

Campton Building Committee
Minutes of Meeting
June 28, 2006

Present: Patrick Miller, Craig Keeney, Brian Hilliard, Ted Hammond, Dick Giehl, Tim Kingston, Dede Joyce, Terri Qualters and Sharon Davis

The meeting commenced at 7:00 p.m. with a review of the project plan. Patrick advised that we are on track.

The Committee received reports from the Current Assessment subgroups.

Police & Fire Facilities: Cliff has worked on a write up for the Fire and Police buildings. Dick talked to Police and Fire Chiefs and obtained Police & Fire Department expenses. The boiler at the Fire Department is the original boiler. However, everything else seems to be in good repair. The well and septic serves both facilities. It was noted that the well water has high iron content. The iron content would most likely be reduced if the water pump was larger with a better flow.

Town Office facility: Patrick advised that Ann Marie's comments on the facility included: likes location; serves the town needs; there is a noise problem and a "smell"; lack of adequate meeting space is an issue; electrical needs serious upgrading; heating is good except for bathrooms; need confidential office space; no lunch room or break room; security issues; no storage space.

Craig estimated that we would need a building 100 x 50' (4,900 square feet) to meet the town office facility needs. He commented that if the Selectmen's office had its own vault, that would give them plenty of room. Hannah advised Craig that if the Selectmen's storage was removed from the current vault, that the vault would be adequate for her department's needs. Welfare is an issue as we really need to have an office for confidential meetings. Going forward, Ann Marie felt that three support staff would be all the staff they would need. Hannah thought that she would need additional staff over time.

No. 1 complaint – lack of storage. Storage needs to be on site. Town Clerk's priority is security. There is also a 2007 mandate that town employees be separated from the public. When appraisers (assessors) are on site, they need a separate area to meet in outside of the work area of the Selectmen's office staff.

With regards to the Town Office building, Craig also referred to copies of the Granite State Home Inspection and Air Quality Test reports.

Inventory of Available Land subgroup: Terri and Dede provided copies of assessment cards for 11 properties and described the advantages and disadvantages of each location. They also used a large map with pin locations to help the Committee members locate the properties. Top choice was #1; a lot owned by Speare Memorial Hospital on Tower Road

and #11 a portion of the land owned by Johnson. No. 2 choice was the McCoy land on Route 175 near the school. No. 3; Cell tower lot on Bog Road.

Next step for this subgroup is to write a report about the parcels to be included in the interim report.

A discussion also ensued with regards to approaching abutters to the Town Office building to expand land out back and possibly share a septic system.

Other business: Brian advised that he had attended the Defining Your Building Program seminar offered by the NH Local Government Center. He said that the format we are using for our Building Committee is very similar to the format encouraged by the seminar. Brian suggested that we contact Nick Maltois of Primex to see if he would be our facilitator for the open forum session.

Patrick provided a very informative presentation on High Performance Design. He commented that voters seem unable to separate upfront costs from backend costs. Premium construction costs upfront provide more energy efficient facilities that will save on the backend.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Sharon L. Davis, Secretary