

QUESTIONS AND ANSWERS ABOUT THE PROPOSED TOWN CENTER PROJECT

1) **Q: What exactly is being proposed for the Town Center Project?**

A: The Canterbury Building Needs Committee (CBNC) is proposing the purchase of land on Baptist Road to allow for construction of a new Municipal Complex to house the Fire/Rescue Dept., the Police Dept., the Highway Dept. and the salt storage shed. We are proposing to reconstruct the current Fire Dept. and Town garage into a new Library, convert the present Police Station into a meeting place for approx. 50 people, and construct an addition to the Town Hall to make it ADA compliant, while at the same time adding bathrooms and a small kitchen. The existing Elkins Library will get limited improvements including ADA access.

2) **Q: What about the Sam Lake house and Recycling center?**

A: Improvements to these facilities are currently covered by their own existing funds, and are not included in the cost of the Town Center Project.

3) **Q: How much is this going to cost?**

A: The total cost of all work is \$2.7 million, with \$2.5 million coming from a bond issue and the remaining \$200,000 coming from existing town funds.

4) **Q: What is the cost breakdown on these facilities?**

A:

Municipal Complex.....	\$1,843,816
Library	\$663,685
Town Hall.....	\$96,669
Center parking/site work/ landscaping	\$88,000
Elkins building.....	\$7,830

5) **A: Q: Does the bond include the purchase of the land on Baptist Road?**

A: No it does not. The purchase of the land, while making this project possible, should happen whether or not the bond issue passes. As the last available large tract of land near Canterbury Center, it is an important asset to the Town.

6) **Q: How much land is being purchased? What is the price?**

A: The Robinson field on Baptist Rd. (near Canterbury Elementary School) is approximately 5 acres. The contract price is \$ 83,000.

7) **Q: What will the Town Center Project do to my taxes?**

A: The best information we have at this time indicates that a property valued a \$150,000 will see a tax increase, in the 2004 bill, of about \$338 or under a dollar a day. This cost will go down in following years as the principal is reduced.

8) **Q: What is the time frame for startup and completion?**

A: Construction would begin in late summer of 2003, possibly July, starting with work at the Baptist Rd. site. Completion of all phases should take about 1.5 years (Spring of 2005).

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9) **Q: Will we be seeing some huge industrial site on Baptist Rd.?**

A: There is no mistaking that a Municipal Complex will be a large structure. The conceptual plans that have been developed show the structure about 350' back from the road edge. The Fire Station will have a barn-like appearance, while the remainder of the administrative and Police Station portions will have a white clapboard exterior and peaked roof front, with a porch style entry. The highway equipment shed will be at the back of the building and not visible from the road.

10) **Q: What about lighting at the Municipal Complex?**

A: Plans are for low-density lighting on shorter poles with lighting directed downward. Impact on the surrounding neighbors should be minimal. The driveway will be located in such a way as not to be directly opposite neighbors across the street.

11) **Q: How can you make the Town Garage into a good-looking, effective Library?**

A: Both the Town Garage and the Fire Station are structurally sound brick and block buildings with high ceilings and interiors free from columns. The interiors can be finished in any configuration. The exterior of the Town Garage will be finished in brick and clapboard, with a peaked roof and entryway. To make what is essentially a tall building appear lower, a "New England Style" porch is contemplated across the front, connecting the Library to the meeting space created from the former Police Station.

12) **Q: Where are you getting these ideas and costs?**

A: After our first year of meetings, culminating in the outlining of our findings of needs in last year's town report, the Committee began the second year recognizing that professional guidance was needed. We interviewed a number of well know construction companies and architects. From these interviews we agreed to hire Cobb Hill Builders, and Sheerr McCrystal Palson Architecture Inc. to work with us. They have visited all departments, met with department heads, assessed existing buildings, and attended most of our meetings all year. Both firms have extensive background in building municipal and commercial buildings.

13) **Q: Why are you doing so much at once?**

A: Our reviews have shown us that there are a number of issues that are of equal urgency. Resolving these became difficult to prioritize because some solutions couldn't be started until other needs were addressed, and sites, or combinations of sites, were difficult to identify. The availability of the Robinson Field opened many doors.

14) **Q: Wouldn't it be better to take this one small bite at a time?**

A: No, for the reasons stated previously, but more importantly because there are many cost benefits to combining these projects into one improvement project. There is a substantial savings in applying for one bond versus a number of bonds. We would save the added expense of contractors having to return to town year after year and gearing up for new, separate projects. Crews can be kept working by being moved to locations where they will be most efficient and economical. And there is the opportunity to combine services and facilities avoiding their duplication in separate projects.

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15) **Q: Why so many meeting spaces?**

A: Currently, meeting space in the parish house is fully booked by a variety of church and community groups. Meeting space in the school gym is really only suitable for very large groups, and is routinely booked for school and athletic functions. When the Sam Lake House meeting room is converted into workspace for the selectmen, it will no longer be available for meetings. We are proposing that the Town Hall will be available for meetings of 100 people or less and, after renovation, will be suitable to rent by individuals for private functions. Town and community committees can also use it when other space is in conflict. Meeting space created from the former police station is seen as the new location for Zoning Board, Planning Board and other committee meetings, as well as activities and meetings for the library and community groups. The Municipal Complex will house its own space to meet the routine and ongoing training and meeting needs of the Fire and Police Departments.

16) **Q: What about site work and drainage issues at the land on Baptist Road?**

A: The Robinson field is a large, flat area that will require virtually no clearing and little grading. Test holes dug in several locations found “paxton” soil underlying the site. Discussion with a local soil engineer indicate that this is not a wetland building site, and that drainage issues should be manageable within our budget. Further study will let us know if we can incorporate a small “fire pond” in the lower property corner as part of the drainage plan.

17) **Q: Does the Town center have sufficient water and septic capacity to support these buildings?**

A: The well water is sufficient and the septic should be adequate with minor adjustments (included in the cost of the plan).

18) **Q: What will be the impact be for the ongoing cost of operation and maintenance of these new buildings?**

A: With new, energy-efficient construction of the municipal complex, and much better insulation of existing buildings, we anticipate similar or even decreased operation costs, despite the increased building space. Every effort will be made to provide for designs and construction that minimizes the need for ongoing maintenance.

19) **Q: Are there plans for the Elkins Library building after library operations are moved?**

A: The Committee envisions that, as part of an overall town improvement program, a ramp will be built to make the building ADA compliant. We now own additional land beside it on Kimball Bond Rd. and plan on creating a small parking lot there. Much of the work and expense for these projects we see being accomplished by town resources and volunteers. Many suggestions for use of the building have been made, such as: a display of historically important material for the public, a senior center, and others. We feel that, once available, there will be many good ideas that will come forward for its reuse.

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The Building Needs Committee wants to answer YOUR questions about the Town Center Project. If you need more information, please feel free to:

- Contact any member of the committee (phone numbers and e-mail listed below).
- Check out our web site at www.webparlour.com/CBNC
- Attend the upcoming public meeting Saturday, Feb. 22, 10 a.m. in the Parish Hall.
- Read the committee's full report in the forthcoming Town Report.

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