlighted and taken advantage of.
5. Park safety system were discussed. JH noted that the costs of surveillance systems has come down considerably in recent years, and that inclusion of such a system would be a definite benefit to the town.



6. Manpower concerns were discussed. AB stated the plan is for current Rec department staff to operate the center when initially built. Eventually as growth occurs the revenue from that growth would support additional staff.
7. A question about the managing the cost of the project was submitted. DH stated that costs are not known but project phasing would be implemented to help control costs.
8. LD asked the team to address the flexibility of spaces. BH stated that gymnasiums can be used or multiple functions and events such as boat shows and other exhibition type events. DH stated that overflow parking can be used for field space, and some centers flood certain open areas of the parks to create skating rinks in the winter months.
9. LD addressed the question of who would pay for the project. He stated that the town hoped to share the costs as much as possible, but also noted that using taxpayer dollars gets everybody invested in the project.
10. LD asked the team about the next steps in the study. JZ state that the team will analyze all the collected data, then go to stakeholders with the data and get their thoughts. BH told the audience to let the team know if they are involved in a group that could help operate or formulate more ideas regarding what the center should offer.
11. The projects' target age group was asked about. DH stated that the aim is for the project to be multi-generational and not just focused on one demographic. BH stated that the interaction between age groups has been a positive result of multi-generational projects in the past.
12. LD encouraged the audience to remain engaged with the process and feel to ask questions. He also stressed that this will be an on-going process and will not happen overnight.

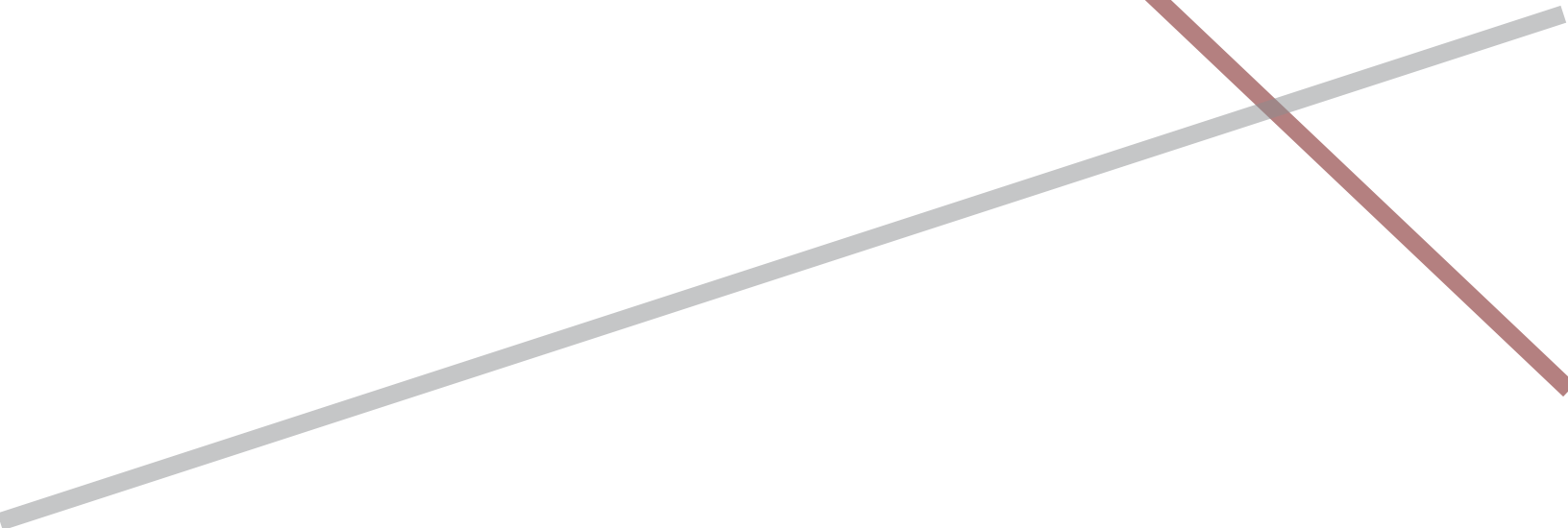
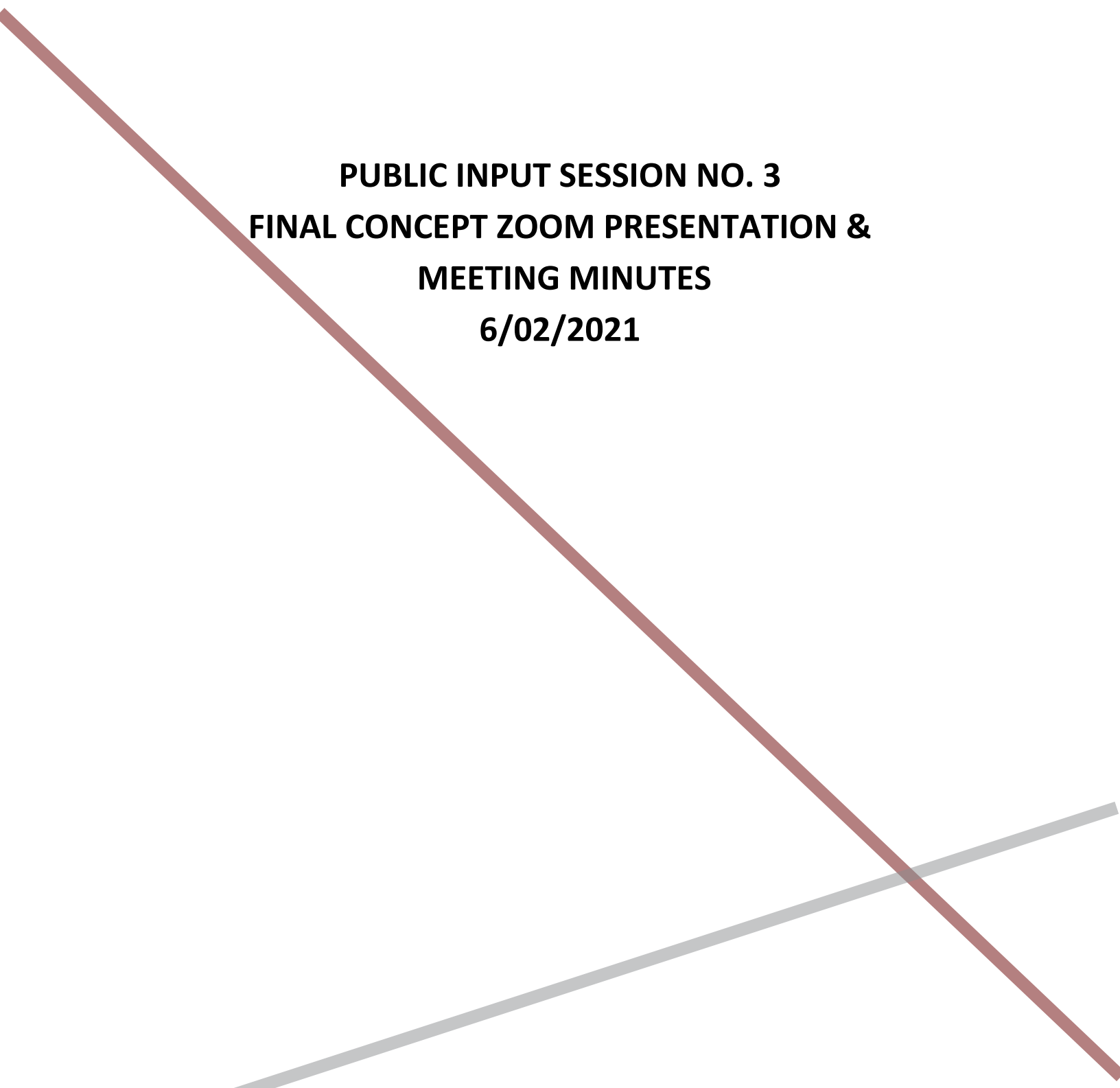
It is intended that these minutes reflect the discussions that occurred at the meeting. Please contact the author with any corrections upon receipt.

Prepared by:
THE H.L. TURNER GROUP INC.



Dan Hall
Project Architect





PUBLIC INPUT SESSION NO. 3
FINAL CONCEPT ZOOM PRESENTATION &
MEETING MINUTES
6/02/2021

One Park, *Infinite Possibilities*

Findings and Recommendations Summary:
Feasibility Assessment for a Regional Community
Center in the Town of Milford

6.14.21



Introductions

The H. L. Turner Group

Bill Hickey, *Senior Vice President of Structural Engineering, Principal*

Dan Hall, AIA, RA, *Project Architect, Associate*

Doug Proctor, AIA, NCARB, LEED AP BD + C, *SVP of Architecture, Principal*

Jesele Zurell, *Marketing Manager*

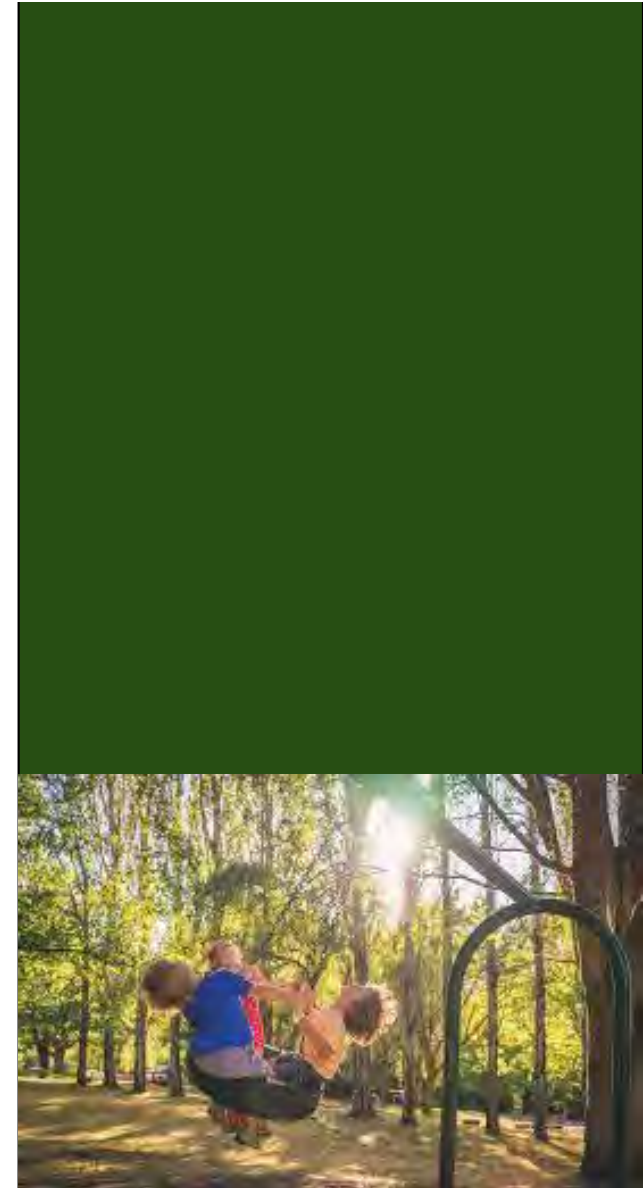
Ironwood

Jeffrey Hyland, PLA, ASLA, CLARB

Firm Principal, Senior Landscape Architect

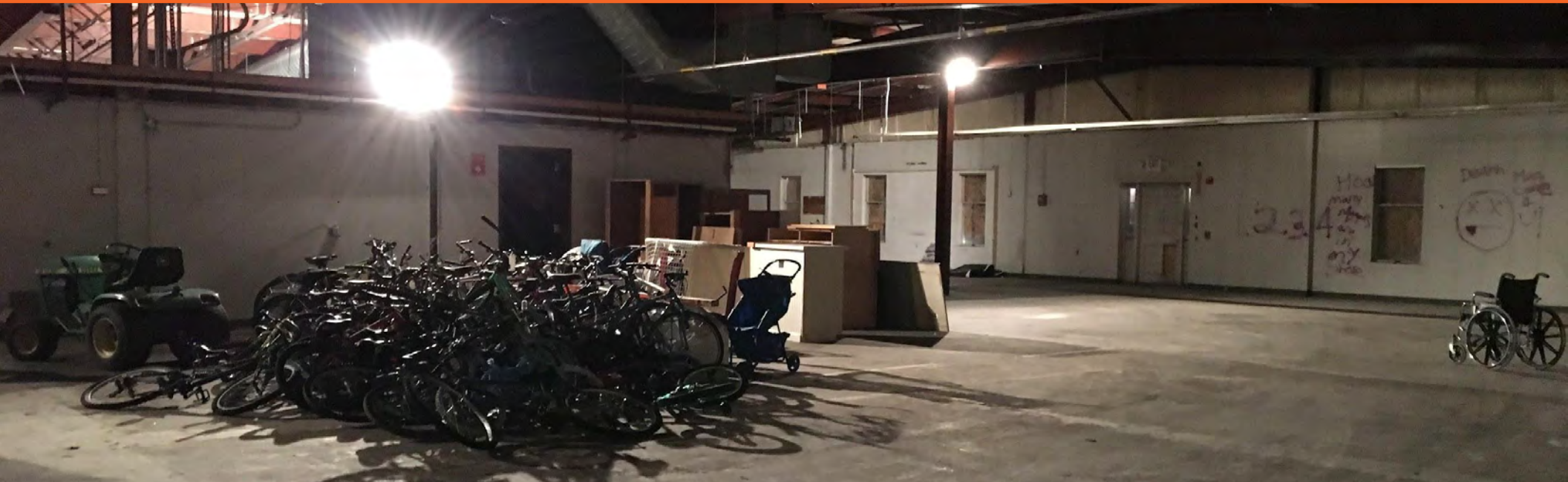
Why we're here:

The Town of Milford Recreation Director and Community Development Director have engaged with The Turner Group, Ironwood, and Turnstone for a feasibility study, and to gather community input about what public interests and needs might be served through making updates to Keyes Memorial Park and 127 Elm Street. This evening, we'd like to discuss findings and recommendations.



Recommendations:

- Remove the existing non-functional buildings at 127 Elm Street
- Install a paved, universally-accessible walkway around the park
- Significantly increase parking space, and explore the option of a through-road to better serve all that the property has to offer
- Using a phased approach, construct a a regional, multi-generational community center to fulfill the town's needs
- Improve athletic fields to maximize playability while reducing recovery time and maintenance demands
- Provide new and expanded offerings and programs for residents of all ages
- Improve overall safety and security, and
- Relocate paved surfaces and park features that are currently in the floodplain



Public Outreach

- Three public meetings
- Stakeholder conversations with the **MCAA, the Milford School District, the Library, Granite Town Media, Milford Recreation Department, Milford Department of Public Works, Milford Recreation Commission, local intramural sports and dance organizations**, and more
- Public survey with over 200 responses

Survey Input

Most Requested Features:

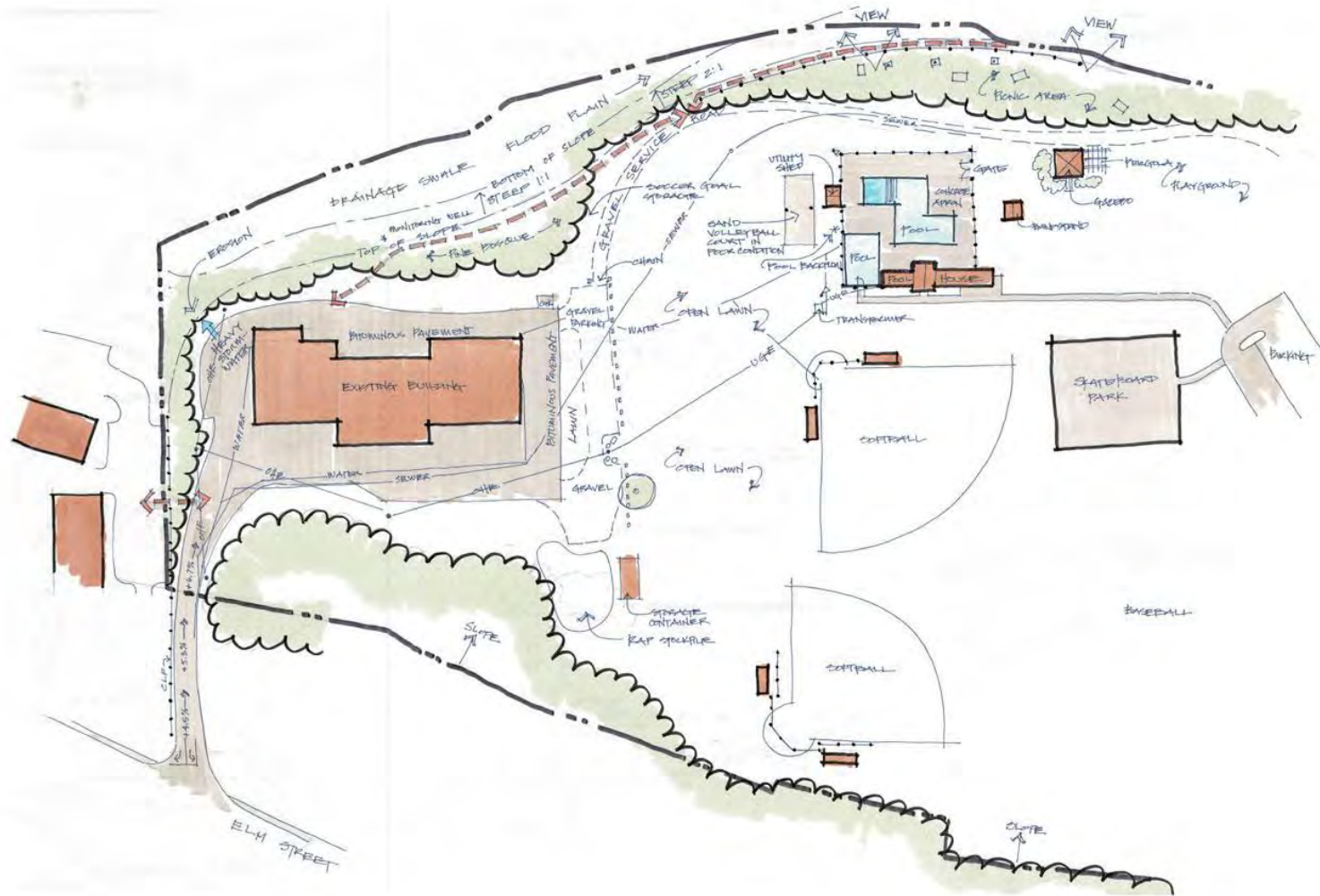
- Paved, universally-accessible walking trail
- Multipurpose space with stage, kitchen, other amenities
- Aerobics/Dance/Yoga Studio
- Arts & Crafts programming
- Seniors Lounge

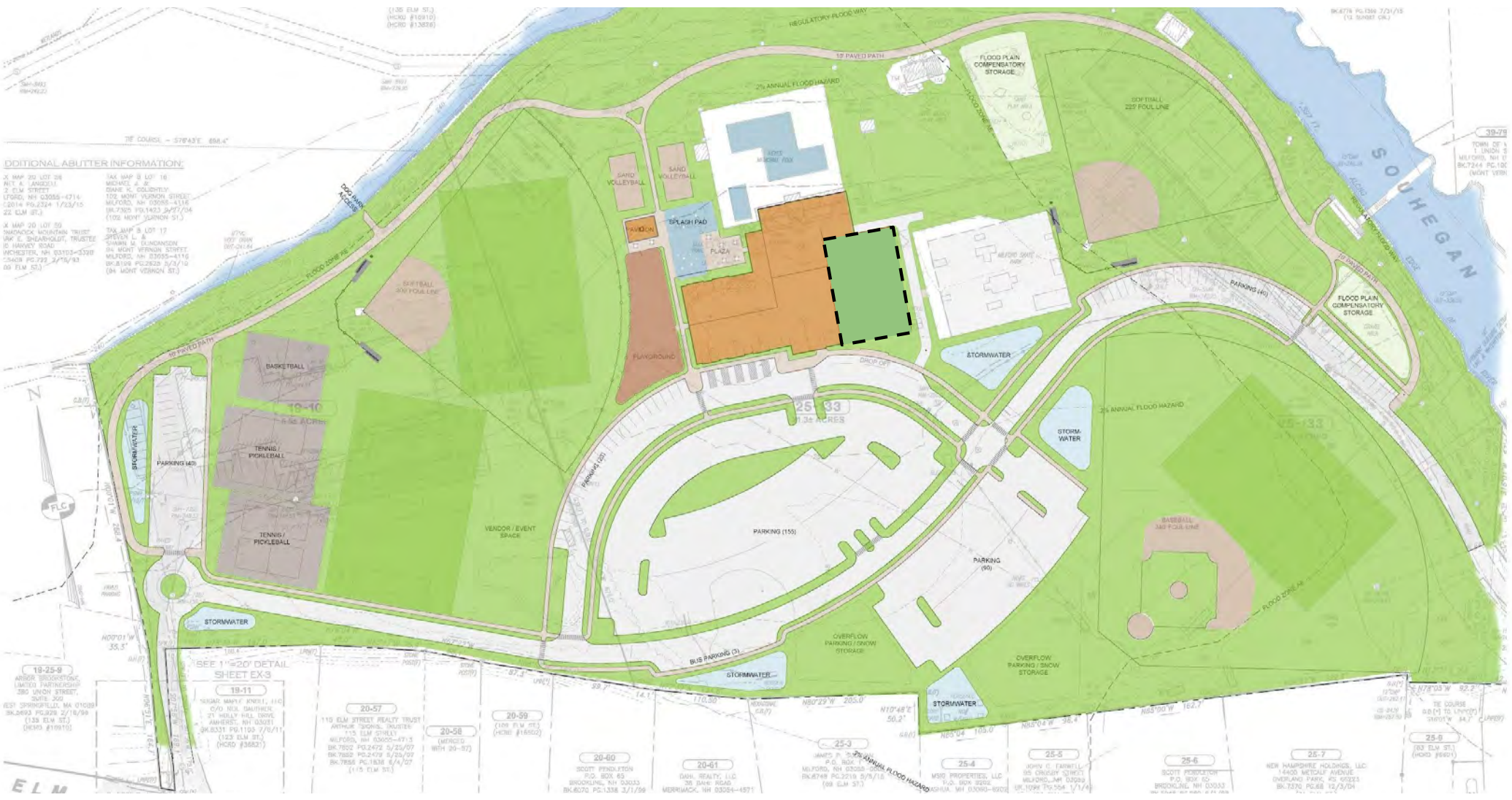
Additional Takeaways:

78% of respondents are in favor of building a new regional community center.

Widespread interest in making this a **regional** facility due to demand beyond our community. Respondents would travel up to 15 miles to access amenities.

After extended analysis of the existing buildings and site, and meeting with community groups, **here's what we recommend:**





ADDITIONAL ADJUTER INFORMATION:

X MAP 20 LOT 28
 2 ELM STREET
 (135 ELM ST.)
 (HCD # 110810)
 (HCD # 13008)

X MAP 20 LOT 29
 2 ELM STREET
 (135 ELM ST.)
 (HCD # 110810)
 (HCD # 13008)

X MAP 20 LOT 30
 2 ELM STREET
 (135 ELM ST.)
 (HCD # 110810)
 (HCD # 13008)

X MAP 20 LOT 31
 2 ELM STREET
 (135 ELM ST.)
 (HCD # 110810)
 (HCD # 13008)

X MAP 20 LOT 32
 2 ELM STREET
 (135 ELM ST.)
 (HCD # 110810)
 (HCD # 13008)

X MAP 20 LOT 33
 2 ELM STREET
 (135 ELM ST.)
 (HCD # 110810)
 (HCD # 13008)

X MAP 20 LOT 34
 2 ELM STREET
 (135 ELM ST.)
 (HCD # 110810)
 (HCD # 13008)

X MAP 20 LOT 35
 2 ELM STREET
 (135 ELM ST.)
 (HCD # 110810)
 (HCD # 13008)

X MAP 20 LOT 36
 2 ELM STREET
 (135 ELM ST.)
 (HCD # 110810)
 (HCD # 13008)

X MAP 20 LOT 37
 2 ELM STREET
 (135 ELM ST.)
 (HCD # 110810)
 (HCD # 13008)

X MAP 20 LOT 38
 2 ELM STREET
 (135 ELM ST.)
 (HCD # 110810)
 (HCD # 13008)

X MAP 20 LOT 39
 2 ELM STREET
 (135 ELM ST.)
 (HCD # 110810)
 (HCD # 13008)

X MAP 20 LOT 40
 2 ELM STREET
 (135 ELM ST.)
 (HCD # 110810)
 (HCD # 13008)

19-25-9
 AMBER BROOKSTONE
 LIMITED PARTNERSHIP
 330 UNION STREET
 SUITE 300
 WEST SPRINGFIELD, MA 01109
 BK.2493 PG.224 2/18/99
 (135 ELM ST.)
 (HCD # 10810)

19-11
 SHEAR, MANTY, BROWN, LTD.
 C/O REIL BAUTHER
 27 HILLY HILL DRIVE
 AMHERST, NH 03021
 BK.8331 PG.1105 7/6/11
 (123 ELM ST.)
 (HCD # 35832)

20-57
 115 ELM STREET REALTY TRUST
 ARTHUR J. SCORIO, TRUSTEE
 15 ELM STREET
 MILFORD, NH 03055-4718
 BK.7502 PG.2492 5/21/07
 BK.7502 PG.2479 5/21/07
 BK.7508 PG.1038 6/14/07
 (115 ELM ST.)

20-58
 (MERGED
 WITH 20-57)

20-59
 (100 ELM ST.)
 (HCD # 18502)

20-60
 SCOTT PROBERTSON
 P.O. BOX 63
 BROOKLINE, NH 03033
 BK.6070 PG.1338 3/1/09

20-61
 GAIL REALTY, LLC
 28 BANK ROAD
 MERRIMACK, NH 03054-4371

25-3
 JAMES P. 5% ANNUAL FLOOD HAZARD
 P.O. BOX 1
 MILFORD, NH 03055-0001
 BK.4749 PG.2019 5/9/18
 (68 ELM ST.)

25-4
 MSP PROPERTIES, LLC
 P.O. BOX 3026
 MILFORD, NH 03055-0326
 BK.4749 PG.2019 5/9/18
 (68 ELM ST.)

25-5
 JOHN C. FARNELL
 85 CROSBY STREET
 MILFORD, NH 03055
 BK.7270 PG.268 12/3/04
 (115 ELM ST.)
 (HCD # 35832)

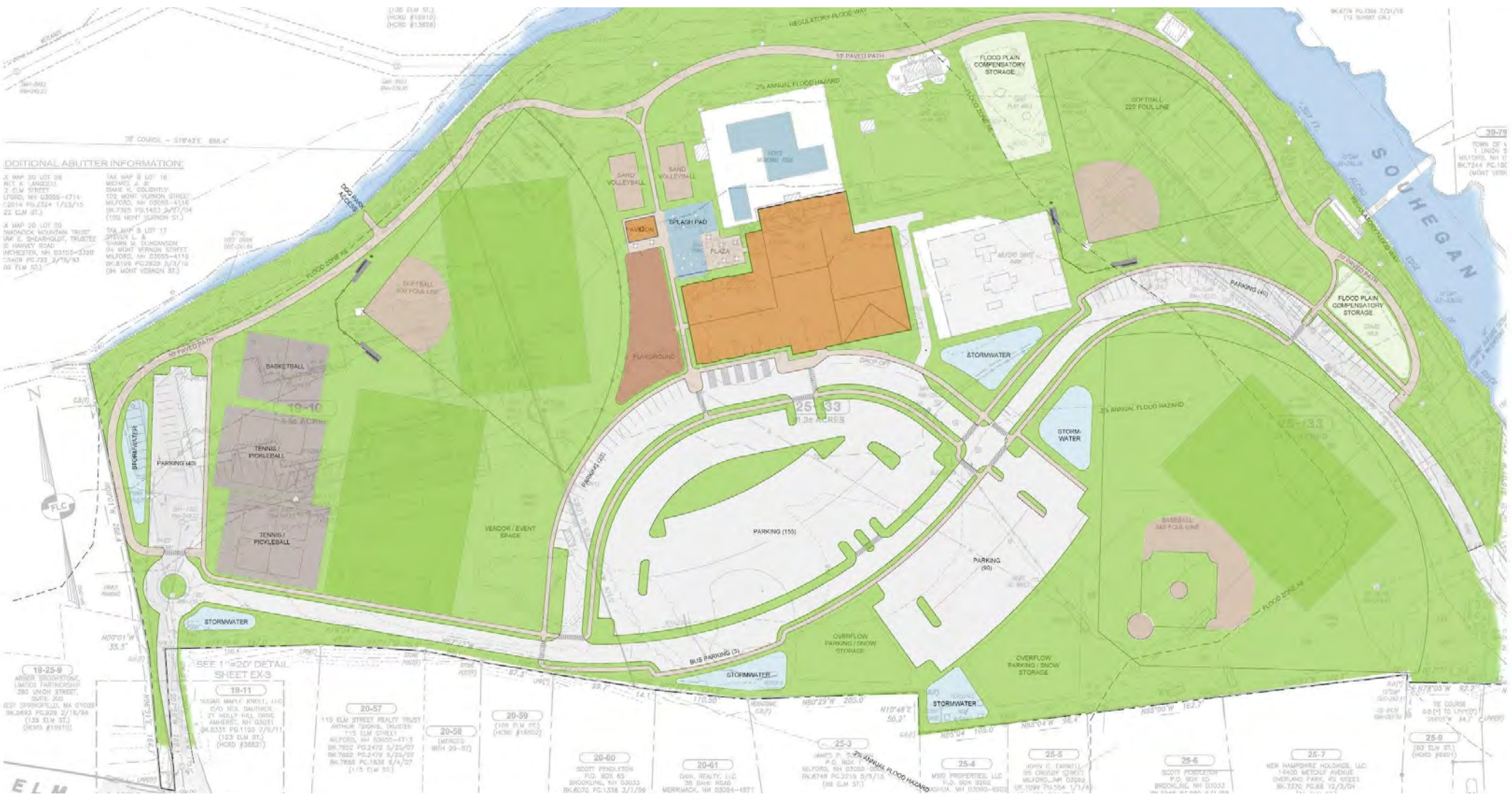
25-6
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 BK.6070 PG.1338 3/1/09

25-7
 NEW HAMPSHIRE HOLDINGS, LLC
 1400 METCALF AVENUE
 OVERLAND PARK, KS 66212
 BK.7270 PG.268 12/3/04
 (115 ELM ST.)
 (HCD # 35832)

25-8
 (83 ELM ST.)
 (HCD # 6601)

ELM

39-78
 TOWN OF
 UNION
 MILFORD, NH 03055
 BK.7244 PG.102
 (MONT VERN)



ADDITIONAL ADJUTER INFORMATION:

X MAP 20 LOT 28
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 BK.7270 PG.68 12/3/04

25-8
 (83 ELM ST.)
 (HCD # 6601)

ELM

39-79
 TOWN OF
 1 UNION ST
 MILFORD, NH 03055
 BK.7244 PG.102
 (MONT VERN)

LEGEND

- Circulation
- Kitchen
- Mechanical / Storage
- Multi-Purpose
- Parks & Rec Office
- Pool Locker Room
- Pool Staff
- Program
- Restroom
- Seniors

**FOOTPRINT STUDY -
PHASE 1
23,385 SF**



LEGEND

- Circulation
- Gym
- Kitchen
- Mechanical / Storage
- Multi-Purpose
- Parks & Rec Office
- Pool Locker Room
- Pool Staff
- Program
- Restroom
- Seniors

**FOOTPRINT STUDY -
PHASES 1 & 2
32,245 SF
(PHASE 2= 8860 SF)**



To Demo or Not to Demo?

- The current structure has extensive issues that would need repair or require replacement, including **water damage, insulation issues, structural problems, security issues, general defacement, HVAC, water/sewer connections,** and **electrical.**
- Support beams inhibit the repurposing of the building as a truly multi-functional space, and significantly limit program opportunities and activities.
- If reused, the building would fall under the recreational state building code classification, **not** industrial (which is its current classification), and thus would be required to comply with a higher standard of building construction.

Estimated Costs: Demolition Only

- Removal of metal building
- Removal of foundation
- Hazardous material abatement
- Level and grade site
- Cap all utilities
- Construction management and associated fees
 - \$380k - \$450k

New Building w/o Gymnasium (23k s.f)

Estimated Project Construction and Soft Cost Conceptual Budget

Geotechnical services.....	\$10,000	Telecommunication Systems.....	\$70,000
Architecture & Engineering Fees.....	\$356,000	Furniture & Equipment.....	\$185,000
Construction Manager Fees.....	\$297,000	Miscellaneous Moving Cost.....	\$15,000
Building Construction.....	\$5,840,000	Miscellaneous Legal Fees.....	\$3,000
Site Work.....	\$710,000	Owner Construction Contingency.....	\$100,000
Building Demolition.....	\$125,000	Facility Support Services (Monitoring).....	\$30,000
Utility Fee.....	\$20,000	Building Commissioning.....	\$60,000
Independent Testing Agency.....	\$9,800	Bond Costs.....	TBD
Security & Access Systems.....	\$70,000	Total Project Costs (incomplete).....	\$7,920,800
Hazmat Abatement.....	\$40,000		

New Building w/Gymnasium (32k s.f)

Estimated Project Construction and Soft Cost Conceptual Budget

Geotechnical services.....	\$12,000	Telecommunication Systems.....	\$80,000
Architecture & Engineering Fees.....	\$462,000	Furniture & Equipment.....	\$205,000
Construction Manager Fees.....	\$387,000	Miscellaneous Moving Cost.....	\$15,000
Building Construction.....	\$7,640,000	Miscellaneous Legal Fees.....	\$3,000
Site Work.....	\$710,000	Owner Construction Contingency.....	\$100,000
Building Demolition.....	\$125,000	Facility Support Services (Monitoring).....	\$30,000
Utility Fee.....	\$20,000	Building Commissioning.....	\$70,000
Independent Testing Agency.....	\$10,800	Bond Costs.....	TBD
Security & Access Systems.....	\$80,000	Total Project Costs (incomplete).....	\$9,989,800
Hazmat Abatement.....	\$40,000		

Renovation of Existing Building (36,750 sf)

Estimated Project Construction and Soft Cost Conceptual Budget

Geotechnical services.....	\$10,000	Telecommunication Systems.....	\$85,000
Architecture & Engineering Fees.....	\$578,800	Furniture & Equipment.....	\$215,000
Construction Manager Fees.....	\$414,000	Miscellaneous Moving Cost.....	\$15,000
Building Renovation/Upgrades.....	\$7,350,000	Miscellaneous Legal Fees.....	\$3,000
Site Work.....	\$710,000	Owner Construction Contingency.....	\$225,000
Partial Bldg Demo. (Roof, Veneer).....	\$75,000	Facility Support Services (Monitoring).....	\$30,000
Utility Fee.....	\$20,000	Building Commissioning.....	\$80,000
Independent Testing Agency.....	\$9,800	Bond Costs.....	TBD
Security & Access Systems.....	\$85,000	Total Project Costs (incomplete).....	\$9,995,600
Hazmat Abatement.....	\$40,000		

Q&A

Thank you!

Milford Community Center Feasibility Study
Public Session No. 3

CLIENT/OWNER: Town of Milford NH

ARCHITECT/ENGINEER: The H.L. Turner Group Inc. (TTG)

TTG PROJECT NO.: 5027

DATE OF MEETING: Wednesday, June 02, 2021, 6:00 PM

LOCATION OF MEETING: Virtual - Zoom

ATTENDEES: Jes Zurel, Turner Group
Dan Hall, Turner Group
Bill Hickey, Turner Group
Arene Berry, Milford Recreation Department
Lincoln Daley, Town of Milford
Jeff Hyland – Ironwood Design Group

The meeting was held to present the teams findings and recommendations through a proposed conceptual design and gather feedback from the community regarding the recommendations. Approximately 20 people attended the meeting. The meeting lasted approximately 1 hour and 20 minutes.

JZ started the meeting by introducing the team and starting a slide presentation. DH summarized the teams' findings and then discussed the recommendations regarding demolishing the existing buildings. JH presented the site plan concept and explained the reasoning behind the design decisions that were made. DH followed this up by presenting conceptual floor plans of the community center building itself. JZ wrapped up the slide presentation by opening up the session for a general Q and A. The following items were noted during the Q and A session:

1. The comparison between a paved vs a gravel walking path design was raised. JH said that both are feasible options and could be further explored during design.
2. The amount of space between the skate park and the future phase 2 gym footprint was asked about. JH stated that shadows were a concern and that the skate park would be in shadow at some point during the day. This would need to be further investigated.



3. There were several questions concerning future expansion of the community center building. DH responded that the best space might be to the west of the community center towards the playground. JH noted that the lawn above to the north of the skate park could also be a viable location. Another question about expansion concerned expanding upward to add a level. BH stated that the structure would need to be designed with this in mind from the start.
4. The request was made that the walking path be extended around the baseball diamond to create more length.
5. There was an inquiry as to if the gym contained a dedicated broadcast space. DH stated that it did not at this time but could be explored.
6. One attendee expressed concerns about the spread-out parking lots, the through road, and the ability to use the contiguous open spaces of the park for things such as xc skiing in the winter. JH noted that removable fences are common, and that the spread-out parking increases user access to amenities within the park while also avoiding an oversized central parking lot that dominates the park. JH also noted the road is a trade-off to improving circulation and that traffic calming devices could be installed to enhance safety.
7. Questions related to the project cost, 127 Elm building demo cost, and how to pay for the project were raised. BH stated that costs for certain aspects such as the demo were still being developed with Turnstone Corporation. Other project costs will need to be ballpark estimated at this stage and may not be totally reliable. LD listed the various options for financing the project – these included taxpayer funding, fundraisers, and revenue generating programs offered through the new community center.
8. An attendee asked about the possibility of putting workout stations along the walking path. AB stated that the parks & rec department currently has these stations are planning to install them in the park.
9. A question about relocating the Parks & Rec offices from the Town Hall to the new building was asked. DH clarified that the conceptual plans did provide office space in the new building for the Parks & Rec to operate out of.
10. LD asked JH to expand on the aspects of an interconnecting roadway through the park. JH stated the various advantages and challenges the roadway presents. The idea of limited use of the 127 Elm St entrance was also discussed, as well as the recommendation of a traffic study at the entrance.

11. LD asked DH about the advantages of incorporating the pool building into the new building. DH stated that the Parks & Rec staff would have improved surveillance of the pool area, the new building would provide updated larger locker rooms for swim meets, and also provide updated and larger pool staff office areas, lockers and first aid room.
12. The request was made that the slide presentation materials be posted to the town website to allow the community to review at their own leisure. Chris Gentry from Granite State Media posted the materials during the meeting.

It is intended that these minutes reflect the discussions that occurred at the meeting. Please contact the author with any corrections upon receipt.

Prepared by:
THE H.L. TURNER GROUP INC.



Dan Hall
Project Architect