

New Hampton

Special Town Meeting

1st Deliberative Session

June 27th, 2017



**Out of Respect For, and the Comfort of
Those Around You,**



**Please Silence your Phone and Refrain from Taking
Calls or Texting while the meeting is in session.**

Thank you



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Agenda

- Call to Order
- Pledge of Allegiance
- Review of Deliberative Session Guidelines
- Announcement of Article #1
- Discussion
- Any Other Business
- Adjournment





Deliberative Session Guidelines

- 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 resident or property owner participation requires approval of the meeting.
- You may speak a 2nd time on the 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.

Deliberative Session Guidelines



- 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 article (without changing the purpose, eliminating the subject matter or nullifying the subject matter). Or, the article can be accepted as written to be placed on the official ballot for consideration.

Deliberative Session Guidelines



- 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 the article, and the meeting has proceeded to subsequent business, there shall be no reconsideration of the article.

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 presented and approved by the New Hampton voters at Town Meeting, which authorized the expenditure of \$150,000 to 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 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.

Thank you...



We cannot begin tonight's deliberative without acknowledging the contribution in time and services of many members of the community to bring together the mountain of information for tonight's presentation.

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

Jeff Downing: CCI

NH Preservation Alliance

New Hampton School

Kent Bicknell

Pat Provencher

Matty Huckins

Dan Moore

Ruth Gulick

David Roberts

Robert Smith

Why are we here?



The Board of Selectmen were advised during the fall of 2016 that the Church had determined they no longer had a use for the building known as the 'Grange Hall' and planned to demolish it in November of 2016. The Board met with the Church members and asked for a stay in their plans to allow the Town time to explore the feasibility of saving the Grange.

The Pastor, Deacons and Church membership agreed to postpone any actions until the Town voted on the fate of the building.

Why are we here?



Preliminary investigation was done on the condition of the building and the possibility of moving the building from the present site, but further evaluation was needed in order to allow the voters to make an informed decision.

The Board of Selectmen presented warrant articles at Town Meeting, March 14th, for authorization to further investigate the possibility of moving the building back to its original location, explore and propose future uses for the building, evaluate the condition and need for repair or improvement.

The warrant required that the Board report back to the Town the findings of the feasibility study at a Special Town Meeting by June 2017... so here we are.

Why is the Grange important?



Besides just the age of the building, originally constructed in 1826, making it 191 years old.

The Grange has served the Town as a Chapel, classrooms at 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 over its life, and has been known as the “Chapel”, “Commercial Hall”, “Writin’ Room” and the “Grange”.



What is the current state of the building?



- The building is sound, and capable of being moved.
- A HazMat assessment was conducted, the only condition identified was the presence of lead paint (interior and exterior).

What is involved with this project?



Phase One

Accept and Move the Building

Phase Two

Renovations to make the Building usable

Accept and move the building



Phase One	Tasks	Estimates / Quotes
Site work for new foundation, septic and electric connection	Tree clearing, stumping and opening. Trenching and conduit for electric service	Timber pays for clearing. Site preparation & use of PWD. \$4,500
Pour foundation	Form work and concrete. Estimate based on full basement, 8' walls, poured floor.	Maximum \$18,500
Move the building	Building mover, wrapping the building. dropping utility lines, police details	\$116,442
		\$139,442

Accept and move the building



- The Town voted an appropriation of \$150,000 at Town Meeting in March.
- It is our intention to offset as much of the Phase One costs as possible with fund raising activity.

What are some of the potential uses for this historic building?



Agricultural

- Farmers Market
- Farm Bureau
- Garden Club

Organizations

- The Grange
- NANA
- 4-H
- Scouts

Educational & Recreational

- Community Center
- Fish & Game
- Historical Society



Functions

- Family Reunions
- Fundraisers
- Old home Day
- Weddings

Arts

- Exhibits
- Live Performances

Other

- Craft Fairs
- Community Yard Sales
- Meet the Candidates...

Making the building serve the Community



Phase Two		Tasks		Estimates / Quotes	
	Paint		Stabilize lead paint, primer & 2 coats latex		\$32,500
	Bathrooms and Septic		Plumbing and Septic system		Plumbing /Fixtures donated. Septic \$6,500 (with donation of services)
	Well		Drilling and connection		\$10,000
	Electric		1 st Floor, stairwells and smoke detectors. Connection to service		\$22,000
	Egress and ADA accessibility		Combined function, with ramp		\$4,000
	Heating		Forced Air system		\$6,818
					\$81,818

Making the building serve the Community



- It has been determined by the State of NH that the building is eligible for listing on the New Hampshire State Registry of Historic Places. If the Town acquires the building it will be able to register the building with the State Historic Registry.
- The Town will be in a position to apply for and accept grants for the renovations in Phase Two, using Phase One expenditures as our match from sources such as:



Making the building serve the Community

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 and 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



**** REMINDER ****
SECOND SESSION
TO VOTE BY OFFICIAL BALLOT
TUESDAY, JULY 25th, 2017
11AM TO 7PM
OLD TOWN HOUSE
86 TOWN HOUSE ROAD