

RICHMOND BUILDING COMMITTEE 2012
RICHMOND VETERAN'S HALL
September 25, 2014 7:00 PM

Members Present:

Neil Moriarty
Kim Mattson
Norma Thibodeau
Sandy Perry
John Boccalini

Members Absent:

1. Minutes August 22, 2014:

Motions made by Sandy Perry to table the minutes of August 22, 2014 until the next Municipal Building Committee meeting scheduled for October 23, 2014. Seconded by John Boccalini. All in favor. One abstention from Norma Thibodeau.

2. Public Comments:

Nothing from Public.

3. Town Hall move:

The board was told that the Town Hall has planned to move to the 4-corners area. As far as the Municipal Board members are aware there are no intentions of the Town to move offices to the 4-corner area. A small home across from the Fire Department is on the market but nothing has been said about a town purchase.

4. Note worthy improvements:

Planning Board will be meeting with Pablo Fleischman owner of Green Energy Options located in Keene, NH. It was discussed at the Planning Board meeting of September 23, 2014 about going green with solar usage for some of the Town buildings. Specifically, the cluster of three located near 4-corners on Rt.119 W. It was determined that the Fire Department, CD building (Police Dept), Library and the Amidon field would not be an appropriate spot for solar installation.

Other pieces of town owned property considered were the field behind the cemetery, Allen lot or the town shed property. As more information is available the committee will be informed.

5. Request for support/college to design building:

No action has been taken at this time.

6. Purchase of Property adjacent Vet's hall:

Kim Mattson stepped down.

The owner of Map 408 Lot 049 located at 132 Old Homestead Hwy. (Rt. 119). The owner is willing to entertain selling property to the Town of Richmond for future expansion of their Town office. At this time the town has no

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real estate near the town hall to create additional office space.

The property has a small cape on Rt. 32 containing 4.6 acres, roughly 153 ft. of road frontage on Rt. 32. The lot also has 385 ft. of road frontage on Bullock Road. The property wraps around the back side of the Richmond Veterans Hall which has 1 ½ acre including the Richmond Memorial Park and the telephone building.

Chairman Moriarty contacted Butch Morin a long time member and present alternate on the Richmond Planning Board and Dana Taylor. Both men agreed that you can't have one acre lots unless it's in a cluster development.

The owner would prefer to sell the house to the current tenant according to information gathered that would mean splitting 3.5 acres from the back of the home lot.

The owner needs to get \$114,000 out of the sale of the house and property and not incurred extra costs. Or, if there were to be closing cost then an increase in the final sale.

Some costs estimates:

- *House and improvements \$86,000 + \$4,000 or \$90,600.
- *Land Value according to tax card \$45,600
- *House and first acre \$90,600 plus \$20,000 = \$110,600.
- *Land value \$45,000 minus \$20,000 = \$25,600 or \$8,533 each.

Working with the sellers needs to get \$117,000 out of sale

- * Towns evaluation of property \$136,000
- * Seller needs \$117,000
- * $\$117,000 / \$136,600 = 86\%$

Town share land value $\$45,600 \times 86\% = \$39,216$.

Some alternatives:

1. Town purchase only one acre behind the vets Hall?
 - * Acceptable property, property remains as home and 3 acres.
 - * Would require a survey and posting of revised map 408 Lot 49 and proposed Map 408 Lost 49-1.
 - * Could the town get out of this for \$10,000?

Some questions answered by Dick Thackston.

1. Average cost of Closing Costs? Closing costs would be minimal for the town if cash purchase. He didn't believe the Town was subject to transfer tax so it would be the cost of the title search and title insurance. On the high side about \$1000.00

If the seller wants to pay nothing the statute on transfer tax reads "shall be split equally between buyer and seller unless otherwise agreed" and the town isn't subject to the tax but the town could pay for the deed prep about \$15-0 on the high side.

2. Average cost of surveying? Depends on how complex and defective the property description is and how much the surveyor will have to handle the ZBA. Range is \$1000-\$4000.

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3. What does a complete house inspection cost? Depending upon how hyper concerned one wanted to be from \$300 to \$1000 with every test imaginable.

4. Cost of Wetland scientist? Depending on what you want for reports \$500-\$2000.

Discussion, continued research will be done to see if a Municipality has the ability to ask for a variance to the Zoning Ordinance's since the larger piece of property would be for the good of the town and residents. This would allow growth for many years for the town. Maybe a centrally located play ground for children away from our emergency service's buildings.

Motion made by Neil Moriarity to try and purchase 1 acre of land and will do this whether it's from the current owner or the future owner. Seconded by John Boccalini.

Discussion: John Boccalini amended the motion to read at most 1.6 acres. Amendment seconded by Neil Moriarty. All in favor of the amendment, two. Abstentions two. Motion passes.

No further discussion, All in favor two. None opposed. Abstentions two. Motion carries

Kim Mattson reseated @ 7:45.

7. Other:

Is the town looking at buying the house across from the Fire Department? It was thought that maybe the Heritage Committee is considering asking the town to purchase the piece. They might be placing a warrant on for March? It was discussed that the purchase could help to fix the parking for the Library.

9. Adjourn:

Motion made by Sandy Perry to adjourn. Seconded by Norma Thibodeau. All in favor. None opposed. Motion carries. Meeting adjourned @ 8:07.

Respectfully Submitted,

Kandace Mattson