

**Recreation Advisory Board**  
**Wednesday, December 5, 2018**  
**Parks and Recreation Office**  
**Parks and Recreation Downstairs Meeting Room**  
**Minutes**

1. Call to Order

Members present: Stephanie Papakonstantis, chair; Mike Wissler; Jen Harrington; Anne Torrez; Courtney Marshall; Brinn Sullivan; Rob Ficara; Molly Cowan, Select Board rep; Darren Winham, Economic Developer, and Greg Bisson, David Tovey, and Melissa Roy of Parks & Rec.

Ms. Papakonstantis called the meeting to order at 7:00 PM.

2. Public Comment

There was no public comment at this meeting.

3. Approval of Minutes

**MOTION:** Ms. Harrington moved to table the minutes until the next meeting.  
Mr. Wissler seconded. All were in favor.

4. Recreation Property Opportunity

Mr. Bisson presented the attached presentation reviewing each slide. (Appendix A)

Ms. Sullivan asked what are the next steps in this process? Mr. Bisson believes the next steps would be for the Recreation Advisory Board to vote on to support or not support the Town of Exeter beginning negotiations for the project. When project costs are more firm then the Recreation Board would need to vote again. Then, if the Recreation Advisory Board voted in support of the project, the Recreation Advisory Board members and the Recreation Staff would present the project to the Selectboard on December 17, 2018.

Ms. Sullivan noted that a Community Block Development Grant could be used to help fund the necessary ADA renovations to the 10 Hampton Road property. Mr. Winham noted that he believed Donna Lane was the contact person for the CDBG grant for the Town of Exeter.

Mr. Winham discussed the project and explained how a possible land swap might work for the 10 Hampton Road and 30/32 Court Street parcels. He discussed that the current assessed value of 32/30 Court Street is \$581,200 and the assessed value of the 10 Hampton Rd property is 448,800. He showed the board that the property at 30/32 Court street could house Mr. Dean's, owner of 10 Hampton Rd, business and potentially accommodate another investment property for him. Mr. Winham feels that the facade of the current 32 Court Street property must be kept to keep the historic nature of the building but 30 Court St. ( The Senior Center) is not

historic in nature. Mr. Bisson noted that there was a large fire in the 30 Court St. property years back and the second floor is no longer usable.

Mr. Winham feels strongly that due to the location of the 10 Hampton Rd parcel, abutting the Recreation Fields, an opportunity for the Town to purchase a property like this would not come around again.

Mr. Wissler asked where the programming currently held at the Senior Center would go? He felt there might be push back from some residents if the Senior Center was to be part of the deal and eventually torn down. Mr. Bisson said that the Meals on Wheels program would come to the new Multi-generational community center on 10 Hampton Road. There would need to be an interim location found for meals on wheels during the renovations.

Ms. Papakonstantis questioned Mr. Winham as to whether Mr. Dean would negotiate with the Town to leave the Senior Center in its current state until the property at 10 Hampton Rd. could be outfitted to meet Meals on Wheels needs. Mr. Winham and the Board liked that idea and he said he would keep that in mind if negotiations moved forward.

Ms. Papakonstantis asked Mr. Winham for the current cost for the proposed project. Mr. Winham said at this time he did not have firm cost numbers because he needed the support of the Recreation Advisory Board before committing to further negotiations. He felt he could get numbers firmed up by mid week next week.

Ms. Cowan asked what the procedure would be for the process of Board support. She felt that the it would be beneficial for the Recreation Advisory board to vote to either support or not support the project when they know the cost of the project.

Ms. Papakonstantis said the board could choose to vote tonight on the Town negotiating the details of the project and then the Recreation Advisory Board could meet again next week to vote on support once the Board had firmer numbers from Mr. Bisson and Mr. Winham.

## **MOTION**

Ms. Marshal moved that the Recreation Advisory Board support the Town of Exeter in beginning negotiations to purchase 10 Hampton Rd as the future home of the Exeter Parks and Recreation Department.

Ms. Sullivan amended the motion. Ms. Sullivan moved that the Recreation Advisory Board support the Town of Exeter in beginning negotiations to purchase 10 Hampton Rd as the future home of a multi-generational community center. Mr. Wissler seconded the motion. All were in favor.

## **MOTION**

Ms. Marshal moved the Recreation Advisory Board support the Town of Exeter in beginning negotiations to sell 32/30 Court Street ( The current Parks and Recreation Building & Senior Center) to Phil Dean, owner of 10 Hampton Rd, as part of a land swap/purchase to include 10 Hampton Rd. Mr. Wissler seconded the motion. All were in favor.

Ms. Papakonstantis suggested Friday, December 14th at 5pm at the Recreation Building as the next meeting.

5. Adjournment

Mr. Wissler moved to adjourn, Mr. Ficara seconded. All were in favor and the meeting was adjourned.

Respectfully submitted,  
Melissa Roy  
Exeter Parks and Recreation