

Appendix D – 2007 TOWN CENTER PLAN

HISTORY OF VISIONING PROCESS

At the Newbury Town Meeting in March of 2007, the residents voted to buy the Camacho property, a 1.6 acre parcel, east of the other town owned lands, which consist of the Town Offices, Library and Bald Sunapee properties. This timely purchase allowed Newbury the unique opportunity of owning a total of 7 +/- acres of contiguous land for the future needs of the town.

(For the sake of clarity in this report, we note that Lake Sunapee runs in a North South direction with the Newbury Harbor at its southerly end, so we will assign Rte 103 as heading easterly to Bradford and westerly toward Mt Sunapee)

With this purchase secured, the Selectmen and the Planning Board hired Patricia Sherman FAIA to facilitate Visioning Sessions with the community to determine how best to use these newly owned lands and how they would relate to an overall long range plan for a Town Center. These Visioning Sessions were scheduled for Saturday mornings from 9:00 am to 1 Lam *in the town Offices on June 16, July 28, and August 25.* Advertisements were placed in the *Intertown Record, the Kearsarge Shopper* and in posters around Town.

Concurrently, the town had been awarded a NH Department of Transportation grant to do a sidewalk program that would connect these newly owned lands westerly to the Town's Dock, Gazebo, Information Center and Historic Caboose all bordering Lake Sunapee. The Town then hired KV Partners, Engineers and Gates Leighton Landscape Architects to do the sidewalk design. Their contract with the town required them to do interactive public sessions throughout their design process. Since the Sidewalk and Town Center Visioning process were so closely related it was decided to combine the Sidewalk Design and Visioning public sessions.

DATA COLLECTION FOR VISIONING PROCESS

In preparation for the first Visioning Session on June 16, information was gathered about the present and future needs of the community to present to the public as a base line status report. This information included:

- A report from a Visioning session held by the Planning Board in 2005 as part of the Master Planning process. *(see Chapter II)*
- Capital Improvement Plan (CIP). *(On file in Town Hall)*

- Updated Chapters of the Master Plan. (*in progress/ On file in Town Hall*)
- Meetings with the Selectmen, Planning Board and Police Chief re future needs of the Town. (*see appendix*)
- Maps of other town owned lands. (*On file in Town Hall*)
- Wetland mapping for the area behind the Library. (*On file in Town Hall*)
- Topography for the Bald Sunapee and Camacho Properties. (*On file in Town Hall*)

FIRST PUBLIC VISIONING SESSION - JUNE 16, 2007

This first session set the context for the specific work on the newly owned lands as it related to an overall "Big Picture" of Newbury's Town Center. Once there is a Vision for the entire Town Center it is easier to define the Vision for the newly owned lands. Based on this premise following Agenda was developed for the first Public Visioning Session and vetted with the Selectmen and the Planning Board.

INTRODUCTIONS

Planning Board

Selectmen

Facilitator

Side Walk Design Team: KV partners, Engineers; Gates Leighton, Landscape Architects

BIG PICTURE OF NEWBURY

Map of Newbury (locate Town Center, Fishersfield, South Newbury)

Map of Town Center Zoning District (Old Post RD to Bell Cove Rd)

Other Town Owned Facilities

Fishersfield (Map of fields/trails)

South Newbury Village (Map of buildings)

FOCUS ON TOWN CENTER

THIS IS WHAT WE HAVE NOW

Map of Town Center

What is in Newbury's Town Center?

Town Facilities on Town Owner Land

Facilities Not on Town Owned Land

Why do we need a Town Center?

Government Center

Social Center

Sense of Place for Community

Sustainable

Relation of Newbury Center to Lakes /Mountains, /Natural features

PUBLIC INPUT

WHAT COULD/SHOULD BE ON TOWN OWNED LAND

PUBLIC INPUT

Moveable footprints of to locate on map:

Police Station

Community Center

Vets Hall

Fire Station

Library Expansion

Town Offices Expansion
Parking Areas
Sidewalk options from proposals
Traffic Considerations
Natural Features
Gardens

DEVELOP 2 OR 3 OPTIONS FOR DISCUSSION AT 2nd VISIONING SESSION JULY 28

The "Big Picture of Newbury" showed that Newbury Center located at the southern end of Lake Sunapee is indeed the geographic center of the Town as well as at the nexus of its transportation infrastructure; the intersection of Rtes 103 and 103A. More importantly, this location showcases the historically important Center Meeting House, the old School house, now the Town Offices, The Library and the Veterans Memorial Hall. All of these facilities have been artfully cared for and renovated and now function as essential Town Center facilities with the Exception of the Veteran's Hall which is in excellent condition but to date, lacks a viable function.

The "Big Picture" also shows that one of the town's districts zoned for mixed use/business extends from the westerly end of Old Post Road to the westerly end Of Bell Cove Rd. These limits also define the limits of Newbury's Town Center and the proposed sidewalk will almost encompass those limits with a small gap from the end of the Camacho *property* to the Old Post Road *intersection with* Rte. 103.

Other Town Owned facilities such as South Newbury with its Historic Buildings and the Fishersfield recreation Area, which is under construction, were located on the "Big Picture" map to show the relationship of the MINT) Center to these amenities.

"The Focus on Newbury" re-emphasized not only the historic character of the existing buildings but also how important it is to incorporate other uses into the town Center to make it a true Sense of Place that the community identifies as "Newbury".

The following table identifies and quantifies all of the elements that we now have in our Town Center on Town Owned land and what we might require in the future such as a new Police Station, expanded Library and Fire Station as well as a proposed use for the Veteran's Hall and the potential for increasing the numbers of boat slips at the Town Dock. It also lists the types of services we presently have within the confines of our Town Center as well as that service we might like to add that are not on Town owned lands.

~tWNCENTERFACILITIES ON TOWN O		I.A D		16Jun	
		Facility in Sq. Ft.		Parking (inc HC)	
		Existing	Proposed	Existing	Proposed
POLICE STATION New Police Station	th Sally Port	500	3,200	4+ Share with NFI)	3 Public 7 Police
VETS HALL A As Is B Renovated In present location 90+ people in meeting C Moved to another location Add Rest rooms/kitchen		1800	2,500	10 10	30 to 60
TOWN HALL		4,800	None	22	10
RARY Young adult area Meeting room		2,800	3,3W 3,800	8	2 to 3
PLAYGROUND Use Town Hall rest rooms?		0	10,000	0	4 to 6
STATION A Take over Police Station B Add 2nd floor for dorm space C, Relocate entirely		4,000	4,500 5,500 6,500'	18 22	40 40
TOWN DOCK Gazebo Slips Town Beach Rest Rooms		5	9	22	
INFORMATION AREA Caboose Picnic Area				27	
SIDEWALKS By 2009					
~TOWN ~CENTER FACILITIES NOT ON TOWN O - ITI-e3 OW. ED LANT					
Center Meeting house		2,200	None	0	10 to 15

Gas Station/Convenience Store Restaurant/Ice Cream Stand e Bank Post Office	(Ir I	8 to 9,000 flonly)	None	15 37+15 back I	
Bike Shop Other Retail Real Estate Agency Deli Health Club Other?				6 to 8	

~THINGS TH IT COULD BE SOMEWHERE IN NEWBURY TOWN CENTER
I ~ e ~ l A i ~ e l 1 1 / !

- 1 Skating Pond
- 2 Bike Paths/Lanes
- 3 Pedestrian paths
- 4 Trails on Old ER line?
- 5 Tennis Courts
- 6 Public Bulletin Board
- 7 Farmers market
- 8 Grocery Store
- 9 Pharmacy
- 10 Post Office
- 11 Clem Water in Lakes/Ponds
- 12 Gardens
- 13 Shoreland Protection Demonstration Area

OTHER TOWN FACILITIES

Fisher & Field Playfield Community Gardens/Shed				
South Newbury			6	
	1,800	0		
	675	0		
	1,650	0		

After the presentations of the “Big Picture” and the elements that presently exist in the Town Center, the facilitator opened the public discussion on why it is important to have a Town Center? Why community is so important in today's society because it allows the individual to have a sense of "belonging" and engenders the quality of life we in New Hampshire so treasure. What is unique about Newbury that we can identify with? Why do we want to live here? Why is it so important to both preserve what we have and plan for orderly and complimentary growth patterns? Why should aesthetics be an essential part of our Town Center?

A lively discussion ensued as these topics. Differing ideas of how to plan for the future and what Newbury should look like in the years to come were debated, uses for some buildings were questioned and too much "modernization" was criticized. But overall, the 35 or more attendees agreed that this Visioning effort was appropriate; that Newbury did embody the best of the natural environment with its Mountains and Lake, all visible from the Town Center; that Newbury's History of classic architectural styles as well as its important railroad and tourism legacy was one to be preserved and treasured. It was agreed that the residents live here so they can enjoy the Town's natural beauty and celebrate its colorful history. They also were more than willing to share this experience with visitors as long as Newbury did not focus on tourism to the extent that it lost sight of *its own community*.

These notes from the 6/16 Session summarize and add flavor to the discussions!

Overviews:

- *Newbury Center starts at the Northerly end Old Post Road to the South and extends to bell Cove road at the Caboose*
- *This area is all zoned commercial with mixed uses*
- *Newbury Town Center is the "Family Room" not the " Front Room"*
- *Maintain the rural character of any signage, sidewalks etc*
- *Future use of Davis property for housing*
- *Review possibility of By Pass for trucks*
- *Review possibility of one way By pass system with island for commercial uses*
- *Check to see if Vet's Hall can be used as a Police Station*
- *Bike Paths and Bike storage should be integrated into all planning*
- *Town is looking to see if its permits for the original number of Slips at the Public Dock is still valid*
- *Parking is a concern for both the existing and future town uses*
- *Parallel parking should be considered as a traffic calming device*
- *Trees and Lighting can also be used as a traffic calming device*
- *Be aware that existing Commercial space, Gas station and restaurant could be bought and developed in a way that does not meet the Towns standards*

- *Goal of this visioning exercise is to mandate land use criteria for the Town Center lands that are owned by the town as well as to create guidelines for lands not owned by the Town.*

Possible additions to the Town Center:

- *Veterans Memorial*
- *Use "Fire Pond" behind Vet's Hall for fishing, fishing derby etc*
- *15-20 additional spaces for the Town*
- *Common septic*
- *Future sewer system*
- *Post office*
- *Gardens*
- *Farmer's market Area*

Concepts for next Meeting

- *Move Vet's hall next to Library for Community Center, Meeting room*
- *Add Kitchen/bathrooms to Hall which could also be used for playground*
- *Locate Police station on southern end of site*
- *Add parking for Vets Hall/Police Station*
- *Farmers Market area*
- *Gardens/trail system*
- *Sitting area for socializing*
- *Veteran's memorial*
- *Area for Skating rink*
- *Show area for Post office and some other small commercial Development*
- *Show how much land is still available for Town Buildings*
- *Co-coordinated sidewalk plans*
- *Leave Vet's hall where it is, Determine use for it.*
- *Show Library Expansion possibilities*
- *Locate Police and Fire Station on site*
- *Farmers Market area*
- *Gardens/trail ,system*
- *Sitting area for socializing*
- *Veterans memorial*
- *Area for Skating rink*
- *Show how much land is still available for Town Buildings*
- *Co-ordinate sidewalk plans*
- *Explore the two By pass ideas to determine how they might work*

SECOND PUBLIC VISIONING SESSION - JULY 28, 2007

This session was to be focused on a Vision for the newly owned town lands, access to these lands and how it fit in the context of the overall Town Center Vision. To facilitate the design work, topographical mapping and surveying had been done by the Sidewalk Design Team for the Rte 103 corridor in the Town Center area. The Town had also authorized its tax mapping firm to develop topography for 200 to 300 feet on either side of the road corridor. These two sets of data were merged into one base map which showed all buildings, roads, drives, tree lines, wetlands, and the impressive interconnected waterways and wetlands that flow into Lake Sunapee South of 103 as well as the famous Newbury Cut that brought the Rail line from Bradford in Newbury at the Lake Station. (*Illustration #1*).

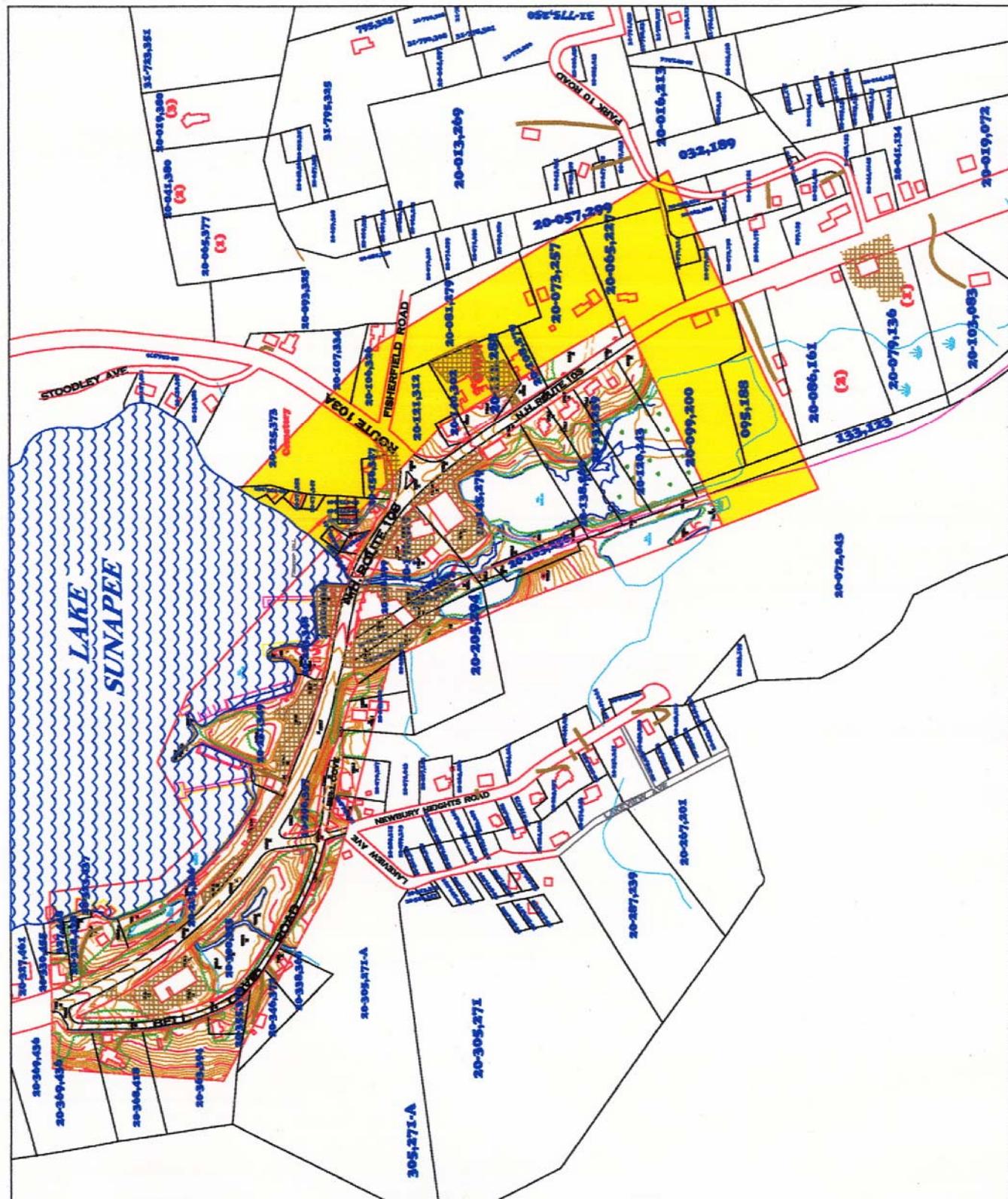
The previous sessions suggested three different options to study for this session. Option "C" which was to look at potential traffic by-passes for the Town Center by relocating Rte 103 to the South starting at some point around the west end of Old Post Road and returning to its original alignment at some point west of the Caboose location This would leave the "old Rte 103" as a local street for the Community.

A second by-pass option would be to leave the existing Alignment of Rte 103 as a one way road west thru the heart of the Town Center and create a new one way section of Rte 103 for the east bound traffic on the south side of the Town Center.

Neither of these options was sketched out because it was clear that only the Department of Transportation could implement such road changes and neither was feasible in the near or distant future. It was more important that Newbury plan its future with the Rte 103 Alignment that existed rather than depend on a future they could not control. Also, this road, which may deliver heavy traffic for the three season tourist industry, also makes the small commercial establishments on Rte 103 viable and adds sustainability to the Newbury Town Center!

As an adjunct to this look at *traffic by-passes and economic* sustainability, the facilitator presented an analysis of the commercially zoned section of Rte 103 in the Town Center to show that although the town does indeed control some frontage on this highway and there are some topographical limits to development in others, there are sections that are very vulnerable to development.

This extensive base map clearly showed land use opportunities to the public that they might not have been aware of as many of the lands south of Rte 103 are not accessible except thru private properties. This analysis (*illustration #2*) demonstrates that the area, from just south of the Harbor easterly to the intersection of 103 and 103A, has all of the elements that attract development: the quality and natural beauty of the Lake and the Mountains views and the heavy and growing tourist traffic.



9

ILLUSTRATION 1

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All of the planning for Town Owned lands cannot protect Newbury from bad development in these vulnerable areas. It is incumbent on the Town and creative Zoning regulations to not only protect itself from less desirable development but to proactively seek quality development timed to the market demands.

Newbury will grow! Newbury's challenge is to contain that growth in a manner that retains its rural quality and yet provides a path to guided growth. The original New England Village had density at its core. Shop keepers lived over the store and houses were nestled in between commercial establishments. The distances between buildings were often minimal and they all were close to the street. The outlying areas were agricultural with sparse housing and there was a real contrast between "in town" and "out of town. Newbury still has some of that old New England Village character and by increasing its "in town" density it can save its out of town "look.

After studying Options A and B, it seemed clear that they could be combined in one drawing called Option #1 (*illustration #3*). In this option it appears that the newly owned lands could accommodate an expanded Library, the Velie Playground, a New Police Station, a renovated and relocated Veterans Hall and a new and enlarged Fire Station and some additional parking. "In town" density.

This Plan is based on a concept, similar to the existing Town Offices and Library site plan, where the buildings face driveways that are perpendicular to the street with no parking along the Rte 103 frontage. This allows the relocated Veteran's Hall and the new Police Station to have user-friendly front doors and parking away from the highway and the Police *and* Fire departments to have *exclusive entry* points that *where* emergency vehicles do not conflict with non emergency traffic.

Another element of the Plan was the relocation of the Veterans hall for use as a Community Center with rest room facilities that could be used by the denizens of the Playground or those using the proposed walking trails and gardens. The old site of the Veteran's Hall would then be marked by leaving much of its granite foundation in place and using this area as an access point for the Fire Pond for fishing derbies etc. This site would then open views to the Fire Pond and make residents and visitors more aware of the waters and natural habitats that feed Lake Sunapee.

Many elements of the Plan were seen as positive but the overwhelming concern was where the parking for all of this town and visitor activity is! Under present circumstances, there *is not enough parking for* Town Office and Library activities and the additional 12 spaces shown in this option are not enough to meet that demand. Also the fire station would require 40 or more spaces rather than the 16 shown. The 13 spaces shown for the Police station public parking and for the Veteran's Hall were also deemed very inadequate! To add to this problem, shoulder parking along the highway would not be as available when curbing was installed as part of the Sidewalk project. So where were the visitors going to park for the concerts and other town attractions???

There was also some concern expressed for relocating the Veterans Hall and its potential use as a community center or meeting hall. Some felt that with the renovation of the Center Meeting House, the renovated town office space and the Historic South Newbury buildings that we had more than enough meeting space.

So the charge for the Next Session was to see if there were solutions to these problems

THIRD PUBLIC VISIONING SESSION - AUGUST 25, 2007

At this session The Proposed Site Plan for the Newbury Town Center (Illustration #4 and #5) was presented. It offered solutions to meet the issues raised in the previous session. The overall plan retains many of the elements of the plan presented at the previous session but it offers more flexibility in implementation, which is important in any long range plan.

This Proposed Plan incorporates the sidewalk location as proposed by the Sidewalk Design Team. It does not however represent the tree locations proposed by that Team as more study is required for such locations so the trees do not interfere with the utility lines and lose their shape.

It was also noted that the entry drive to the Town Offices is set between two specimen trees and that pattern should continue with the other drives onto the Town land with the trees planted on each side of new drives on Town Land rather than in the highway right of way. It was also noted that the white rail fence, which borders the Town Lands, is a feature that might be included in the final presentation by the Sidewalk Design Team.

This Plan met with approval of the attendees and the following is a commentary regarding each of the Plan's elements identified with their corresponding letters.

- A. The Town Offices have been recently expanded so they should accommodate growth for quite a while.
- B. The Library will need expansion space in the near future. It is presently constrained by the entry drive the 75' setback from the wetlands, so the only area it can use for expansion is the land directly to its east.
- C. The present diagonal parking scheme is not laid out in the most efficient manner. It is possible to retain the approximate locations of the lighting and planting islands and change the parking to the more efficient head in or 90 degree style. It is also possible to add *another* row of parking to the North by adding 20+ *feet of* pavement and moving the small trees farther back to the edge of daffodil fields. These changes increase this parking area from 18 cars to 38 cars, a substantial increase. A path from this parking area to the new sidewalk to the south would be

advisable. This path could also accommodate handicapped access to the Center Meeting House.

- D. The new parking area shown at this location would add another 33 +1- cars and could be accessed either by Fishersfield Road or through the parking at letter C. This through connection could also eliminate the turning motions presently required at the Rte 103 entrance to the Town offices. The plan shows the drive cutting across the Meeting .House property, but topography in that area would push the drive further to the northeast which might also decrease to total number of parking spaces

There is also the possibility that parking could be provided across Fishersfield road as it intersects Rte 103A rather than at location D if the owner of that property and the Town could come to some agreement. With signage and a sidewalk connection to Rte 103, this would be an attractive parking area for visitors as well *as* parking for the Center Meeting House. It would still make sense to connect area C with Fishersfield Road.

- E. This building represents a one story expansion for the Library of about 1200 square feet, which would increase the Library's area by about 40%. Expansion could increase beyond this amount on the available site or in conjunction with the disposition of the letter M site.
- F. This is the mapped wetland area that needs to stay pristine. This area can add to the rural character of this property and act as natural background for the buildings in the foreground.
- G. Represents the 75 foot setback from the wetland that is required by the town in more recent changes to the zoning regulations.
- H. This is the 10,000 square foot Velie Memorial playground which should be completed by 2009. It is an attractive addition to the Town Center as it allows the Community's youngest children to share in Town Activities. The plan also shows two bridges, which connect the playground across the wetland to the parking area C. These bridges also allow walking trails to enjoy the wetland habitat.
- I. Walking trails would be included in this plan to enhance the use of the property beyond just the -business" of the Town. The area has much natural beauty and could *attract* gardeners to work with the Newbury Beautification *Committee* to enhance these areas with both natural and formal plantings.
- J. Represents a Gazebo, which serves dual purposes. One is to have a resting space for the children and the trail walkers. The other is to have a focal point for the entry drive between L and M. It is an important aesthetic feature to have such a

focal point rather than just a sea of asphalt and cars. The entry between A and B already accomplishes that goal with a view to both formal and natural plantings.

- K. This is a small area where the Beautification Committee could do formal rather than naturalized plantings.
- L. This site could be an ideal location for a Police Station. The CIP indicates that the Police station will probably be the next public building that is needed as its present quarters are cramped and not in line with police standards. The building could be constructed to look more like a New England building rather than a small fortress. It could have an entry that invites citizens and visitors making the Police more accessible to the community. And vice versa. At the same time the Police Station could have a rear entry for police business suitable out of the public view. This rear entry could also be used in the future as a shared drive for non emergency fire vehicles as shown in illustration 4 3
- M. This *is* a future *building* site. It *could* be used as a location *for the Veterans' Hall* if it was moved from its present location. It could be left open for the Farmer's Market along with site E for the present time.
- N. This portion of the property has challenging topography. It would need extensive site work to make its use efficient so it is suggested that it not be touched until the entire site is needed. There is a possibility that there might be gravels on the site. If that is the case an orderly plan should be put in place to remove such materials in a timely fashion and leave the site in a naturalized state until it is needed.
- O. The Veteran's Memorial Hall was deeded to the Town in commemoration of all Veterans. It has no utilities except for rudimentary power and the Fire Department uses it as storage. Structurally the building is in excellent shape. It sits on granite foundations, with the exception of the front porch, and has second floor space, which is not accessible at present but might be in the future. The building can easily be relocated if the Town desires. This plan proposed that the Fire Department use it for meeting space but that was not deemed as practical.

There are a series of outstanding issues with this building. First, if it is to be used, it needs majors interior renovations including plumbing which requires a septic system. That system cannot go on its own site, as it is too close to wetlands and ponds. The septic system previously installed for the Library and Town offices was designed to accommodate this building but the sewer lines would have to be tunneled under rte 103, a costly item.

Secondly, if the building stays in place there is no adequate parking to serve its new function. There would be room for handicapped parking, but all other users would have to cross Rte 103, which is a safety concern. If the Fire Department had a functional use for the facility, the existing parking for the Fire Dept would

reduce the parking demand. It is possible that the building could be used as living quarters for a full time fire department. It is more than adequate in size to accommodate that use.

The third issue is the use of this building as a Veteran's Memorial. It seems that this could easily be accommodated with appropriate memorial plaques etc that could be positioned either inside or outside of the building. In its present locations such a memorial might be on the exterior of the east face of the building with appropriate landscaping to create a viewing area. This memorial could be one for all past present and future wars.

If the building was moved a similar memorial could be created or if the building was in public use an interior memorial might also be appropriate.

- P. The existing fire station occupies an ideal site for accessing all parts of Newbury with three clear turning motions to the north, east and west but the building does not presently meet current NFPA requirements re size and functions of its interior layouts. The site for the Fire Department is not expandable as it bordered by wetlands and a very valuable commercial property. The relocation of the Police Department, which presently shares space with the FD, will alleviate some of the interior functional problems and should allow this site to work for the Fire Department in the near future. Longer term solutions for the Fire Department might be accommodated on the Camacho property

The Town should *consider a renovation for the Fire Station when* the Police Department is relocated. Such a renovation would greatly improve its function but should also improve its overall appearance as it occupies such a prominent space in the town Center. Interior renovations should also consider using appropriate materials suitable for the functions as well as a good working environment for the firemen

- Q. This iconic Center meeting House is truly the heart of the Town Center. Its Architecture, location, setting and anticipated use, once again, as a meeting house anchors the Town in its historical roots. All Town Center planning must respect this building and it's setting to insure that it historic significance is honored.

When the Meeting House activities begin, after the renovation is complete, areas C and D might serve its parking needs. But there should be continued co-operation between the town and the Center Meeting House to mutually solve issues which support its reuse.

SUMMARY

The Proposed Plan dated 8/25/07 and this Report stand as a methodology for planning a Town Center rather than a fixed plan for future use. The Visioning Sessions recorded the interests of the Town and showed how disparate views can be accommodated and how parking problems can be solved without sacrificing the historic, rural and unique environmental characteristics that make up the Town of Newbury.

Newbury has demonstrated how it cares for its resources by the exceptional improvements it has made so far and the quality of its land and building maintenance. That is a tribute to the collaborative efforts of its citizen *volunteers and* town staff. Newbury's future is bright and the light of these Visioning sessions only made it brighter.



**Newbury Town Center
Proposed Site Plan**

Patricia C. Sherman FALA Architect, Planner 8/25/07

Illustration 4

		Parking	
		Now	Then
A.	Town Offices	25	7
B.	Library	8	8
C.	Expanded Parking <ul style="list-style-type: none"> . <i>Revise existing alignment</i> . <i>Revise existing alignment</i> <i>Keep lights!</i> 		38
D.	Additional Parking <ul style="list-style-type: none"> . <i>Uses corner of Meeting House Property</i> . <i>Signed for Tourist use</i> 		33
		33	86
E.	Library Expansion		
F.	Wetlands		
G.	75' Wetlands Setback		
H.	Playground <ul style="list-style-type: none"> . <i>Ready by summer 2008</i> 		
I.	Walking Trails		
J.	Gazebo		
K.	Gardens/Sitting area		
L.	New Police Station Site		8
M.	Future Building Site <ul style="list-style-type: none"> . <i>Possible site for relocated Veterans Memorial Hall</i> 		11
N.	Future Building Site <ul style="list-style-type: none"> . <i>Possible new Fire Station Site</i> 		
O.	Veterans Memorial Hall <ul style="list-style-type: none"> . <i>Use as NFD meeting area</i> . <i>Add bathrooms/kitchen/septic</i> . <i>Add Veterans Memorial Plaque to Building Exterior</i> 		
P.	Fire Station <ul style="list-style-type: none"> . <i>Relocate NPD to new facility</i> . <i>Relocate NFD meeting room to Renovated Veteran's Hall</i> . <i>Update Station to meet NFPA requirements</i> 		
Q	Center Meeting House		

