

**RYE TOWN CENTER COMMITTEE  
MEETING  
WEDNESDAY, NOVEMBER 20, 2019  
5:30 P.M. TOWN HALL**

**Members Present:** Chair Karen Stewart, Vice-Chair Nina Parrott, Secretary Kaitlyn Coffey, Mae Bradshaw, John Loftus, Victor Azzi, Selectmen's Rep; Phil Winslow.

**I. Call to Order and Pledge of Allegiance**

Chair Stewart called the meeting to order and led the pledge of allegiance at 5:31 p.m.

**II. Public Input - None**

Selectman Winslow reported that he and Phil Corbett of CMA and their landscaping engineer walked the town center on Monday. Mr. Corbett would like to attend the Committee's meeting on December 4<sup>th</sup> to talk about his proposal.

**III. Building Tour Update**

Member Parrott stated that there is a tour of the Parsonage building scheduled at the Parsonage on December 4<sup>th</sup> at 10:00 am. She contacted Dan Philbrook about touring the TD Bank building. He would be available prior to the meeting on December 4<sup>th</sup> at 4:45.

Member Coffey stated that she spoke to Chief Walsh in order to tour the safety building on December 11<sup>th</sup> at 4:45 pm.

The Committee will tour the trolley barn on December 4<sup>th</sup> after the tour of the Parsonage.

Chair Stewart reported that Karen Oliver told her that on Thursday, December 5<sup>th</sup> at 1:00 pm the Library Trustees will be presenting information on the status of their progress and deliberations with regard to the potential improvements of the Library Building.

Member Azzi stated that he had asked Karen Oliver if she would attend one of the Committee's meetings. It would be good to have one of the Trustees attend in order to explain what the Trustees intentions are regarding the library building. Mr. Azzi asked if the Committee would like to have her attend.

Chair Stewart confirmed.

Member Parrott suggested that because the Committee is against a deadline for the warrant article, it would be better to bump the buildings discussions into January and February of next year. That would be the best time to also meet with the Library Trustees.

Selectman Winslow gave an update on the Parsonage. He reported that the tenant in the block building had been evicted and had refused to move. It has gone to court and the court upheld the

eviction. The tenant has until the 28<sup>th</sup> to move out. Once they have moved out, the Committee will be able to tour that building as well.

Selectman Winslow reported that the Board of Selectman have been approached by Dan Philbrick. Mr. Philbrick state that he is going to divest himself from TD Bank. He would like to do that with the Town. He has aspirations to invest \$850,000 into the Parsonage to reconfigure and update it, into eight apartments. Mr. Philbrick is willing to swap the TD Bank for the Parsonage. Selectman Winslow told the Committee that the Board of Selectmen told Mr. Philbrick that they were interested, but the timing is not right because they have charged this Committee with coming up with a plan. Mr. Philbrick has stated that he needs a contact with the Town that would go to the voters in March. Selectman Winslow stated that the Board would like to have the option of the bank building. The first thing that needs to be done is to get an assessment or appraisal on both the buildings to make sure that it is an even swap. Selectman Winslow reported that the Board has found the money in the 2019 budget and will be doing the appraisals this year. He added that he feels the additional acreage at the TD Bank property should be given to the Conservation Commission.

Chair Stewart asked Selectman Winslow what the Committee could do to help the Board with the warrant article. She stated that she was not sure if they have consensus, based on the RTTC member survey, of whether they should be getting rid of the Parsonage.

Selectman Winslow stated that he certainly appreciates that people have options. He stated that they should get consensus. He added that the Board would like to have the Committee alongside the process, so they will be giving them information as they get it. The Committee could vote on its recommendation in the end. Selectman Winslow stated that there are some legal constraints on writing the warrant article, and Attorney Donovan will be writing it for the Town. He asked if they could agree to include in the warrant article that the additional acreage will be transferred to the Conservation Commission.

Member Bradshaw recommended having a second warrant article, which would read; "If Article number XX passes, then the intent is to transfer the extra acreage to the Conservation Commission."

There was discussion on how the appraiser will come up with the value on the two buildings. Selectman Winslow stated that the instruction that was given to the appraiser was that there is no restriction on use. He is looking at the best possible use for value.

Selectman Winslow will continue to keep the Committee apprised of the appraisals of the proposed exchanged.

#### **IV. Surveyor Proposals**

Member Parrott clarified that the Committee can spend the money allocated by the Selectmen for the survey, but only for the deed research at this point.

Selectman Winslow agreed and stated that at this time the deed research is the most critical piece.

Chair Stewart reported that the Committee has two bids from the surveyors. One was from Doucette. CMA uses him quite often because he does a lot of deed research.

Member Azzi reported that Jim Verra has written a report and he met with Mr. Verra on Friday. Mr. Azzi explained that Mr. Verra has a lot of documents and information relating to the three properties that appear to be in the way of the sidewalk plan. Mr. Verra would be willing to meet with the Committee at a meeting if they would like. Mr. Verra has not submitted a bid to do the surveying as was outlined in the RFP. He has just focused on the three properties at this time. Mr. Azzi added that Mr. Verra would be interested in doing the rest of the work in the RFP.

Selectman Winslow stated that Phil Corbett from CMA, will be prepared with all of his information for the Selectmen's meeting on December 23<sup>rd</sup>. Selectman Winslow suggested that Mr. Corbett could possibly have it ready for the RTCC on December 18<sup>th</sup>. He also announced that the Selectmen will be having a work session with Nancy Barba tomorrow morning at 9:00 am. Anyone is welcome to attend.

## **V. RTCC Survey Update**

Chair Stewart gave a quick update on the results of the RTCC member survey.

- There was nearly universal agreement on the sidewalk.
- Everyone agreed that traffic calming is essential.
- Almost everyone agreed that the sidewalk is top priority.
- Multiple voices saying that Lange Road needs to be added to the Plan New Hampshire recommendations.
- Mixed results on raised crosswalks and the pocket park at Washington and Central Road.
- Everyone agrees with preserving the historical characteristic of the town center.
- Two of the eight responses thought that there is a need for more signage in Parsons Field and the Town Forest was important.
  - No one was against this and there were good additional comments regarding phasing it in.
- A near consensus that the village path loop is a nice idea, but should be phased in later (no clear priority there now).
- The buildings that have the greatest lack of consensus are the Town Hall, Parsonage and the Trolley Barn.
  - There were comments about finding out why the Library Trustees are not interested in the Parsonage.
  - There was some support for a café in the garage area or on the first floor of the Parsonage.
  - There were many mixed feels about what to do with the Parsonage. There were no comments about selling the property. There were comments about leasing it for a coffee shop, putting town offices in there, and having a mixed-use approach.
  - Three out of the eight responses said to sell the Trolley Barn with restrictions and to use the money for the efforts on the Town Center or other Town projects.
  - Two responses said to tear it down, rebuild it or do a restoration for town offices.

There was discussion regarding the need and placement of raised crosswalks. Member Loftus pointed out that Plan New Hampshire proposed two raised crosswalks, one at each end of the area. One is in front of the library and one in front of the playing field at the Junior High.

Member Azzi pointed out that raised crosswalks are more effective on the throughways, not just before or after an intersection, like on Lange and Washington.

Chair Stewart suggested that this would be a question for Phil Corbett. If the travel lanes are reduced to ten feet wide, what is his thinking on the need for raised crosswalks? If it doesn't contribute to calming the traffic, then it is only raising the cost of the project.

There was discussion about eliminating the right turning lane on Lange Road. Member Loftus suggested a three-way stop at the intersection of Lange and Washington.

Selectman Winslow recommended that PWD McCarthy and Police Chief Walsh attend the December 4<sup>th</sup> meeting.

## **VI. Next Steps**

Chair Stewart will e-mail Phil Corbett and ask him to investigate two raised crosswalks; a sidewalk from Grange Park to the Town Hall, in three sections. Additional consideration should be given to the bike lines and the costs of appropriate landscaping (tree grates), lighting (gas), pocket park at Central and Washington and eliminating the right turning lane on Lange Road.

## **VII. Housekeeping/Approval of Minutes**

1. Meeting, October 9, 2019, 5:30 p.m., Town Hall

The following corrects were noted:

**Page 2, IV Define Guiding Principles/Priorities for Work reads:** He pointed out that reducing the ~~lines~~ to 10 feet and adding a bike line and a sidewalk on one side, would be approximately 36 feet in total.

**It should read:** He pointed out that reducing the lanes to 10 feet and adding a bike line and a sidewalk on one side, would be approximately 36 feet in total.

**Page 3, first line reads:** Committee should not get sidetrack ~~with~~ buildings that the Town does not own.

**It should read:** Committee should not get sidetrack with buildings that the Town does not own.

**Page 6, second from the last paragraph; second sentence reads:** She reported that she has had a number of conversations with the ~~Planning~~ Department about the use of the building.

**It should read:** She reported that she has had a number of conversations with the Building Department about the use of the building

**Page 6, second from the last paragraph; third from the last sentence reads:** That would leave space in the Town Hall just keep ~~statuesque~~ for now.

**It should read:** That would leave space in the Town Hall just keep status quo for now.

**Page 6, last paragraph; last sentence reads:** Without the information from Nancy ~~Baber~~, it will be really hard to come up with a plan.

**It should read:** Without the information from Nancy Barba, it will be really hard to come up with a plan.

**Motion by Mae Bradshaw to accept the meeting minutes of October 9, 2019 as amended. Seconded by Nina Parrott. All in Favor.**

2. Meeting, October 16, 2019, 5:30 p.m., Town Hall

There was a question regarding the comment on page 6: Member Azzi stated that the circle of a small round-a-bout is a foot diameter.

Member Azzi explained the he used the term “Inscribed Circle”. The width of the curb. It was decided to strike the sentence.

**Motion by Mae Bradshaw to accept the meeting minutes of October 16, 2019 as amended. Seconded by Kaitlyn Coffey. All in Favor.**

**VIII. Other Business - None**

**ADJOURNMENT**

**Motion by Mae Bradshaw to adjourn at 7:29 p.m. Seconded by Kaitlyn Coffey. All in Favor.**

Respectfully Submitted.  
Dyana F. Ledger