

Welcome
Introductions

- **Article 11:** Are you in favor of the town raising and appropriating the sum of \$975,000 to partially fund the design, construction and furnishing of a new town library at Sargent Road and Route 11 (Parcel ID 0129-0043-0011) as approved in Article 6 in March 2012 Town Meeting, and to authorize the issuance of a bank note of not more than \$ 975,000 in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Selectboard to issue and negotiate such a bank note and to determine the rate of interest thereon. (3/5 majority vote required – SB2) Recommended by the Board of Selectmen

Why we are here!



- Sunapee is building a new Abbott Library

What happens to the old Abbott Library?



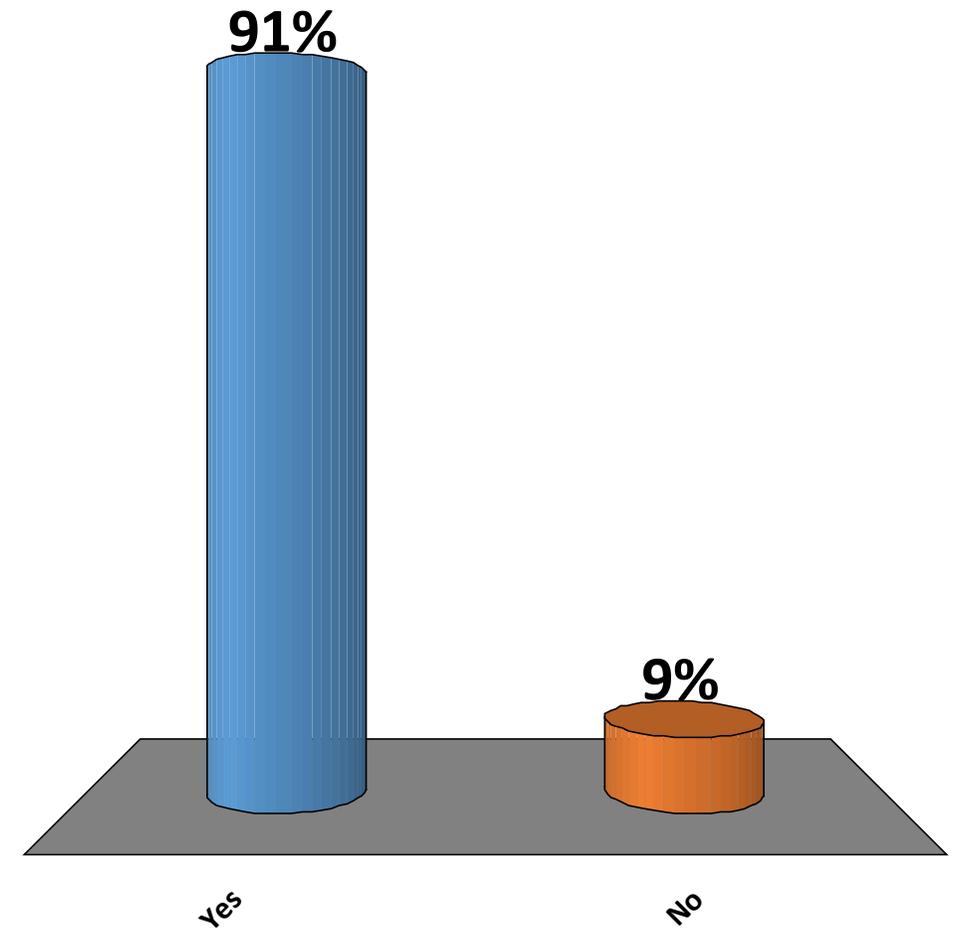
How to operate your polling device

- There is no turn on/off. They are just on.
- Wait for Michael to tell you to go ahead and vote.
- The buttons are identified for either 1 or A or True on the same button, 2 or B or False on the second....etc.
- Each polling device will only vote once.
- When you press your choice you will see the green light blink. Please return the polling device at the end of the session, we have to pay \$49 for any not returned.

Are you a Sunapee Voter?

A. Yes

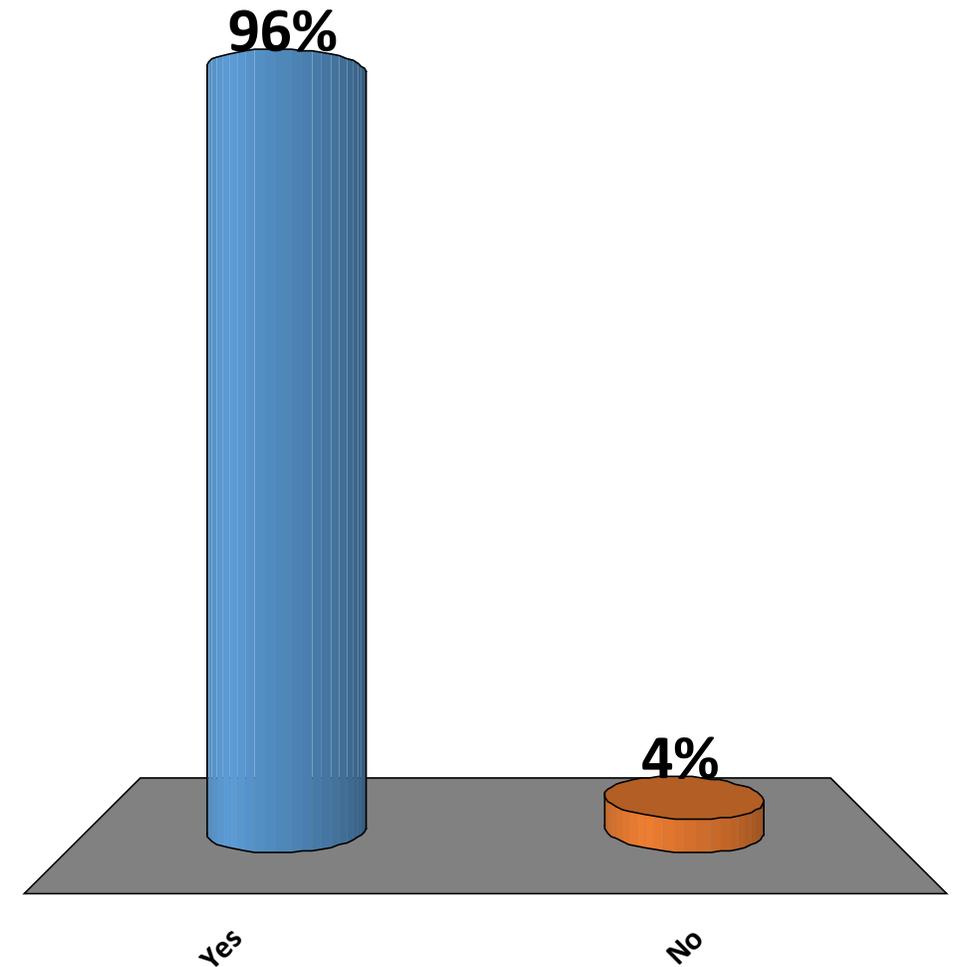
B. No



Are you a Sunapee Taxpayer?

A. Yes

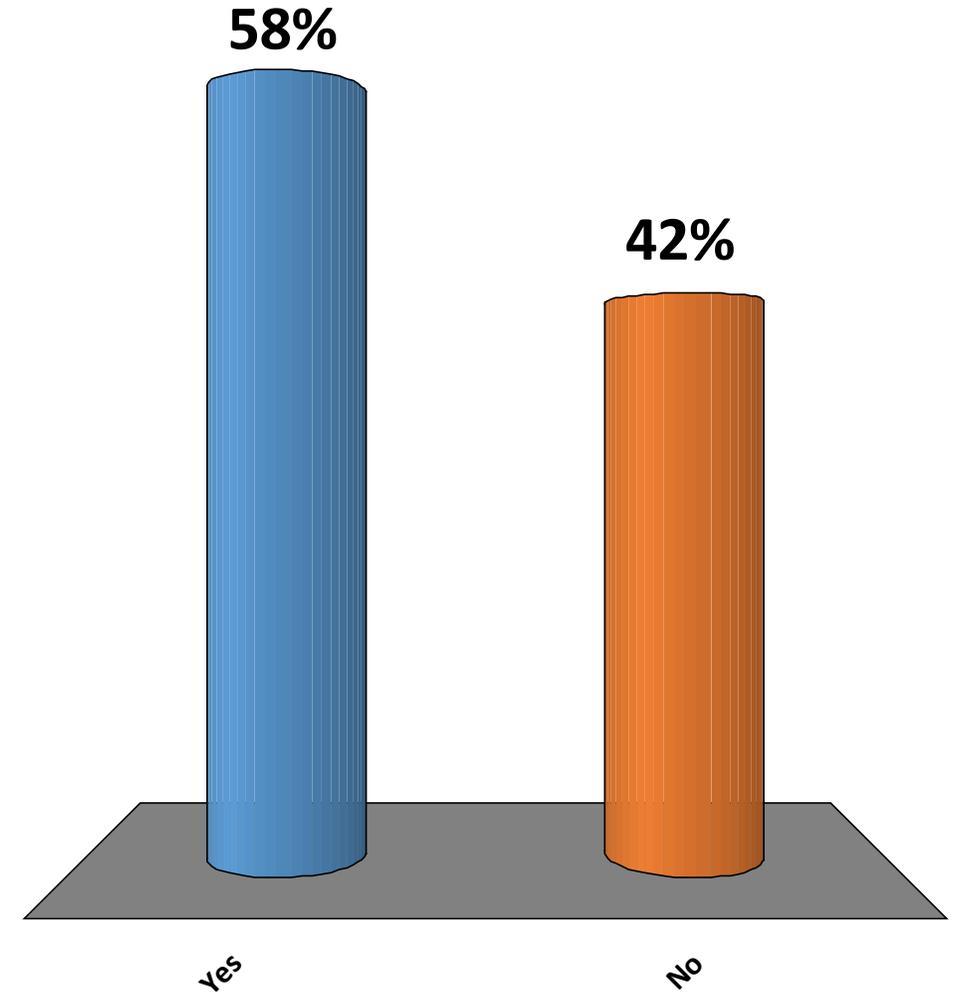
B. No



Did you attended the previous visioning session on March 31, 2014?

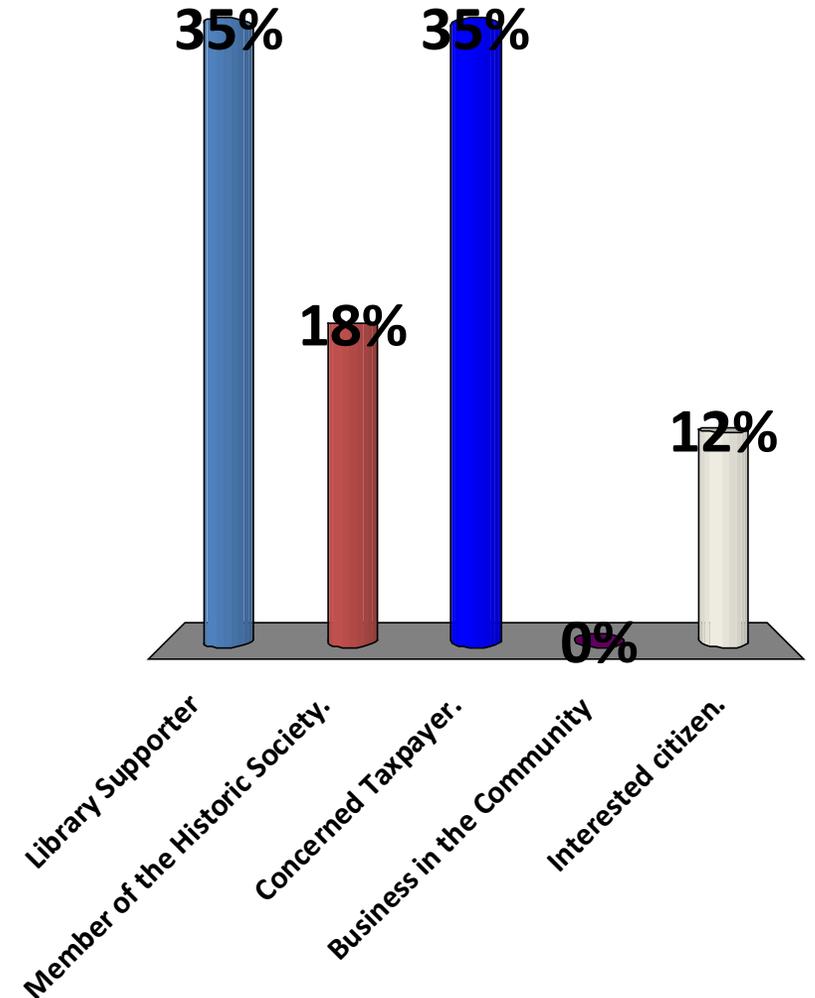
A. Yes

B. No



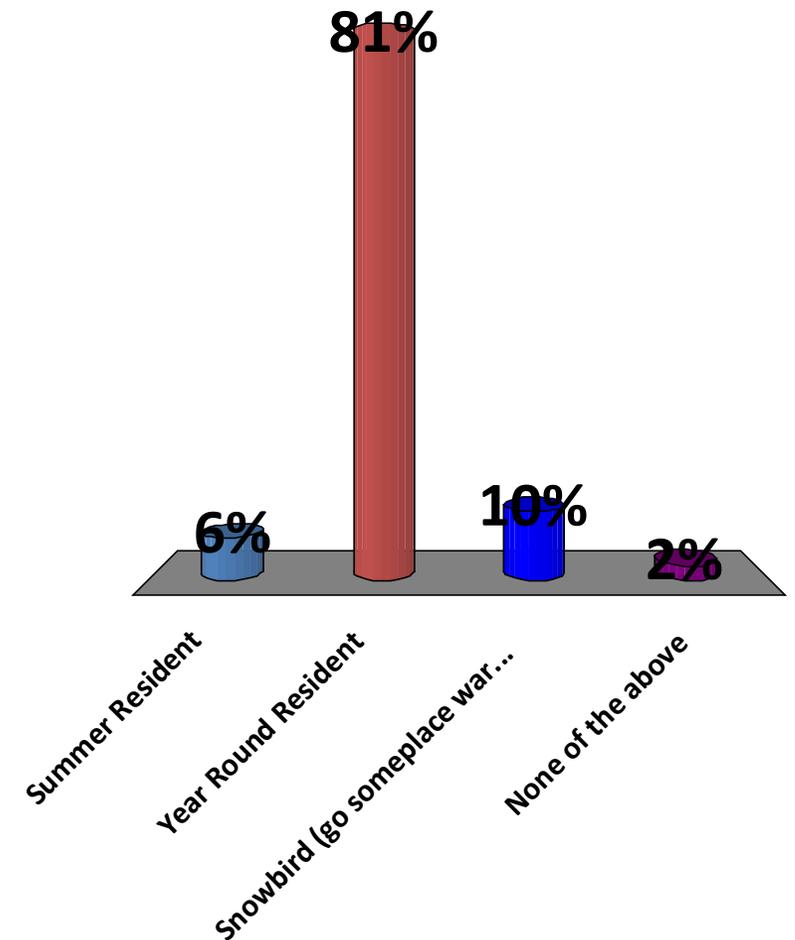
What brings you to the meeting tonight? (Select the one that most represents your interest)

- A. Library Supporter
- B. Member of the Historic Society.
- C. Concerned Taxpayer.
- D. Business in the Community
- E. Interested citizen.



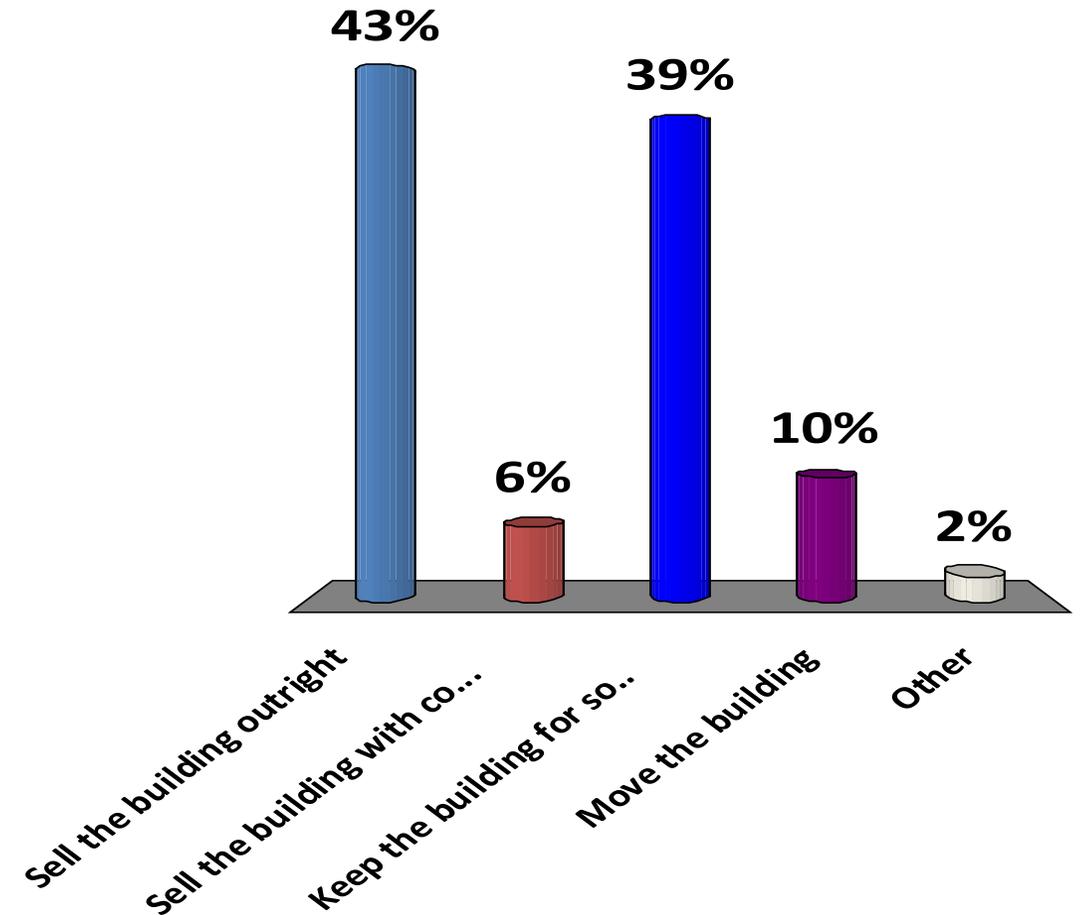
How would you describe your residency here in Sunapee?

- A. Summer Resident
- B. Year Round Resident
- C. Snowbird (go someplace warm in the winter months)
- D. None of the above



What do you want to do with the library building?

- A. Sell the building outright
- B. Sell the building with covenants
- C. Keep the building for some future use (lease in the meantime)
- D. Move the building
- E. Other



Estimates

- Some of the details in the slides following are estimates and numbers repeated may not be exactly the same depending on the timeframe and the purpose in which they were used.
- Some of the costs also are educated guesses with as much information that we have at this time.

History of Sunapee's Library

- Sunapee began its library in 1892 with a state grant of \$230 and \$50 from the Town. This library was located in “Chase’s Store” which, at the time, also housed a small grocery and the town post office. The first librarian presided over 300 volumes of fiction, reference and children’s books
- In the June of 1926, the new Abbott Library was opened at the corner of Main Street and Route 11, with 2,304 square feet. The land was purchased and the original building established from a bequest from Almeron “Burpee” Abbott and his wife Martha. \$11,810 was the amount of the gift and the town appropriated \$3,000 to establish the New Abbott Library. **80% private 20% Town**

History Continued

- In late 1950's the library was remodeled to include the basement area as a children's room and meeting room. This remodeling did not add additional space.
- By 1980 the collection was nearly 9,000 volumes and services were expanded to include large print books, audio books and children's story time, summer reading program, puppet shows, interlibrary loans and copying services.
- In 1984, with the collection at 13,600, the Mabel Davies wing was added to the original structure expanding the space by 50% (1,152 sq ft) to a total of 3,456 square feet. This was done with private donations in the amount of \$48,300 and Warrant article for Town funds of \$28,830 (Revenues of the town for Federal Revenue sharing and general taxation) **63% private 37% town**



Library Lot
Tri Town, NH

1 Inch = 61 Feet
January 28, 2014



www.cai-tech.com

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Apportionment of value of building

- Private donations
 - 80% from base building
 - 63% from addition
- Town Taxes contributed
 - 20% from Base Building
 - 37% from addition
- Calculations are overall Private 71.5% and Town 28.5%

VALUE OF OLD ABBOTT LIBRARY

- **DISCLAIMER:** If building were to be sold a survey and broker opinion would be obtained to start with the sale price of highest and best use.
- For purposes today, we will use assessed value from the Town of Sunapee records
 - Building \$250,400
 - Land \$ 98,400
 - \$348,800

\$348,800 WHAT WOULD 71.5% OF COST BE?

- \$249,392 WOULD BE 71.5%

- \$99,408 WOULD BE THE REMAINING 28.5%

Mrs Abbott's last will & testament

- States “to the town of Sunapee, NH., in trust for the following purposes;- If a library building has not been erected in the Village of said Sunapee at my decease, said bequest shall be used by the selectmen of said Sunapee in conjunction with the Trustees of Sunapee Public Library in the erection of a library building in said Village, in which building shall be placed some suitable memorial to my late husband, Almeron B. Abbott. If at my decease a library building has been erected in said Village, said bequest to be safely invested and the income to be paid to the trustees of said library to be used by them in the support and upkeep of said library, the fund to be known as the “A.B. Abbott Fund”.”

Why the Attorney General and the Probate Court are involved?

- The old library was built (1926) and expanded (1984) largely with privately donated funds.
- These funds constitute a charitable trust which is administered by the Attorney General's Office and the Probate Court who ensure that the original intentions of the donors are carried out.
- Any change in the use of the trust's funds must be reviewed and approved by the AG's Office and the Court. The town and/or the library trustees must file papers with the AG's Office and the Court to obtain this approval.

Three Choices we have discussed.

- Sale of the property: Selectmen go to town meeting for voters to approve sale subject to the percentage of the purchase price that must be paid to the trustees.
- Lease of the property: Selectmen can lease out the space. This should only occur after the town has purchased the library interest with approval of AG's office and will need court approval.
- Town Use: Sale of the library's interest to the Town, Selectmen would go to town meeting to raise and appropriate funds for the library percentage to buy out the trustees.

STEPS TAKEN TO DATE

Board of Selectmen asked Trustee's what they would like to see done with the old building.....

1. The old Abbott Library building and the associated land be appraised and sold at fair market value,
2. That the Library's 75% equity interest realized from the sale be used by the Library Trustees to expand the new library by adding a Meeting Room to the building,
3. That the remaining 25% of the sale proceeds be made available by the Selectboard to the Library Trustees as additional funds for the construction of the Meeting Room, (It is noted that two previous Selectboards voted, once on September 27, 2004 and again on October 23, 2006, to turn over 100% of the proceeds of the then proposed sale of the old library building to the Trustees for the building of the new library),
4. That the Trustees raise whatever remaining funds are needed to complete the Meeting Room from private sources.

Excerpted from the Library Trustee's Minutes

First Visioning Session Held

- Comments
 - Define a use for building
 - Sell building
 - Move building
 - Keep Building

Selectmen action to date

- Put 2 Articles on Warrant in March 2015
 - 1. To raise and appropriate \$250,000 to pay library trustee's to satisfy the trust of Mrs Abbott. This represents 71.5% of the value of the building.
 - 2. To raise and appropriate \$99,500 to pay library trustee's, this represents 28.5% of the value of the building and only applicable if other article passes.

Future use of building on site where located now.

- Any future use of building by anyone will need to meet all zoning ordinance requirements
- Survey completed shows spaces along route 11 in state right of way and not on property

Site Plan Review guidelines for parking

C. Guidelines for minimum number of parking spaces provided.

- (1) Multi-family dwelling 1 space/unit plus 1/2 space/bedroom, over one (2 bedroom needs 1 1/2 spaces)
- (2) Motels/Hotels 1.25/unit
- (3) Hospitals/Treatment Facilities 1.5/bed
- (4) Educational Facilities 1 space/seats in largest room or 1 space/ staff member , whichever is greater
- (5) (a) Rest Home or Nursing Home 1 space/4 beds
(b) Assisted Living Facility 1 space/3 beds
- (6) Place of Assembly, such as church, funeral parlor, auditorium, restaurant, theater, etc. 1 space/3 seats
- (7) Banks 1 space/200 sq. ft. total floor area
Shopping Centers 1 space/200 sq. ft total floor area
Office Space 1 space/300 sq. ft total floor area
Warehouse/Storage 1 space/200 sq. ft total floor area
- (8) Flea Market 2.5 spaces/vendor
- (9) Marinas 1.5 spaces/slip
- (10) Service Stations 1 space/100 sq. ft. in service bays
- (11) Additional Considerations
 - (a) 1 space for each employee shall be provided
 - (b) Parking requirements for non-residential usage may be reduced if municipal parking is available.

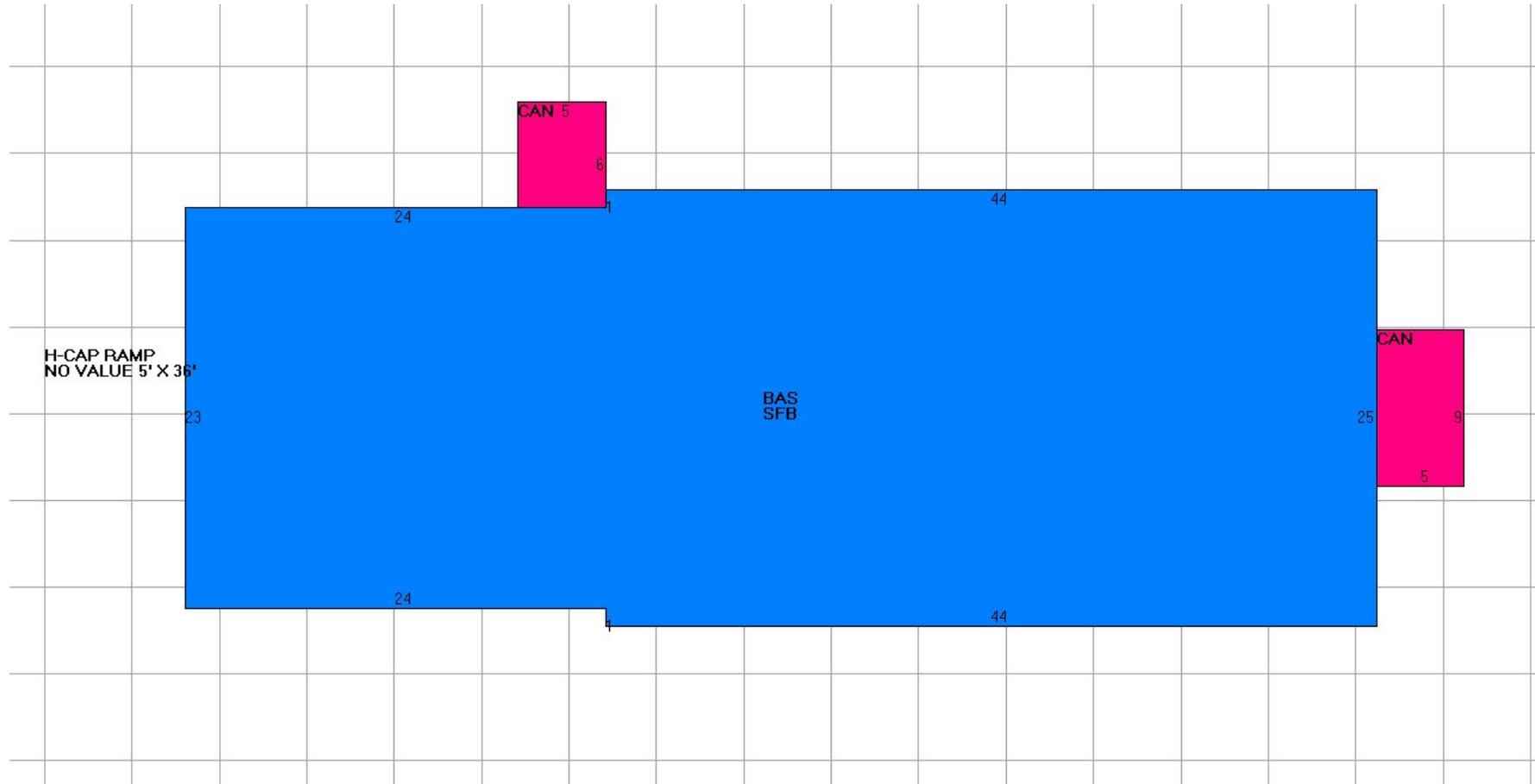
Site Plan Review Requirements

- The town has site plan requirements that define the types of uses that can be made of properties depending on the zoning district and the number of parking places that must be provided depending upon the type of property
- The old library site has very limited parking (7 spaces) which may limit the types of uses that can be made of the property. For many uses the existing parking would not be adequate under the regulations

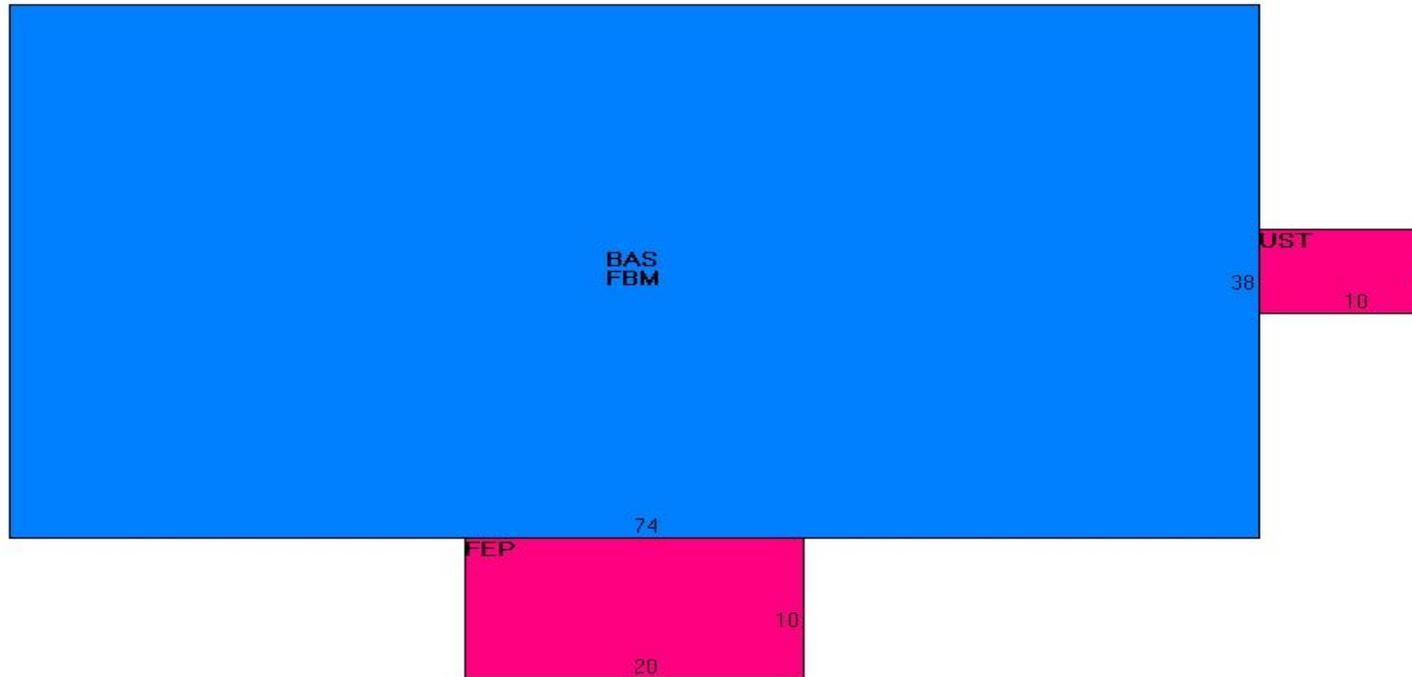
Other Suggestions

- Historical Library Archives
- Council on Aging
- Food Pantry
- Info Center
- Keep character of building
- Cultural center
- Art gallery
- Other Suggestions

Square Foot of Abbott Library total of 3,304 sq ft



Square Foot of Town Office total of 5,624 sq ft



Used as Town Office comparison totals are outside measure

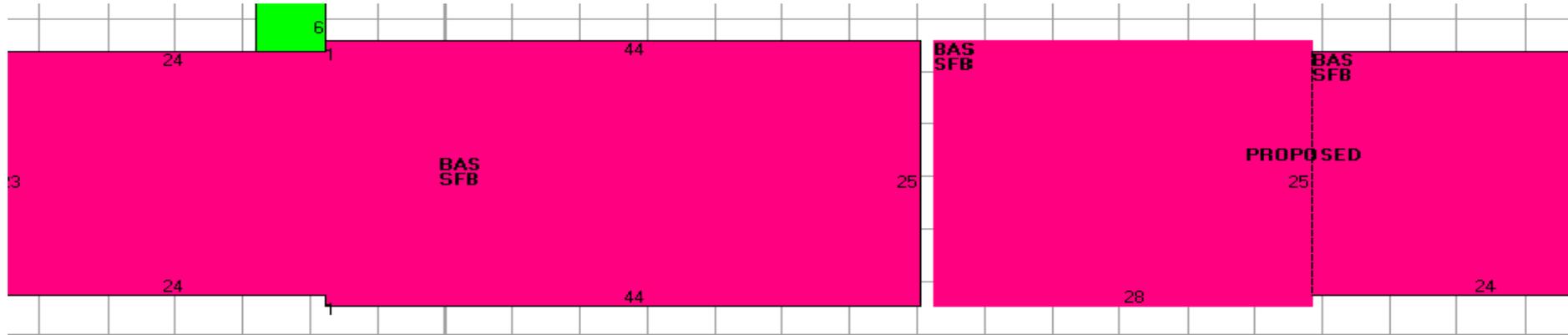
Current Town Office

- 5,624 sq ft
- Less meeting room 808 sq ft that would be accommodated at future library meeting addition
- All office space on one floor
2,812
- Total space required to recreate
 - 4,816 sq ft

Current Abbott Library

- 3,304 sq ft
- Plus 26 x 25 to main part of library with the 23 x 24 addition on right side of building (to equal needs to be slightly longer) 1,656 sq ft
- Total space in rehabbed building
4,960 sq ft
- Added benefit if needed to grow could add onto back

Design of New Town Office



Town Office moved to the relocated Old Library Building

- Move old library building to top of new library site onto land possible to be acquired from abutter
- Move town office to relocated old library building expanding old library building to provide additional space
- Sell land on which old library building presently sits with design considerations
- Sell present town office and associated land
- Town hall and library would share parking and library's proposed community meeting room
- This puts all town facilities, town hall, library, town garage, safety services, together in a single area and sells off surplus property

Net cost to accomplish

- **\$228,000**

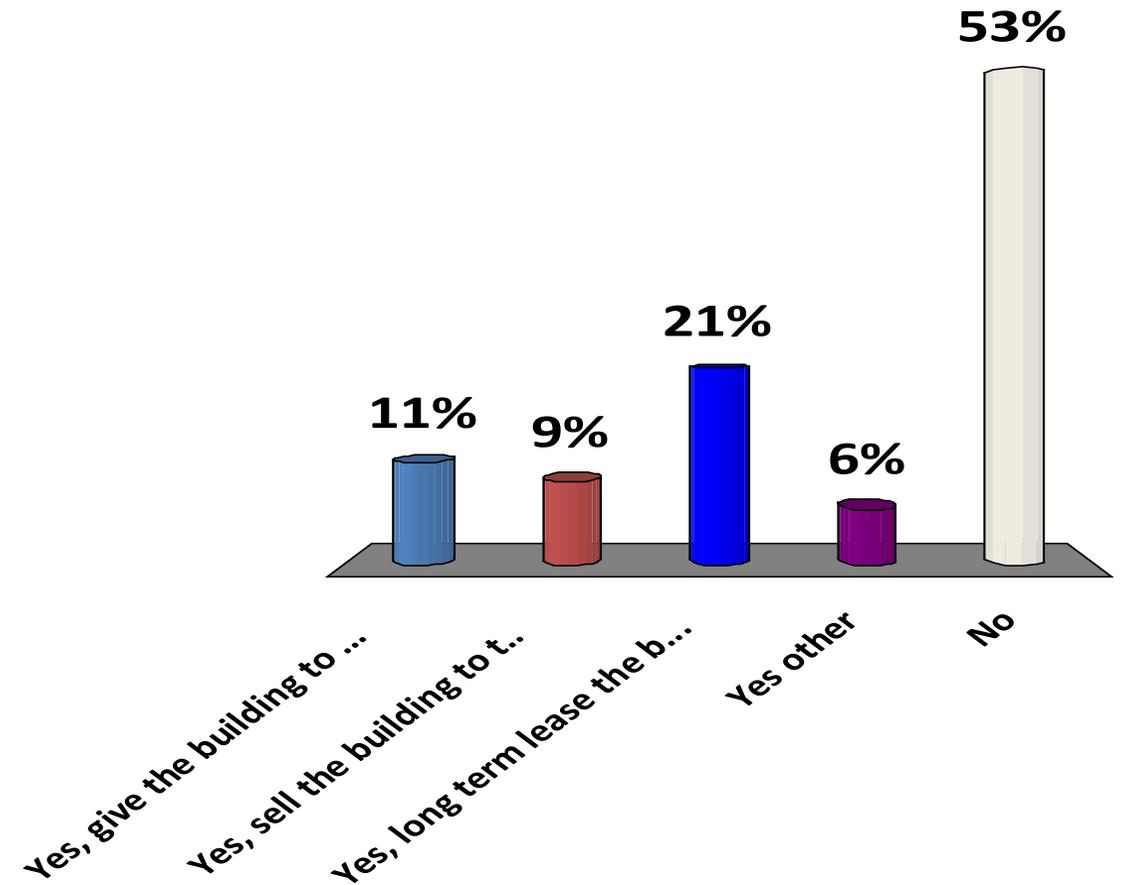
- Move building onto full foundation with addition
- Sell the current Town Office Building w/easement to highway and parking
- Sell the remaining land on Old Abbott Library Site with Foundation hole

- Disclaimer

- Not including any cost to purchase abutter land if needed
- Not including any ledge removal if necessary
- Not including parking lot finish
- Not including the cost to the taxpayer if 2015 warrant article to resolve library trust passes

Do you think the Historical Library and Archives should be in the old Abbott Library building?

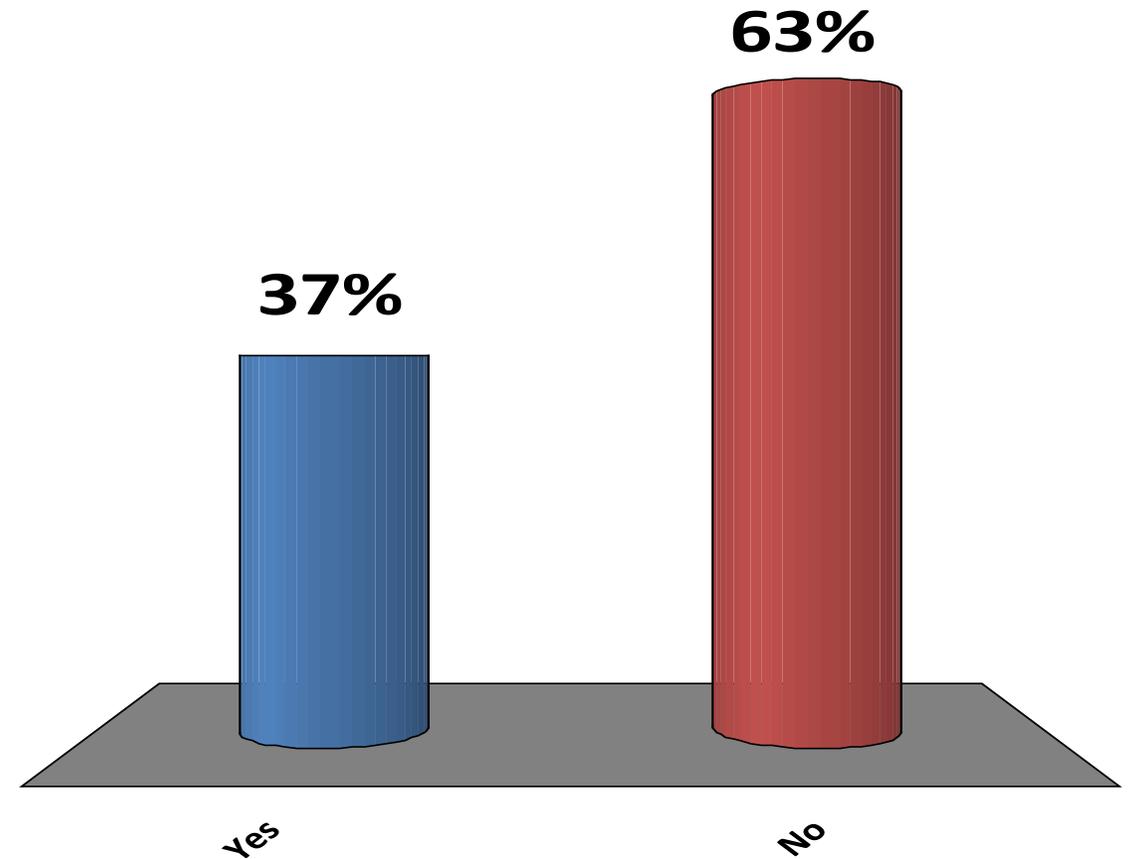
- A. Yes, give the building to the Historical Society
- B. Yes, sell the building to the Historical Society
- C. Yes, long term lease the building to the Historical Society
- D. Yes other
- E. No



Do you support moving the building to another site?

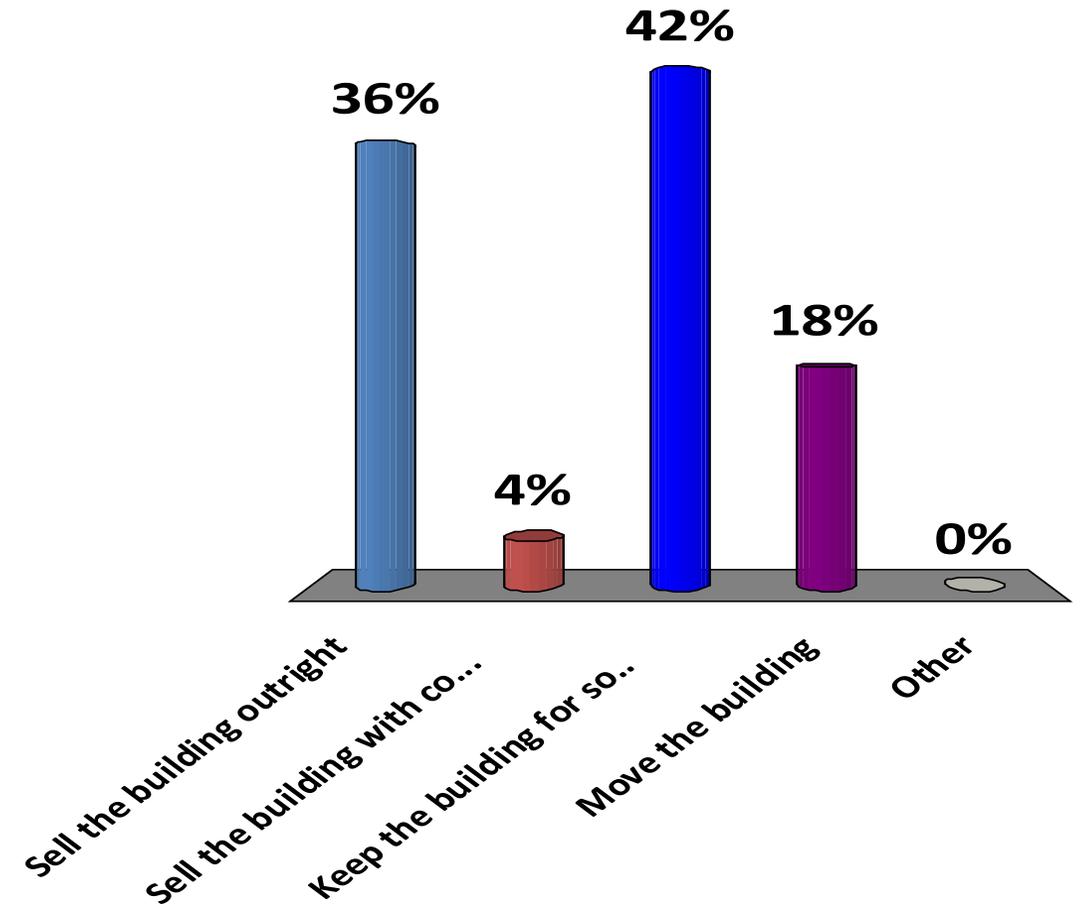
A. Yes

B. No



What do you want to do with the library building?

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- C. Keep the building for some future use (lease in the meantime)
- D. Move the building
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Action Steps and Timing

- Public input to aid Selectboard in formulating plans
- Selectboard decision on how to proceed
- Approval from Attorney General and Probate Court
- Warrant Articles for town approval, March 2015

**THANK YOU FOR ALL YOUR
PARTICIPATION**

**REMEMBER TO RETURN YOUR
POLLING DEVICE**