

**Town of New Hampton
Special Town Meeting
1st Deliberative Session**

June 27th, 2017

Officials Present: Town Moderator, Ken Kettenring
Selectmen: Mark Denoncour; Kenneth Mertz; Neil Irvine
Deputy Town Clerk / Tax Collector, Regina Adams

Others Present: Supervisors of the Checklist: Christina Pollock, Mary Tierney, & Lucinda
Ossola
Ballot Inspectors: Patricia Torsey; Dana Torsey; Jessie Whalen
Department Heads:
Town Administrator, Barbara Lucas
Police Chief, George Huckins
Fire Chief, Michael Drake

Moderator, Ken Kettenring called the meeting to order at 7:00 pm. The Moderator led us in the Pledge of Allegiance.

The Moderator listed his guidelines for this deliberative session as follows:

- ❖ All debate is through the Moderator.
- ❖ When asking to speak please address the Moderator and state your name and the street you live on for the record.
- ❖ Non New Hampton residents or non-property owner participation requires approval of the meeting.
- ❖ You may speak a 2nd time on an article only after all others have had an opportunity to be heard.
- ❖ Motion to call the question before all have spoken requires a 2/3 vote.
- ❖ Any resident or property owner may participate in the discussions, but only REGISTERED voters in the Town of New Hampton can vote.
- ❖ Any person who is not a “registered voter” in the Town of New Hampton please stand and be identified by the vote counters.
- ❖ Motions can be made to amend the articles (without changing the purpose, eliminating the subject matter or nullifying the subject matter). You can amend the dollar amount to include zeroing out the appropriation or the article can be accepted as written to be placed on the official ballot for consideration.
- ❖ Ballot votes
 - Requires written request of 5 voters prior to voting
 - Challenge to a non-ballot vote, immediately after vote is declared, requires 7 voters
- ❖ A motion for reconsideration must be made immediately following closure of the article.

- ❖ Once discussion has closed on any article, and the meeting has proceeded to subsequent articles, there shall be no reconsideration of any article.

Selectman Irvine made a motion to allow Barbara Lucas the Town Administrator, who is not a resident of New Hampton to participate in this meeting as necessary. This was seconded by Selectman Mertz. All were in favor – motioned passed.

Article #1:

Shall the Town authorize the Board of Selectmen to accept the donation of the New Hampton Grange Hall and proceed with the relocation and reuse of the building to provide a community focused multi-use building? There will be no appropriation of funds with this article.

Note: A March 2017 Warrant Article was present and approved by the New Hampton voters at Town Meeting, which authorized the expenditure of \$150,000 to relocate the relocate the “Grange Hall” building to return it back to its original location next to the Town House, where it was built in 1826, and to make initial necessary repairs. The Selectmen were also authorized to accept donations, state or federal grants, or other funds that may become available to offset this appropriation. Another Warrant Article in the amount of \$4,000 was approved with the authorization to expend to allow for the evaluation of the building’s condition, potential uses and future repair or upgrade costs. Any further town expenditure above the approved \$150,000 would require voter approval.

Selectman Mertz made a motion, seconded by Selectman Irvine.

The Moderator then invited the Selectmen to explain their studies and what stage the “Grange Hall” is at. Selectman Mertz started the presentation by saying Thank you to all of those that attended the meeting. He also said thank you to all those that contributed their time and services to make this meeting possible.

- New Hampton Community Church
- State of NH Grange
- Wes Hays: Northstar Construction
- Billy Huckins
- Bruce Barnard
- Peter Gulick
- Tom Smith
- Kris Harmon
- George Longo: George Longo Design
- Squam Lake Plumbing and Heating
- Chris Williams: Architect
- Bill Stark Woodwrights
- Jess Downing: CCI
- NH Preservation Alliance
- New Hampton School
- Kent Bicknell
- Pat Provencher

- Matty Huckins
- Dan Moore
- Ruth Gulick
- David Roberts
- Robert Smith

Selectman Mertz explained why we were there. He stated that last fall the Selectmen’s office received an application for demolition. It was at this time that the Town was aware that the Church wanted to relieve themselves of the property. The Selectmen decided that they wanted to try and save the building. They went to talk to Pastor Scott Mitchell about saving the building. The Pastor said that it was not the preference of the Church to destroy the building and started researching the feasibility of moving the building.

A preliminary investigation was done on the condition of the building and the possibility of moving it from the present site. The Board presented a warrant article in March for the move to investigate the possibility of moving the building to its original location. The warrant required the Board to report back to the Town the findings of the study.

Selectmen Mertz explained that he building was an important part of the community besides that it is 191 years old. The Grange has served as a Chapel, classrooms at the New Hampton School, the Grange Hall and as a function space for the Church as well as a general meeting place for town activities. It has occupied three different locations in Town (its original site on the Town Common next to the 1798 Town House, the New Hampton School Campus and its current location on Main Street) over its life, and has been known as the “Chapel”, “Commercial Hall”, “Writin’ Room” and finally the “Grange”.

The building has been inspected and is capable of being moved. A HazMat assessment was conducted and the only issue was lead paint on the interior and exterior. There was not any asbestos in the building.

Selectman Mertz asked if there were any questions about the movement of the building. Wes Hays was recognized as one of the individuals that could speak to the details of this part of the project.

Discussion- *Don McCormack* of Old Bristol Road, asked since the church was going to have the building taken down, and the Town stepped in to take the building, if the Church was paying us to take the building away for them. Selectman Irvine explained that the church was donating the building and \$10,000 to help move the building. Further into the presentation will show a breakdown of costs and with the help of fundraising and grants, it should defray the money that was appropriated in March. Mr. McCormack then said that \$10,000 was probably still lower than what it would have cost to take it down. Selectman Irvine noted that the Church will still have a considerable site work to contend with after the building was moved which is not the responsibility of the Town.

Dana Torsey of Lower Oxbow Road asked how the building was going to be moved. Mr. Hays answered that it will travel Shingle Camp Hill Road, then travel up the I-93 South Bound On Ramp, it will then go onto the Emergency Access Road before the Pinnacle Hill Overpass, after which it will go back down the I-93 North Bound Exit Ramp onto NH Route 104 heading toward Town House Road.

Kevin Conrad of Birch Way about what the projected uses and what the cost was to move the building? Selectman Irvine said that the question would be covered in the next slide.

Tom O’Shea (Moderator of the New Hampton Community Church and Chairman and Sewer Commissioner of the New Hampton Village Precinct) of Main Street was concerned about the moving of the building and its effect on the Water and Sewer pipes that the New Hampton Village Precinct had constructed for \$225,000 twelve years ago under Shingle Camp Hill Road. Mr. Hays answered that the dollies used to carry the building have many tires to spread the load over and that the pounds per inch was much lower than standard trucks and that the pipes were at least four feet under the road, so they should be fine.

Jon Moore of NH Route 132 N understands that there were some appropriated funds for the initial movement of the building, he asked if the Selectmen had an idea on how much future funds would be needed to do repairs on the building. The Moderator said that the question will be answered later in the presentation.

Brad Ober of Winona Road asked if the Board had secured the permits to move it over I-93. Mr. Hays answered that the company moving the building was in the process of getting them now, and that the company has moved buildings on the Interstate before. Mr. Ober asked if there was a projected cost. Mr. Hays answered that the answer about cost was coming up in the presentation.

Selectman Mertz explained the two phases of moving the building. Phase One focuses on Accepting and Moving the building, while Phase Two is about the renovations needed to make the building usable.

Phase One is formed into three parts which includes: the site work for a new foundation, septic, and electric connection, pouring of the foundation and the moving of the building.

The electrical would be added to the meter on the existing Town House. It involves the tasks of tree clearing, stumping, and the trenching and conduit for electric services. The Timber pays for clearing the site. The site preparation and use of the Public Works Department is an estimated cost of \$4,500.

The Foundation estimate is based on full eight foot walls and a poured floor. The maximum cost for the part of the project is \$18,500. The site is on ledge, so the Board does not anticipate that it will be a full foundation. Selectmen Irvine said that Mr. Billy Huckins can talk more on the site condition. Mr. Huckins said that they determined where the building used to sit. They also determined whether it was feasible to install a water line and a septic system and how much soil there was to put in a full foundation. The amount of soil was measured between two inches and two feet before the team hit ledge. The building would sit on footers. The ground does slope in the back, so the addition that was added onto the building will have ample space to put a small utility room. He reiterated that there would not be a full foundation. Selectman Mertz said that the \$18,500 would be the maximum amount that could be faced if there was ample soil for a full foundation.

The moving of the building cost will be done by Geddes and is about \$116,422. This includes the building mover, the wrapping of the building, dropping of utility lines, and the use of the State and Town Police Departments. Selectman Irvine explained that the reason they chose the building route that Mr. Hays described was due to fewer utility lines. He then read a breakdown of what each company was charging. The breakdown charges include:

- PSNH/Eversource.....\$9,600.00

- Fair Point (fiber optic lines).....\$27,054.00
 - They have fiber optic lines without enough slack to be able to take down the lines. The company will cut the lines and splice in some slack and then undo them as to have minimal interruption to their customers
- First Light Fiber.....\$16,500.00
 - Another fiber optic company
- Ashland Power Company.....\$5,250.00
- 186 Fiber.....\$5,995.00
- Metrocast.....\$8,343.06

The actual mover cost is \$36,400. The mover is only charging 50% of his normal rate. He is donating the other half. Four Troopers for a four hour detail is \$100 per hour/ per trooper. Plus all of the Town Officers. The wrapping of the building is \$3000. This includes a labor cost of \$1360 and \$400 for material. The contractor was confident that he could accomplish wrapping the building one day. The Board has calculated for two days.

Total money anticipated to be spent on Phase One is \$139,442. This is the highest possible price.

Discussion-

Dana Torsey of Lower Oxbow Road asked how the Town planned to get water to the Grange Hall due to the ledge issue. Selectman Irvine said that this was in the next section, but there will be a drilled well. Mr. Torsey asked if any trees will need to be cut down on the building route. Mr. Hays that one tree and some limbs need to be cut.

Paul MacDonald of Carter Mountain Road asked if a special insurance was required for the moving of the building. Selectman Irvine answered that it would be the mover’s responsibility. Mrs. Lucas had asked our Insurance Company about coverage to protect the Town, they will be reviewing the insurance agreement with Mr. Geddes moving company and the insurance certificate to make sure that the Town is properly covered.

Kris Harmon of Main Street asked if any improvements needed to be made to the roads in order to accommodate the weight of the building. Mr. Hays said that the roads should be fine. They might have to fill in a few ditches, but they would remove it afterward.

Nora Foster of Anchorage Road asked for clarification on whether the \$139,442 was a revised number or going to be in addition to the \$150,000 that was voted on last March. The Moderator answered that the \$150,000 was the maximum allotted to be spent.

David Katz of NH Route 132 N asked if the mover thought that the road surface of Shingle Camp Hill Road was satisfactory. Mr. Hays said that the mover was comfortable with it.

Manfred Hoertoerfer of Overlook Drive asked about the uses of the building and getting it so that the Town can use it and about Interior finishes, insulator costs? He also asked if the building was just going to sit there. Selectman Mertz said that there was not any sense to move a dormant building to be a dormant building. Selectman Irvine confirmed this by saying the next slide had a list of potential uses.***(Hard to Hear)***

Don McCormack of Old Bristol Road asked if the building was going to be moved in two sections. Mr. Hays answered that it would be moved in one piece. Selectman Irvine showed everyone on the drawing what part of the building was to be moved.

Selectman Irvine explained the potential uses to bring the building back to life. They are:

- Agricultural- Farmer's Market, Farm Bureau (usually meets in a person's home), Garden Club
- Educational & Recreational- Community Center, Fish & Game, Historical Society
- Arts- Exhibits, Live Performances
- Functions- Family Reunions, Fundraisers, Old Home Day, Weddings
- Organizations- The Grange (bring it back to our community), NANA, 4-H, Scouts
- Other- Craft Fairs, Community Yard Sales, Meet the Candidates Night

Discussion-

Pat Schlesinger of Birch Way said that she has lived in New Hampton for about 47 years and has tried to do projects and has not found the sense of community that the Selectmen had mentioned. She stated that until our community unites that this project will never happen.

Kris Harmon of Main Street, currently on the New Hampton Heritage Commission, said that we have a number of communities in our town, and that the Town has had many centers, since its incorporation in 1777. The Town used to have a number of events that it hosted every year. She mentioned the Victorian Fair and the number of people it brought into our Town. She said that if people wanted to have a community in this Town again, then Vote Yes on this Article. If people hated seeing "Old Buildings" being torn down on the news, then Vote Yes on this article. The "Old Buildings" are not going to come back. There will never be another building in Town with this type of History. This our only chance to save this building. She has talked to different organizations that have trouble finding venues in the center of the State. This building would be their answer. She stated that yes the building will cost money, but what project doesn't. If the Town had decided in the future to put up a newer building, they will find that it will not last as long as this building has. The building has been moved three times. It's in great shape. If people want to feel the sense of community, then this is their answer.

David Katz of NH Route 132 N asked if the Board had considered putting money into renovating the Town House instead of putting it into the Grange. Selectman Irvine said that the Town has had a sentimental feeling toward the Town House. It is not a community center. Its primary purpose in Town is to be where the Town votes and to hold deliberative sessions. He mentioned that when the Public Safety Building was first debated, some people wanted to add a Community Center to that, but the Town voters were firmly against the idea stating that the Public Safety Building would only be used for that purpose. Mr. Cass clarified that the "Grange Hall" would become a multi-purpose building. Selectman Irvine answered that it would. Mr. Kettenring said that by adding another building to this location would increase the usefulness of the Town House. For instance,

Town Voting. The Town is getting bigger. When we vote, we are already crowding the food section. By having the “Grange Building” next door, the Ruth Joyce Scholarship bake sale could move over there, and there would be more room to vote. He stated that the New Hampton Town House is the oldest, continuous building that has hosted voting in the entire State of New Hampshire. The Town House is used to host Old Home Day and Square Dances.

Dana Torsey of Lower Oxbow asked that because if the Historical Value on the Town House limits the use of it and that the Town cannot do much with it. The Moderator said that that was correct. The Town is allowed to make changes to it, if it stays within its current purpose. Its official use is a Town voting place or a meeting place.

Ruth Gulick of NH Route 132 S said that the geography of the Town is a mess. Unlikely that someone on Coolidge Woods Road would be friends with Winona Road. The potential location of the “Grange Hall” is in the center. It would not only be good for the State, but for our Town as well.

Selectman Denoncour said that earlier it was asked what it would cost to replace the building. The Board had received a quote from Jeff Downing from CCI. The estimate for a stick built (not a timber frame) building of the same square footage would exceed \$540,000. Selectman Irvine added that this would not be a replica of the “Grange Hall”. It would be a single story building of equivalent square footage, and that the estimate did not include site work or foundation.

Janan Hays of Seminole Ave believes that the Town has been given a gift. She said yes it costs money, but we just heard what it would be to have a new building. The Town does not have a central place to get together. This is the most central place that New Hampton has. She believes that if you build it they will come. She thinks that this is a great idea.

Paul Tierney of Huckleberry Road if we were only talking about potential uses and then into the cost of it later. The Moderator answered that it was.

Kevin Conrad of Birch Way asked about where people would be parking. Selectman Irvine said that the Town House currently sits on a five acre lot that is wooded or brush. In talking with the contractors for the well and septic, about two acres would need to be cleared. A parking area would be made within the acreage that was cleared. Selectman Irvine asked Chief Drake what the maximum capacity for the “Grange Building” was. Chief Drake answered that he had passed the information onto the Board. Selectman Denoncour answered that approximately 72 people could be on the main floor. Selectman Irvine said that the building would only need a small parking lot. The parking lot would be a part of the planning process.

Selectman Irvine said that this 191 year old building has been a building that has always served the community. Selectman Irvine restated its different roles in our community; Chapel, classrooms, Grange and as part of the church. For a single building to have that amount of service in so many different forms, he thinks is worthy of the debate this session is having, and why so many people came out to hear about it. Your vote is your vote and your opinions are all valid, but this

building is worthy of your consideration. When you think of it as a single structure that has always been a part of the community and not just a house on the corner. It has always served our community. Selectman Irvine thanked the people for coming out.

Manfred Hoertoerfer of Overlook Drive thanked people for speaking about the “Grange Hall”. His main worry is about the future of the building. He would like to see that when we move it, it could be partially ready for the March Election. It would get people excited to see it. He believes a parking lot should be in place when the building is in place, but the money allotted to move it probably would not cover the cost of the parking lot. (**Hard to Hear**)

Nora Foster of Anchorage Road disagrees with Mrs. Hays’ term “if you build it they will come”. Mrs. Foster has been in Marketing for over 20 years. There are many businesses that have been started and wonder why their business failed. Obviously, this is not a business that would generate revenue, but a building to get our community to use. She said that the Board came up with a great list, but did they think about the viability of it. What competition was in the surrounding towns? In the 13 years she has been here, the town has turned into a Bedroom Community. There is nothing wrong with that. Our community is about where we live. The town provides its residents with their basic needs. The people have to travel to other communities for their bigger needs. The Board had mentioned the possibility of a recreation center. The people that work and volunteer at the TTCC in Bristol, would give up that building for a bigger, more modern one. The building is too small, there is mildew in the basement, the court is too small to have basketball games, etc. The Board mentioned using the building as a meeting place, the lady’s at the Gordon Nash Library cannot get people to use their meeting room. Mrs. Foster said that our town already covers the “Grange Hall’s” list of possible places to where people can meet. The Board had mentioned a theatre. She asked if anyone had talked to “Little Church Theatre” in Holderness where they took an old building and repurposed it into a theatre. Did anyone talk to them about the different challenges with it? If the Board wants to have a Farmer’s Market all year round, it will need to be advertised. A lot of the profits made at a Farmer’s market are made when people see it on the side of the road and stop. The proposed location is too far from the road for that. She asked if money was budgeted to be used for marketing, so that people will use it. She brought up some of these points because she heard a lot of people were passionate about saving it because it was old and should be preserved. She agrees with the selectmen that it is not worth our tax payer’s dollars to move a building, so that it will sit there unused. She urges everyone to look at the uses that were proposed and see if they would be used here.

Ruth Gulick of NH Route 132 S said that the potential uses on the building have been thoroughly thought out, and that the necessary homework has been done. She knows it will take work to get people to get there, but it’s doable. She asked if someone from the Grange could speak about what the Grange used to do. (**Hard to Hear**)

June Smith of Main Street said that she has been a “Granger” since she was 14 years old. She said the Grange is one of the reasons we have Old Home Day in New Hampton. She said that the town needs a “Gossip Column” in the Record

Enterprise. When Barbara Chase left us, we lost this. She urges someone with any writing ability or from the Gordon Nash Library writer's club, so start one up again for the Town. The Town almost lost Old Home Day, but the Grange kept it alive. Her generation still refers to the "Grange Hall" as the Grange Hall. She believes that if the building is moved and brought to the attention of the younger generations that the younger generations will keep the Grange history alive and interested in it. She looked around and saw that many parts of our Town were represented. Mrs. Smith hopes that the people will give this project a lot of thought because she believes that the people who worked on it have done their homework. She believes that people need to turn off the TV, electronics, etc. and get together as a community. She wants people to come to Old Home Day. She was the one to have proposed to have Old Home Day on the second Saturday of August, so that people could put it on their calendars and be available for it.

Pat Provencher of NH Route 132N said that about 40 years ago New Hampton Community School used to be the heart of this community. Every time that a program was put on, there would be standing room only. There used to be dinners, and carnivals. The whole Town would turn out. As would adjoining towns. Mrs. Provencher's home sits on the New Hampton/Ashland line. So, she does a lot of her errands in Ashland. When the Veterans came back after World War II, they did not have anything in Ashland. The Veterans got together and built the Booster Club. The Booster Club is still used to this day for Food For All, birthday parties, meetings, etc. People come from surrounding towns to use this. They come because it is affordable and family friendly. It is also near the park, so the kids can use the playground. The "Grange Hall" could be our Booster Club. There is room here to let the children roam free and you don't have to worry about them. Mrs. Provencher believes that history is very important. We do not have enough history in our life anymore. She wants to instill history into the younger generations, so that they will carry it on for the older generations. She believes that this is a wonderful opportunity and she can see it being occupied for many things. If the Town charges a nominal fee, this would be affordable for families and would help defray the upkeep costs of the building. She can see it being used for birthday parties, and Thanksgiving. She said this would be a wonderful spot to have a wedding, but she could not see a bride going in there (meaning the outhouse). It would be difficult with the dress. A wedding would be more possible with the "Grange Hall" here. The best thing about having the "Grange Hall" available for Town use is for community gatherings. When Mrs. Provencher went out with flyer's to promote the "Grange Hall" in her neighborhood, she was ashamed of herself. She met a lady that had lived in town for 14 years and Mrs. Provencher had not met her before, and she lived right down the road. She met another person who had been there for 16 years that she did not know. Another person has been here for 6 years. Same thing happened. Mrs. Provencher recognized a gentleman sitting near her as one that she had given a flyer to. She believes that if the town had a community building, that we would have community gatherings and then she would meet and know the people in the town. Everyone could wear a name tag with their name and road. She believes this would promote our sense of community again and get people together.

Selectman Irvine acknowledged what Mrs. Foster had said about the concept of "if they build it, they will come" and the business environment. Most successful

businesses start off slowly, they tweak their plans to make it better. This project will not happen overnight, except the move. Renovations is a multi-year endeavor, primarily because of the money involved. Our hope is to fund as much as possible through grants and fundraising rather than through taxation. It will be a slow process due to not wanting to tax the town's people. Marketing studies have not been done yet. It will be a lot of hard work from the community. It would be marketed by the people. There were three separate warrants concerning the "Grange Hall" on the March Ballot. The first was about the \$4,000.00 to do some initial research. The second was \$150,000.00 to move it if the building was deemed movable. The third was the managing committee. It is going to be a community effort to get this building up and running. If everyone shows the amount of enthusiasm they show tonight and sustains it, then the building will come up faster. The people would be the only thing to make this building come back to life. If the historical society has a lecture on the History of the New Hampton Grange Hall, come down to attend. Shut off your phones and computers, iPads, tablets, etc. and attend an event here. This project will only happen if people take an interest and show up and participate. If this passes and it goes into the multi-year process to get it usable, and no one shows up, and no one was interested. We end up where we are today with an empty building owned by the town instead of the church.

Janan Hays of Seminole Ave says that she understands that there is a theatre in Holderness or something in another town where people can go, and that if you have a community that does not offer that, then they will go other places. If a town does have a place to gather, that is when a rural town can come together. She believes that this building is a perfect opportunity. As New Hampton grows, there will be more of a need to have a building like this. If this does not pass, and years down the road, the town decides to put in a community center it would be about \$550,000.00 for a single story. This building has history and has been a part of this community for a long time. It would be a shame to lose this opportunity to build something for our future, and to bring this community together.

Selectman Denoncour spoke about Phase Two: How to Make This Building Serve the Community. Phase Two is made up of six parts: Paint, Bathrooms and Septic, Well, Electric, Egress and ADA accessibility and Heating. The building has lead paint. The building will need to have the lead paint stabilized, be primed and have two coats of latex paint applied to it. This will cost about \$32,500. The building will need bathrooms and septic. Squam Lakes Plumbing & Heating is donating the plumbing and Bathroom fixtures. Mr. Bruce Barnard is donating time and services. The estimated cost for this is \$6,500. The well drilling and connection will cost \$10,000. The Electricity to be installed and connected on the first floor, stairwells and smoke detectors will be \$22,000. The Egress and ADA Accessibility portion with a ramp will be \$4,000. Selectman Irvine said that the chimney would not be part of the move. The Egress and ADA Accessibility would be put in where the chimney used to be to be a secondary exit. The Heating will be a Forced Air System will be \$6,818. The roof looks to be in good shape now. It will be looked at again when it is set on its new foundation. The roof will need to be replaced in about five years at about \$11,500. The total cost for Phase Two would be \$81,818. This number is low because of donations mentioned above. These are not the only costs that will be involved. These are only starting costs.

Ann Marie McCormack of Old Bristol Road asked about the lead paint that is on the building. Selectman Irvine said that the contractor had quoted the

stabilization of the paint, which involves a full scraping, primer and two coats of latex paint. This costs \$32,500.

David Cass of NH Route 132N asked if there would be an elevator to get to the second floor. Selectman Denoncour said that this would not be included in this Phase. Selectman Mertz said that this would be a future project, and it would most likely be an exterior shaft as to not disturb the current structure.

Bob Barry of Birch Way asked if since this was a public building, it would be required to have a Life Safety Code which includes: a sprinkler system. Was this included in the quote? Chief Drake said that this was only the first floor reviewed. The second floor would be for storage use. Reviews of the other floors would be done in the future. Historic buildings are coded differently than modern buildings.

Peter Gulick of NH Route 132 S said “Tear it Down! Tear it Down!” That’s what people keep saying to do. This building has been a part of our community since 1826, and people want to tear it down. Go to Main Street and see the house that Jeremy Hiltz just put up. Mr. Hiltz made sure that it fit into the character of the Downtown Area. You want to wreck this Historic building and turn it to ashes. “Don’t Tear It Down!”

Don McCormack of Old Bristol Road understands the romance of saving a historic building. There is a lot of emotion there. He has restored and rebuilt a number of homes. There is always unforeseen problems that come up when you do a job like this. Is the town ready for this? Mr. McCormack said that the quotes were too low. This project could eventually cost over \$300,000. Could the money allocated for this be used other places? Like paying off the Public Safety Building. Selectman Irvine explained that the costs were so low because a lot of people are donating their time and energy. Contractors are contacting the Selectman’s Office offering their time and asking what they can do to help. These people are not just from New Hampton. People from surrounding towns have called to assist too. Donations include: architectural drawings, labor, time and services. If there were not any donations, this project would be considerably more expensive. The “Grange Hall” is currently owned by the church. The Town cannot reach out to the various foundations because it is not owned by the town. When the town owns the building and the building undergoes the first phase, the town will then register for the NH State Registry of Historic Places and then reach out to the various foundations and grants. This is why this is a multi-year endeavor. If people want it faster, then the tax payer’s would be affected.

The List of possible grants and foundations to be used when this is a town owned building are:

- State/Government Money
 - Land and Community Heritage investment Program (LCHIP).....\$10,000-\$500,000
 - Moose Plate:up to \$10,000
 - NH Preservation Alliance:.....\$3,500
 - For planning studies ad conditions assessments
- Banks
 - Meredith Village Savings Bank.....\$1,000-\$15,000

- Franklin Savings Bank.....\$2,000-\$7,500
- Bank Of New Hampshire
- Private Foundations
 - Dunn Charitable
 - McIninch
 - Dorr
 - Seigel
 - Samuel Hunt
 - Charter Charitable
 - Arthur Getz
 - Audrey Hillman Fisher
 - National Grange Mutual
 - Roby Charitable
 - Roy Hunt
- Range in awards is between.....\$1,000-\$10,000

Gordon Dubois of Forest Pond Road was a President and former board member of the New Hampton Historical Society for 15 years. The Historical Society would offer monthly programs on the History of New Hampton as well as the state. They had trouble getting people there. If the Historical Society had trouble getting people to hear about the history of the town, how is the Town going to fill up the building with activities. Who is going to operate this facility? Who will do the maintenance? Who will supervise the use of the building? Will there be a maintenance schedule? What will the budget be to keep this building operational from year to year? This will be a challenge to get people. It would be great to save the building, but we need to get beyond the cost to move it, and focus on what it will be to maintain it.

Brad Ober of Winona Road asked to see the expense slide again. He noted that insulation, air conditioning and a fire alarm system were not mentioned. This was not a realistic figure. Selectman Denoncour said that insulation was not looked into yet as it was not decided where the electricity would be. Selectman Irvine said that the fire alarm system was included in the electric quote (smoke & CO2 detectors).

Nora Foster of Anchorage Road asked what the square footage was on the building. Selectman Irvine answered 1800 square feet.

Kris Harmon of Main Street, member of the Heritage Commission, said that there were still a lot concerns that have been expressed that are decisions that will be determined later. The only things we are concerned with at the moment is whether or not to save the building from demolition, move it back to its original location, and make the first floor ready for some limited use. There will be more to do after this point. But the building will be there to walk into on voting and Old Home Days. So people can see it. There are so many options involved with this building, but are we ever going to get a chance to save this building again? Before the Public Safety Building was put in, people were willing to save it. The old fire station was held together with wire in some places. The Selectmen have put together some reasonable numbers, with a number of donations. There will be plenty of opportunities to discuss what fire alarm system to use. But we will never get this opportunity again.

Janan Hays said that her husband and this board have worked very hard to get accurate estimates. When the Board says that they were conservative with the numbers, they are. The Board inflated some numbers in case they needed them.

Selectman Irvine made a motion, seconded by Sue LeDuc for Mr. Andrew Cushing of the New Hampshire Preservation Alliance to Speak.

Mr. Cushing spoke about the funding opportunities to grant something like this. He said often you see One-third comes from Private or Donated Money; One-third comes from town Appropriations; and One-Third comes from Grant Funding. It does not matter if you are a poor or rich town. It will either be town appropriated or come from private donations. Any project can happen with or without public help. The estimates look accurate and are very generous.

Peter Gulick made a motion, seconded by Ruth Gulick to move the question.

The Moderator said that we would be voting to have the question be a yes or no question on whether the New Hampton Selectmen would receive the “Grange Hall” as a donation and move it to its original location. The Moderator deemed that the Ayes have it. The question was kept the same.

There being no further business to come before this meeting, The Moderator asked for a motion to adjourn. Selectman Irvine made a motion, which was seconded by Selectman Mertz to adjourn. Vote was unanimous and the Moderator declared the meeting adjourned at 8:42 pm.

Respectively submitted,
Regina M. Adams
New Hampton Deputy Town Clerk