

## **Appendix A: Marston Property Exploratory Committee Membership**

Donna Danis, Chair  
Janet Horvath  
Chet Batchelder  
Peter Landry  
Lauren Chaurette  
Skip Seaverns  
Tina Cooke  
Cheryl Smith  
Gary Cowan  
Tom Sweeney  
Miska Hadik  
Wynn Varney

## **Appendix B: Summary of Participant Evaluations**

### **Participant Demographics**

- The average age was 54 years old.
- Participants identified as 47.6 percent male, 52.4 percent female.
- 24.3 percent of participants were retired.
- 3.2 percent of participants were students.
- 11.6 percent of participants identified as liberal, 14.5 percent as somewhat liberal, 40.5 percent as moderate, 14.5 percent as somewhat conservative, and 18.8 percent as conservative.

### **Participants reported highest educational attainment of the following levels:**

- 1.4 percent elementary or middle school graduate
- 13.7 percent high school graduates
- 5.5 percent some college education
- 45.2 percent college graduates
- 28.8 percent had a graduate or professional degree

### **Feedback on NH Listens Processes from Participants**

Participants were asked questions about the experience of participating in a NH Listens conversation. Of those who responded, participants expressed the following views:

- 98.7 percent of participants agreed or strongly agreed that the facilitator was prepared.
- 98.7 percent of participants agreed or strongly agreed that the facilitator(s) made sure everyone took part in the conversation.
- 97.4 percent of participants agreed or strongly agreed that their group talked about the most important issues related to the topic.
- 91.8 percent of participants agreed or strongly agreed that because of the conversation, they have a better understanding of people who they disagree with and their opinions.
- 98.7 percent of participants agreed or agreed strongly that their perspective was respected in the conversation.
- 82.9 percent of participants agreed or agreed strongly that they understood how the results from the conversation will be used to inform next steps.
- 94.8 percent of participants agreed or strongly agreed that the information in the discussion guide was useful to them.
- 89.3 percent of participants felt that the time allotted for the sessions was the right amount of time (and 1.3 percent too much and 9.3 percent too little).
- 98.7 percent of participants agreed or agreed strongly that they were glad they participated in the community conversations.
- 100 percent of participants indicated yes (69.7) or maybe (30.3) that they would attend another community conversation on this or a different topic.

## **Appendix C: How NH Listens Collects and Reports Findings**

NH Listens bases this kind of community development work on small-group facilitated dialogue (typically eight to twelve participants per group) that produces specific findings. Depending on the topic, the findings might be at a more general level, articulating broad sets of values or criteria for decision making, or quite specific recommendations, such as concrete steps for action.

Whether a dialogue is constructed as a one-time event that stretches over several hours or multiple events occurring over several weeks, participants typically move through a four-stage process supported by the facilitator. These stages include:

1. Introductions and personal stories about how participants relate to the focus topic of the dialogue (including their prior experiences with and opinions about the topic)
2. Review of the available data on the topic to ensure common, comparable levels of knowledge among participants
3. Analysis of the topic and its multiple dimensions, leading to selection by the group of a small number of key issues (three to four) that serve as the basis for subsequent discussion from which the group generates concrete actions and recommendations
4. In-depth discussion of the selected key issues and articulation of a final set of views, values, or recommended actions directed at relevant decision makers

Throughout the dialogue, facilitators and participants document the conversation on large flipcharts and identify recurring statements or themes. That is, the information that is gleaned from each small group is inductively analyzed, moving from specific comments made by group members to general statements that represent the shared ideas and perspectives of the group. Both agreements and disagreements are recorded, to ensure that all points of view are heard and documented.

## Appendix D

# *Join the Conversation on the Future of the Marston Farm Property*



Friday, October 24<sup>th</sup>  
6:00 p.m. Doors Open  
6:30–9:00 p.m. Program  
Nottingham School Cafeteria

*Refreshments and onsite child care provided*

**To register, visit: [www.nhlistens.org](http://www.nhlistens.org)**



Hosted by the Nottingham Marston Property Exploratory Committee

# What Should Go Here?



## A Community Conversation on the Future of the Marston Farm Property

Discussion Guide for  
Friday October 24, 2014

*Hosted by the Marston Property Exploratory Committee*

## Welcome and thank you for joining today's conversation ~

We look forward to your questions, concerns, ideas, and hopes for the future of the Marston Property and we welcome all perspectives. *What are the most important criteria for determining the best use of the Marston Property? What are the key priorities you want to share with our decision makers?* These are the questions at the heart of our conversation today.

### ***Schedule at a Glance:***

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<b>6:30</b>	<b>Welcome and Overview</b> Purpose and background Group Agreements
<b>6:40</b>	<b>Small Group Discussions</b>
<b>8:30</b>	<b>Large Group Report Out on Key Issues</b>
<b>8:50</b>	<b>Closing Remarks and Next Steps</b> Please fill out an evaluation – it helps us get better! <b>Thank you!</b>
<b>9:00</b>	<b>Adjourn</b>

**This guide is the same for all participants. The facilitators will help guide the conversation but we are all responsible for making sure the group is productive.**

**Thank you!**

### ***What is New Hampshire Listens?***

New Hampshire Listens is a civic engagement initiative of the Carsey School of Public Policy at the University of New Hampshire. NH Listens works to strengthen New Hampshire communities by helping citizens participate directly in discussions about policies that affect their daily lives. Established in 2011, we engage state residents in local, regional, and statewide conversations on a broad range of topics to bring about informed, innovative solutions to complex issues. At the core of our work, we organize fair, nonpartisan discussions throughout the state, help communities establish their own, independent, local Listens organizations, and train facilitators for public engagement. If you are interested in more information, please get in touch with us. We are always looking for thoughtful facilitators and local contacts in NH communities. Find us at: [www.NHListens.org](http://www.NHListens.org).

## Detailed Outline

### 6:00 - 6:30      Sign in and refreshments

- Welcome and sign in at registration table
- Please join your small group for the introduction and to start the dialogue immediately thereafter. We encourage you to review the background information starting on page 6.

### 6:30 - 6:40      Welcome

- Welcome from Marston Property Exploratory Committee
- Remarks from NH Listens Moderator
  - ***The goal of this conversation is to hear from you. Your input will influence decisions about future use of the Marston Property.***
- **About the process: This conversation is...**
  - Designed to focus on what is important to *you*.
  - Designed for participants to be here the whole time (please do what you need to do to be most present: Feel free to take a break or step outside for a phone call if needed).
  - About a constructive focus and looking forward to desired actions and solutions.
  - Organized to allow the greatest possible time for everyone to both speak and listen, which is why we use small, facilitated groups where ideas can be explored, differences understood, and preferences for action expressed.
  - Respectful of your time. We will keep time and respect yours by ending on time.

### **Group agreements for a productive conversation...**

- Share “air time”
- If you disagree, consider asking a question rather than arguing to prove your point
- It’s OK to disagree, but don’t personalize it. Stick to the issue, not the person who is disagreeing with you
- Speak up if the process doesn’t seem fair
- Speak for yourself, not for others and not for an entire group (use “I” statements)
- Personal stories stay in the group unless we all agree we can share them
- We all share responsibility for making the group productive
- Be respectful and use respectful language
- Respect the facilitator’s role
- Listen first...

*Please note: We are delighted to have this event covered by the press and local bloggers and want to balance that with our participants’ ability to express themselves in a safe environment, share an incomplete thought, or convey a personal story as a part of this process. We respectfully request that all representatives of the media (formal and informal) please ask permission to tape, photograph, identify, or quote an individual participant directly.*

*We are happy to answer any questions about this request.*



## 6:40 – 7:00

### Introductions in small groups

- Your small group has a neutral facilitator whose role is to:
  - Help with the process and keeping time
  - Serve as a reminder of our agreements to be fair and respectful
  - Make sure everyone gets a chance to participate, and
  - Record key information on flip charts
- **Introductions:** One benefit of these conversations is to be in groups with people whose experiences and perspectives are different from your own. As a way to get to know each other a bit, please share your:
  - Name
  - A few hats you wear in the Nottingham community
  - What sparked your interest in the Marston property?
- *Reminder: Your group will need someone to **report out** to the large group at the end.*

## 7:00 - 7:10

### Information Review

Take the time to look over the information section (starting on page 6) related to the Marston Property and the town of Nottingham. This is background that might be helpful to the discussion. We will focus on what you find important to discuss. For our purposes, we will be asking you “*what do you notice?*” or “*what is most important to you about this information?*” Take a few minutes to read and allow for clarifying questions.

## 7:10 – 7:25

### What do you notice? A brainstorm

First, brainstorm any additional **ideas for use** that you would add. Note especially the ideas that have already been shared starting on page 8.

Next, make a list as a group all of the **priorities and issues to consider** related to the future use of the Marston property. This list should include things like community needs, legal and environmental limitations, funding, and creative ideas. These are topics that you feel are important to keep in mind when weighing various options and needs of the community today and in the future.

## 7:25 - 8:00

### Key Questions and Priorities

Next, consider the question: *What are the most important criteria for determining the best use of the Marston Property?*

Given your priorities when you came in and the information we have just reviewed, spend some time discussing the key issues and **their importance to you**. It might be useful for **each person to speak briefly about their perspective**. The following questions may be helpful to prompt your thinking (but you will likely not have time to address each one individually):

- What **community values** should be considered (recreation, frugality, health, etc.)?
- How could the Marston property address some of the **needs** of the town of Nottingham?
- What ideas for the property would allow the **most people** in the community to use and enjoy the land? (consider families, older adults, scouts, school children, etc.)
- When considering mixed use options, what criteria should be used to determine the **balance** of the mix?



- What options for **shared use** come to mind (for example, shared school use, rental space, trails, open space, or community garden)?
- What are your thoughts on **funding** options and the use of volunteers, civic organizations, and other ways to offset hard cash investments? What are you willing to contribute?
- What are your thoughts about ongoing **revenue generating activity** for the Marston Property Project within the scope of public use?
- What are your priorities if changes are implemented and phased in over time?

#### **8:00 - 8:15**

#### **Community Solutions and Next Steps**

- Spend time here exploring differences and commonalities in your group. What questions remain? Has anyone gained insights or new understandings? Any key areas of disagreement to note? Any new ideas to note? *What solutions would have the biggest impact on **your** life?*

#### **8:15-8:30**

#### **Final Priorities**

Based on your group's conversation, "*Are there any common-ground thoughts or ideas in this group? If so, what do we want to say at the end of the evening? If not, what diverse points of view do we want to convey?*"

A consensus is not required, but if one emerges, or perhaps if the group wants to put forward two or three primary points of view, that is fine. These will represent your **key recommendations or findings**.

Your group will need to prioritize their top insights to report out to the large group and *select someone to speak*. The reporting out should include no more than **two or three** specific statements. To arrive at this point, the group should take a step back and look for *both the unique ideas and those that seemed to recur*. Group ideas together that seem to be related, but don't lose track of the unique ones.

The **written** flip chart notes from your small group will convey a more complete view of your group's ideas. You will likely not have time to represent **all** of your ideas on the summary sheet or in the large group report out (two minutes!). All notes from the small groups will be used to provide a Summary Report to participants and decision makers.

Finally, please add any additional information that your group feels is important to pass along to those compiling information for next steps.

#### **8:30 – 8:50**

#### **Reporting Out**

Each group will be asked to provide a VERY BRIEF summary of their most important findings, concerns or recommendations. If you are asked to speak for your group, please be brief and share what has been compiled *by your group*, including common ground and divergent views. (You will have two minutes!)

#### **8:50 – 8:55**

#### **Wrap up comments – NH Listens Moderator**

- Please fill out the evaluation – it matters to us! Thank you!
- Forthcoming summary

#### **9:00 PM**

#### **Close and... Thank you for participating!**

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## **BACKGROUND INFORMATION**

### ***Marston Property Fact Sheet***

#### **Background on Property Ownership**

- The so-called 'Marston Farm' is located in the southeast section of Town, at the intersection of Case Road and Mill Pond Road (Long. 43.1196, Lat. -71.0485).
- The Marston family owned this property thru the 1800's until Elbridge G. Marston sold "the Homestead Farm" in 1903. The more recent owner was Mr. Don Lee. The Town has owned the property since 2009.
- The Town of Nottingham, worked with the NH Department of Environmental Services to clean up hazardous waste and materials located on the property starting in the late 1990's. The property has been cleaned up and it is recommended that the wells be tested again if put into use.
- The NH Department of Environmental Services (DES) issued an Administrative order to Mr. Lee in 2001 regarding the clean-up of the hazardous material, and placed a lien on the property for repayment of the cleanup costs.
- An agreement between the Town of Nottingham and NH DES took place in 2013 for release of the lien. The agreement stated the Town would own the property on a permanent basis and it would be used only for public purposes.

#### **Description of Marston Property**

- The westerly side of the property is bounded in part by the Little River.
- The property in total is approximately 45 acres. There is approximately 10-acres of mowed field located along the northerly side of the property, and bounded by Mill Pond Road. The remaining of the property is wooded with young saplings and large white pines along the Little River boundary.
- Based on the 1994 Soil Survey of Rockingham County, a majority of the on-site slopes are nearly level to gently sloping. Generally speaking, the soil types are a mix of sand & gravel deposits to sandy loam. These soils are well suited for urban development and agricultural uses.
- There are areas of wetlands located on "The Marston Farm" along the Little River and at the southeast corner of the property. These wetland areas should remain well protected from any improvements that may occur on the site.
- The Little River is classified as a "Designated River", based on the NH DES Shoreland Protection Program. This means that in addition to any local zoning regulation or setbacks, the State enforces further protection within a 250ft buffer of the Little River.
- Based on the FEMA Flood Insurance Rate Map (FIRM), portions of the property are shown to be located within a Special Flood Hazard Area (SFHA). These areas are located along the Little River and the wetland system located at the southeast corner of the property.
- Per agreement with the State of NH, the property cannot be sold or leased for commercial purposes. The original Warrant Article put before the town stated "to retain and hold for public uses." Through this agreement, the town avoided payment of accrued fines.

#### **Formation of the Marston Property Exploratory Committee**

- During the 2013 budget process the Board of Selectmen proposed a 2014 Town Meeting Warrant Article for the final stages of clean up on the property of demolition of the remaining buildings, which was completed in July 2014.
- In 2014 the Board of Selectmen established a sub-committee named the Marston Property Exploratory Committee (MPEC). The Committee is chaired by Selectmen Donna Danis and its goal is to gather community input and develop a recommendation for the best public use(s) of the property.

### ***Town of Nottingham Existing Recreational Facilities and Fields***

#### ***Nottingham School***

- The school contains various multi-purpose recreational spaces within the building including a full size gym and cafeteria.
- The full sized basketball court contains two smaller courts overlapping and perpendicular to the full sized court.
- The Gym floor is striped for various court games and has sufficient clear height to support basketball and volleyball.

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- The Nottingham School Fields and site consist of:
  - Natural turf field (Knights Field)
  - Softball field with overlapping natural turf multi-purpose field (softball field is not legal size for competitive play)
  - Playground
  - Full court outdoor basketball court
  - Nature walk (Nottingham Woodlands), which is used in conjunction with another trail around the northern wetlands for cross country running.

#### *Town Hall Complex*

- The Town Hall Gym is a 2,700 sq. ft. multi-purpose room used by the Town for various activities:
  - The Recreation Department utilizes this space for women's basketball, summer camp and classes and programs such as martial arts and toddler gym.
  - The room is also rented to outside organizations.
- The complex also includes:
  - Natural grass athletic fields (in floodplain)
  - Community playground
  - Bocce court
  - Garden beds
  - Concession stand and storage building, dugouts,
  - Batting cage, bull pens, spectator seating, a shelter and a fitness trail.
- There is also a three acre, town-owned parcel of land (Map 35, Lot 35) that abuts the east side of the Town Complex site. This lot extends approximately 1,700 feet along the north bank of the North River. The site is wooded and most of the site is within the 100-year floodplain of the river but could be utilized to expand passive recreation trails.

#### *Town Beach*

The Town Beach is located on Pawtuckaway Lake and accessed via gravel road off of Deerfield Road. The property containing the Town Beach is 5.9 acres and owned by the Town

#### *Mulligan Forest*

Mulligan Forest is a privately owned parcel of land that is accessible to the general public for low-impact pedestrian passive recreation use through a conservation easement purchased by the Town and State in 2007. Permitted uses are restricted by the easement and information is available in the Recreation Department at Town Hall. The property contains approximately 2,027 acres and is made up of woodlands, wetlands, vernal pools, rivers, utility transmission lines and access road and trails.

#### *Pawtuckaway Lake State Park*

- Pawtuckaway Lake State Park is a 5,500 acre park owned and managed by the state with the majority of it located within Nottingham. The Park has direct access to Pawtuckaway Lake and the main entrance is accessed from roads connecting to Route 156. The park is managed by New Hampshire Division of Parks and Recreation and has a wide range of recreation activities including camping, fishing, swimming and hiking. There is an access fee for the park.
- A State operated Boat Ramp is accessed from Deerfield Road within the Park. There is no fee to access.

#### *Old Town Hall*

- The Old Town Hall building on Route 152 across from the Town Library has recently had the floors refinished and is now available for Town program use.
- The main room of the facility is approximately 1,080 sq. ft. and is handicap accessible via a ramp outside of the building.
- Adjacent to the main multi-purpose room is a kitchen area accessed on either end by a short (5 risers) set of stairs.
- There are two restrooms that have direct access from the multi-purpose room.

- In addition to the multi-purpose room and kitchen, there are three unused rooms on the main level of the building and two large unused spaces on the upper story of the building.
- The upper rooms are not accessible and may not have required egress.
- The Recreation Department is currently utilizing the main multi-purpose room for various fitness and cultural events.

### *Nottingham Square*

Nottingham Square is a lawn area at the intersection of Ledge Farm Road and Route 156. This area has been used in the past for public cultural events (theatrical and music) by private organizations.

### *Old Fire Station*

- The Old Fire Station is located adjacent to the Old Town Hall. This facility is a three bay garage used by the
- Recreation Department and other Town Departments for vehicle and equipment storage.

### *Lot on Nottingham Lake*

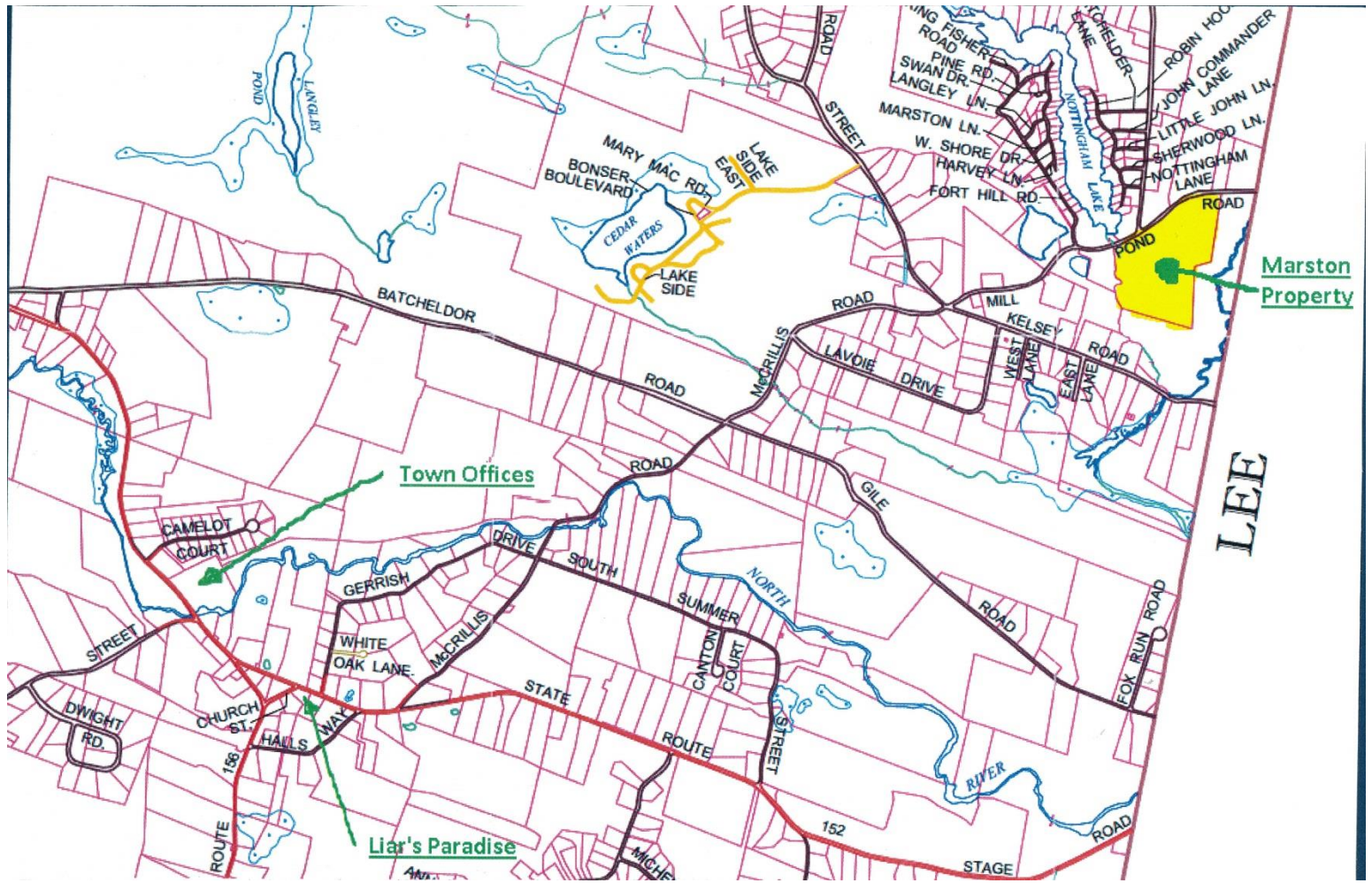
The Town owns an undeveloped lot (Map 24, lot 36) on the west shore of Nottingham Lake that is not currently used for any purpose. The lot is located on the lake side of Swan Drive and consists of 0.36 acres. The lot has approximately 100' of lake frontage. The lot is wooded and slopes from the road to the lake edge.

## **Nottingham Day and Nottingham Seniors Luncheon Input**

During Nottingham Day, participants were encouraged to share their ideas on a post-it board. At a luncheon for older adults, participants shared input with Chairperson Donna Danis. The following ideas were shared with more common answers listed first:

- *Athletic Fields*  
(soccer, baseball/softball most popular, then track, Frisbee golf, basketball courts, football, golf course)
- *Community Garden*  
(includes Community Market/Farm Stand/ produce to food pantry, Community farm, , Lease to an organic farmer, Grow pines for future income, Community kitchen, Brewery, and petting zoo)
- *Community Center*  
(includes: Multipurpose Community pavilion, Chairs, benches, chess tables and chairs, Music area, Teen Center, Indoor meeting space, Rent space out, Art and wine festival, Capable of being a fairground, game days, and Senior Center)
- *Trails (with benches along)*  
(Walking, running, biking, birding, cross country ski trails, access to river for fishing)
- *Indoor Athletics*  
(Indoor fields and courts, Indoor pool/community pool, Concession and bathrooms, Swimming pool and water park, Tennis Courts, Arcade)
- *Other sporting space*  
(Winter ice rink, Skating rink, Bike park/Bike Paths, Skate park, Archery range, Pistol shooting range, Playground with giant slide, bouncy house)
- *Wildlife area*  
(open space, animal shelter)
- *Educational Facilities*  
(Middle School, High School, Pre-school/Kindergarten Facility)
- Reserve for use in the future for things we cannot currently anticipate
- Dog Park or zoo
- Other ideas: (Sell it, exact opposite of what the select board wants to do with it, Cotton Candy for lunch!!)

## Location of Property on Nottingham Map





## **Appendix F: Small Group Notes**

### **Group A - Cara**

#### Brainstorm: Ideas for Use

- Gun range
- Ball field – baseball and soccer
- ADA compliant community gardens – (5-7 acres)
- Leave as is
- Multi-purpose athletic fields, inc. Softball and track x4
- Recreational skating rink and hockey
- Walking trails, nature trails, cross country trails
- Low cost attraction area to rent for events, ex a gazebo
- Revenue generating community farm (3 seasons produce, possibly animals ex chickens)
- Build a middle school on it or can some things be located there that are currently at the present school?
- Hunting
- Outdoor theater platform ex. Place to hold plays
- Tennis courts
- Playground

#### Brainstorm: List of priorities and issues to consider

#### Community needs:

- Can trails be put in along the river
- Communicate with the public about the state of the land in terms of “hazardous wastes”
- Bathrooms
  - Compost
  - Fish
  - Running water
- Biggest expressed idea for use is athletic fields
- Will need parking on property
- Timeline to make it happen!
- Consider the demographics of the town
- NH is aging
- What is the percentage of younger vs older in Nottingham

#### Legal and Environmental Limitations

- Share land protection – 3<sup>rd</sup> order
- River stream – what would this mean for the property
- 1/3 wetlands
- Soil is sandy
- Consider impact on traffic, wildlife, beauty

#### Funding

- Check to see if a pavilion or any other structure can be rented... would that be ok with the state?
- Insurance – what does that look like depending on various ideas
- Cost of maintenance
- Grants can be received for healthy eating/active living
- Make sure we are not burdening the town with taxes – economic responsibility

- Security on property- what does that look like?

#### Creative Ideas

- Solar panels used for lighting
- Have school be able to use property for educational purposes – could other towns pay a fee to use for educational purposes?
- Transportation to the property for seniors
- What groups can be utilized to help maintain the property
- Community service – good location for access from outside groups (one-time events)

#### Key Questions and Priorities

#### Community values:

- History of being frugal – desire to be fiscally responsible and independent (one of the lowest tax rates in surrounding area)
- Seniors – are good at getting together
- People gather at town beach, athletics, clubs – pockets of activities that are well attended
- Ball parks and walking trails – ideas that are echoed across all generations
- Open space – forest and open land
- Conservation of land
- People are good at volunteering - they step up to help

#### Ideas that impact the most people

- Gazebo/pavilion – serves many groups – theatre platform

#### Balance of mixed use

- History of hunting
- Group of folks that would like a gun/archery range
- Parking/facilities/research on federal grants available (including matching funds)
  - Get it open make land accessible to towns people

#### Funding

- Cost analysis – what does the want cost – is it really affordable
- Whatever is being considered the town needs to do:
  - Short term analysis
  - Long term analysis
- Know what the real cost is going to be over the long haul
- Incentivize the town through getting groups to volunteer
  - In-kind funding matched by federal money
  - Get labor to save on cost in order to allow more actual facilities (ex. basketball court)

#### Things to consider

- When creating uses on the property, how does that impact similar uses that exist elsewhere? (ex what is the impact on the town hall?)
- How does expenses impact all groups – want to make sure the elderly can still afford to stat in town – taxes are already going up without doing anything to this property
- There are already a lot of ball fields, do we really need more? Please consider all other uses that could be done on the property that do not already exist elsewhere.



## What Questions Remain

- What would it take to simply open the property to members of the town? "Get it open"
  - porta potty
  - Parking lot – create a space for about 10 cars at a time
  - Maintenance
  - Need to clarify boundaries with markers
  - Rules to be on property?
- If people start using the land... if people drive on the land that could be good for agriculture, it would ruin the solid – need to consider what potential uses will be.
- Need layout/design – access roads, what is the overall design in the long-term?

## Final Priorities

- Let's get the property open now. Create a simple parking area so that people can park and start walking around on the land – open from sun up to sun down
- Whatever comes to the top, do a cost analysis short and long term and then create an overall layout/design of the property.
- The top priorities are parking lot, athletic field and pavilion area
- The key to everything is funding (options)

## **Group B – Tonya**

### Brainstorm: List of Issues

#### Community:

- Athletic fields
- Need for more parking for fields
- Kayak/canoe river access?

#### Legal

- Security/liability – vulnerable to vandal theft etc.
- "attractive nuisance"

#### Environmental Limitations

- Hazardous waste and water supply concerns
- Shoreline protection act regulations restricting use
- Well water consumption and irrigation

#### Funding

- Money spent on repairing/expanding fields
- Increased property tax worries
- Long term costs for maintenance
- Lease to farmer- can money go directly to town without being illegal?

#### What is important criteria for determining the best use of the property?

- Don't want this to impact taxes
- Recreation – shooting range
- Safety – noise – maintenance

- Interests that are not being met today
- Scheduling facility/area to meet all needs
- Traffic impacts – parking issues
- Keep noise in check – already competing with Lee Speedway
- Remoteness of location is a concern due to vandal/trespass
- Meet multiple uses
- Fields- replace current under performing
- Walking trails/areas for kids/strollers – biking/cross country
- Assess needs vs availability of fields
- Storage for athletic gear
- Attractive to new residents – add to tax base
- Building for meetings/ community center/ kitchen – current facility is not clean/electrical issues

#### Community Solutions and Next Steps...

- Walking/biking trails to meet senior biking walking trail needs – stone, paved, dirt etc.
- Seating along the trails
- Skating rink on wet area
- Elderly housing – subsidized it falls in the private public
- Survey to households asking for feedback on most frequent ideas – email, newspaper, mail, electronic (use this to identify top 10).
- Community garden – box gardens, how to build, offer out and maintain – rules to merge
- Pets on walking trails 9 leash rules, waste clean-up)
- Look to Northwood Meadows as a model for trails
- Community volunteers to maintain and run facilities
- Courts – tennis, pickle ball, basketball
- Survey needs to include approximate costs to build and maintain – tax implications ready
- Mini golf
- Build with security in mind/break in proof
- Survey to include age demographic
- Hire forest expert to build pine farm and use proceeds and wood for local heating in hilly areas
- Driving range

#### Prioritize and phase in elements

Funding - user fees, matching grants, grants for specific needs (trails),

- Army corps of Engineers may provide labor
- Student Conservation Group to Provide Lab Association
- UNH Cooperative Extension
- Eagle Scouts
- Audubon
- Community Building parties
- Minimize tax impact
- Timberland or other businesses can offer labor/community service days
- Shooting range – NRA as funding source

#### Final Priorities

- Survey community with top identified results – include possible tax implications
- Identify funding sources
- Overall speed/phases to complete construction

- Meet the needs of all the community
- Make sure there is a plan to sustain/ oversee installation/ maintenance short term

### **Group C – Kathy**

#### Brainstorm

#### Criteria – Priority/importance

- Building costs
- Tax impact
- Private fundraising
- Corporate sponsorship
- Youth oriented facilities and opportunities
- Understanding total cost of ownership
- Police/supervision/surveillance
- Long term plan for population using property
- Realistic business plan
- Provide for all ages (walking, etc)
- Safety vs. roadways for running etc
- Financial feasibility concern
- How do we pay for the part that doesn't come from taxes

#### Potential Uses

- Athletic field
- Athletic fields
- Rec center (kids summer camp)
- Sports complex/rec
- Shooting range
- Anything that generates revenue
- Pool facility (ex Griffen Park in Windham)
- 1K Running Track – baseball, basketball, tennis courts)
- Community use
- Rentable pavilion
- Rec use – running/jogging
- Indoor soccer
- Full year use
- Nice concession stand with water and nice bathroom

#### Priorities over Time

- Fast/low investment
- Gravel walking path
- Frisbee golf- quick and easy
- Community garden – test first
- ? Gravel pit adjacent
- Soccer field (low investment)
- Baseball field (low cost)

- Longer range planning/higher cost
- Well
- Rec/community center – suitable for summer camp. Functions, meetings, voting
- Pavilion – entertainment for younger kids during sporting events
- Bleachers
- Place for grandparents to sit
- Lighting – fields, paths, solar?

#### Brainstorm Funding

- Bake Sale
- Donations
- Corporate support
- Calling in favors
- Non-monetary donation
- Singe for corporate sponsorship – ex: trade sign for concession stand
- Phase 1 = \$  
Phase 2 = \$  
Phase 3 =
  - Clear stages/goals for fundraising
  - = what + maintenance fees
- Grants available – comm Dev.
- Marching programs by employers
- Revenue expectations realistic
- Avoid borrowing
- NRA funding – support guidance (shooting range)
- 501c3 Status?
- Tax deductible donation possibility
- Army Corp of Engineers (equip, labor, etc).
- Long-term funding – ex karate studio – space for renting fields out, facility rental – indoor
  - Currently paying and travelling out of town for private sports with town members
- Local corporate sponsors
- Local skills and resources
- Negatives about site usage could be changed to positives by marketing to needs of surrounding communities.

#### Pro/Con ? Concerns

##### Athletic Fields Pros/Cons

- Location – not central
- Protect investment/safety by dividing areas – including all that does not require major construction/structure
- School use
- Adequate parking
- Security in off hours
- Easy access for mischief
- Proximity to racetrack – noise, conflicts?
- Flat and cleared – not a lot of site prep
- Will it be better than what we have now?

- Can road handle traffic increase
- Intersection at entrance – safety?
- Water need/electricity need

#### Rec Center Pro/Con

- Location (-)
- Opportunity
- Cost
- Staffing – volunteer, hired
- Great idea
- worry about support for idea due to cost
- Must generate revenue
- Sports complex vs rec dept
  - Sports complex – out of town rental
  - Rec Dept – town use
- Long term
- ROI
- Revenue Ideas - lease some space (asset for town).

#### Rec Use to Include

- Mountain Bike trails
- Frisbee golf
- Walking trails
- Rec sports- soccer
- Shooting range
  - Limit to resident
  - Town PD could use
  - Age restriction?
  - Safety
  - Could prevent people shooting on private property
  - Contingent pit - possible location
  - Safety/noise adjustment need
  - Limit hours
  - Target range inly
  - Possible NRA support/guidance
  - Grants - possible – shooting sports foundation

#### Top priorities

- Baseball/ soccer fields/ softball (phase in the project)
- Walking path
- General balance of cost and benefit
- Have a long term plan (engineering + space planning)
- Think out utilities plan, etc
- Leave room for future building

#### Biggest Impact on Your Life

- Mountain Bike Trails – enough room?
- Soccer fields
- Taxes go up too much I will move
- Will fight tax increase
- Athletic/rec facilities
- Running track
- Use of fields – walking, running etc
- Community building
- Taxes

### **Group D – Molly**

#### Brainstorm

#### Ideas for Use:

- Sportsman club – place to go shoot
- Use for scouts (girls/boys) – place to camp, tent
- Wildlife area/hiking
- Athletic fields – for part of land
- Concession/bathroom area, parking
- Stages – doesn't have to be done overnight
- Art and wine – generate income and artists too
- Alternative energy/solar to pay back to town and pay back to grid – solar panels

#### Priorities and Issues to Consider

- The roads - dealing with traffic and safety to the property
- Parking
- Funding – how to pay for it, not just upfront cost but maintenance – revenue
- Liability issues
- Safety – on roads, traffic light if high volume of traffic – lots on route 125 – not a light on case rd.
- Transport from school if ball fields
- No legal field for competitive play because size and ledge at front field at school
- Consider the loud race track

#### Values

- Need an area that we don't have to keep putting money into maintaining fields
- Recreation for youth and budget
- What happens to soil washed on current rec fields? Washed in river – environmental considerations
- Large property, some left as is. Leave wet lands and natural
- A place for town to gather people to get to know each other, common interests and work together to build it - volunteers and opportunity to get to know each other.
- As a town, a rural place, love the outdoors, small town feel, know your neighbor, value outdoors
- (mark will supply beers)
- Physical activity – for all ages – open areas and lots of land – keep as green space and field space for all ages – walking trails too

- Worry – a decision won't be made because of taxes – taxes should be kept in mind. Just not limit the discussion
- Boy scouts, shooting club, tax free – recreation (not impact taxes)
- Best buck for your dollar
- Trails, benches, something to benefit the whole town
- Something for everyone – work with scouts to help build a trail
- Not to lose sight of value for the whole town
- Split property – rather a value on working for all – a way to help keep everyone happy

#### Needs

- It needs to have multiples uses and satisfy everyone
- Trails, recreation, ball fields, events (for arts), open space to something there, and parking to accommodate
- Improvements to Mill Pond Rd
- The new dam and bridge rebuild – 3 times narrow. Concern for traffic depending on that
- Need a community gathering space
- Need – taxes – trails are low impact you can use without building on it.
- Use for park, over time build it up
- Can't do it all at one time
- Long term place
- What gets done first?
- Sources of revenue that aren't taxes – a way to self-fund it not to charge fees (ex pay to use field or for an event)
- Solar panels – along lines to make property pay for itself or grow crops and sell.
- Buildings to ass cost – maintain people to take care
- Building for concession stand
- Restroom
- No! no building
- Need police for events?

#### Revenue generating activities

- Parking fees
- Hikers – buy a parking pass or when you park for use of fields
- Host sports tournaments – income from out of town
- Host arts and wine festival
- Renting out community garden space (ie large, divide in small plots for people to grow foods – they rent the plot.)
- Concession stand. Unclear profit margin, issue with labor but for center for festival – generate income. Or volunteers are the staff.
- Concern with trust of volunteers.

#### Funding and Offsetting

- Hard cash investments
- Donate towards costs
- Capital campaign
- Go to eastern bank – people in community work there they may help with \$
- American College of Sports Medicine – grants



- “Sponsored By” idea
- “donated by” benches or trails – families or business or groups to maintain area or each classroom to help maintain sections and that gives student involvement so they can take pride

#### Questions Remaining:

- Are there plans on the 10 acres for school? & (??)
- Wooded fields – can those be used for athletic fields?
- A question of is there other space for athletic fields besides Marston?
- What is the plan for the schools?
- The big view, whole community plan. Close the schools expand for fields to be close to a new school?

#### Final Priorities:

- Multi – use
- Benefit of whole community, leaving green space
- Long term vision in phases, take time
- Funding
  - What is sustainable
  - Revenue sources
  - Finding a way
  - Donations of money and labor
  - Establish things that self-sustain
- Community – building
  - In the process of this and use
- Safety
- Conservative approach – the pace and long term vision

#### **Group E – Paul**

#### Important to Discuss

- Revenue source
- Sand and gravel
- Rent out building facility

#### Ideas for use

- Get seniors and talking grandchildren off the road
- Track (running)
- Fairground
- Farmers market
- Food pantry
- Earth turners
- Indoor rec fac. (see Candia)
- Venue for banquets/events
- Community garden
- Classrooms
- Athletic field

- Winter rink
- Venue for theatre (indoor/outdoor)
- Frisbee golf
- Community greenhouse (USDA grants available?)

#### Questions:

- Contamination
- Sources of money
- Traffic restrictions
- Sell other town property for money to develop Marston

#### Issues to Consider

- Regulation rec facility
- Field- flooding
- Ability to produce for dedicated use of rec fields
- Cost of transporting kids from school to field
- Proper use of current school property
- Mix of uses
- Competition/availability of indoor space
- Grants to offset cost?
- Suitability of money
- Safety/security

#### Most Important Criteria

- Annual cost/revenue – tax impact
- Impact on property values
- Biggest need – affects most people
- Best, most popular uses
- Self-supporting money
- Parking on property
- Compatible with land characteristic
- year round uses all seasons
- Start implementing soon! (can be phased)
- Master plan/phased implementation
- Approved by town meeting
- External money – obtaining grants before talking to T.M.
- Study revenue/cost before T.M.
- Able to respond to town growth
- Consider all of towns facility needs (future)

#### Selectmen

- Make use of tonight's ideas elsewhere

#### Differences:

- Building

- Revenue neutrality +/- cost/budget impact

#### Commonalities:

- Multi-use
- Recreation
- Multi age
- Benefit most people
- Gathering place
- Athletic and farming fields compatible in that space

#### Report

- More athletic fields
- Place for community to come together and grow food
- Place that enriches natural resources and agriculture
- Multi-use
- Make sure community is aware of it
- A place to come together inside and outside
- Funding
- Verify safety of sight

#### **Group F – Cyndi**

#### Ideas

- Space, funding, need plan – (short term/long term)
- Activity feed – revenue
- Athletic fields -fees
- Whole community use
- Pride
- Agriculture fields
  - Open space
  - Hay
  - Community garden
- Shooting range
- Wildlife trails
- Walking trails
- X-city ski and snow shoes
- Hockey and rec skating rinks
- Community center (rent out)
- Start something renewable and invert back in
- Solar energy

#### Notice:

- 45 acres
- Soil map
- Lasting conditioning

- Some wet lands and buffer zones
- Work force housing or elderly public use
- Considerations - parking, traffic
- Can we unlock gate
- Indoor outdoor complex

#### Values – Guidelines for committee

- Year round use
- Revenue – overhead
- Research population in demand – bring in outside
- Ice rinks
- Balance - access - can use not just “a business”
- Community use – for Nottingham
- Engage volunteers
- Appropriate space for Nottingham
- Consider cost of exiting ongoing repairs to fields
- Think long term -20-30 years
- Sustainability
- Consider optional reserve fund

#### Questions and Priorities

##### Fields

- Research existing soils
- Capacity on town roads
- Consider costs if existing maintenance periodic flooding
- Start – open gate – what has to happen?
- Maintenance costs – mowing, sprinklers, irrigation, synthetic fields
- What is volunteer capacity?
- Supporting infrastructure – parking, driveway
- Lighting – opens up use
- Cost- benefit
- Swipe card to pay for lights
- Security

##### Gun Club

- Most revenue?
- Establish club
- Possible mix – kids and guns. How?
- How much community use it?
- Environmental – lead etc.
- Liability for town
- Safety - #1 priority
- Open access?
- Screen members?
- Hours
- Part time – so could have other uses for area

## Agriculture

- Haying
- Revenue leading
- Community garden
- Community green house
- Good idea to hay while deciding what next

## Report Out

- Start simple –careful not to think too small
- Phases
- More like field idea – baseball, softball, soccer
- ½ like shooting and archery range
- Plot out what could actually fit
- Need plan and time line
- ID what questions this year's warrant
- Want community impact – not just us

## Final Priorities

- Start simple but don't think too small. Can phase in
- Need plan and time line – ID what goes on march warrant
- Most like fields – baseball, soccer, softball. Regulation
- ½ like shooting/archery
- Want other community input – not just ours
- Plot what can actually fit

## **Group G – Eleanor**

### Ideas for Use

- One huge building for all ages
- Jogging track
- Baseball fields
- Tennis courts
- State park
- Horse shoes
- Nature walk
- Middle/junior/high school with sports- rec area
- Dog park
- Volley ball courts
- Pervious Surfaces
- Let nature take its course
- Cross country skiing
- Picnic tables
- Concession stand –teen employment
- Softball
- Indoor basketball

- Bike path
- High fence along river (safety)
- River access
- Outside basketball court
- Cooperation with other towns
- Lighting for fields
- Solar panels – wind turbines
- Community garden
- Climbing wall

#### Priorities and Issues

- Flooding
- Maintaining open space
- Volunteer help
- Insurance and liability
- Multi – generational use ( Bocce Ball)
- Ongoing maintenance
- Lack of volunteers
- Attention to current facilities
- Repurposing
- Communication
- Handi-cap accessible
- Traffic on road
- Parking lot (gravel?)
- Funding – are there grants?
- Who is responsible for the land within the government?
- Security
- Safety
- Information access
- Treasure outdoors
- Place for kids
- Winter activity
- Keep community members here
- Build community members here
- Welcoming to all generations
- Self-sustaining financially
- Minimal financial impact
- Small town community
- Group in charge
- Keep growing as population of town grows
- Capacity
- Ball fields First – soccer, baseball, softball (inexpensive)
- Master plan first and group
- Lights – not on a building at first
- Donations (plaque?)
- Grants (from companies/government)
- Taxes – a little limited, cap by year
- Bond for school building (or anything?)

- Pay to use – concerns of wear and tear
- Non commercial
- Touch a truck
- Long-term funding for building
- Large private donation
- Ready/Linked to 300 year celebration

-Local businesses for funds but not that many around

- Tennis courts
- Town involvement
- Center for everyone
- Unite the community
- Communication/upcoming news
- Multipurpose – multiple sports
- Phasing

#### Final Priorities

- Multi-generational use
- Phased planned approach
- Link to 300<sup>th</sup> anniversary

#### **Group H – Bev**

##### Brainstorm

- Multi-purpose building – show ring for riding (money generation)
- Athletic fields – state for theatre that is easy/big enough
- Common theme = recreation – no common community gathering place (like pub)
- How does master plan fit in
- Fitness Center
- Rec Department facilities exist – use Marston to ass value
- Middle school, high school?
- Community gardens/farms
- Need a larger community center for local(??) easier to use and access

##### Considerations:

- Economics – need consideration
- Existing master plan
- Comprehensive understanding of details related to existing rec resources. Strengths/weaknesses of existing resources
- Understand what local groups need to meet here?
- Can we attract others here to use our resources and realize revenue
- Changing demographic

##### Key Questions/Priorities

- Liabilities connected with various uses?
- Demographics – how many seniors? How many school aged children?
- How do we encourage/allow for maximum mixing of age groups/interests
- Maximize volunteer spirit already present in town.



- If revenue generation is a goal – it needs to be done very carefully to avoid conflict.

#### Consider

- Independent governing body for property
- Articulate the towns case for grant support
- How can we tap and leverage grant funding?
- Consider allocating funds to find grant opportunities and pressure
- Set some aside for future use – high school/middle school
- Present sophisticated funding plans/strategies with ideas
- See how other towns have raised money for similar projects
- Special events to generate money for property projects
- Corporate sponsors
- Check with UNH as a resource for information/people
- Need to understand quality/quantity/capacity of existing properties
- Need stable maintenance schedule and funding
- Make sure community continues to have a say in how property is used for its full life time

#### Shared Values

- Athletic fields/community garden
- Uses to tap the property year round – while properly caring for different uses
- Community building combined with athletic/rec fields
- Community farm/education opportunities and revenue oops (4-H Country Youth Dev Director lives in Nottingham).

#### Next Steps

- Tour of property for community and led by someone who knows it
- Signage for property and open it! For use.
- Paper vote/ballot (town meeting participants getting smaller)
- Survey/reach out to other towns for information and best practices
- Add pros and cons to inventory of towns resources/facilities
- Develop and share timeline for property's development
- Ask kids what they want
- Get demographic – info/age to understand who would be available to use property
- Research/analyze grant opps – consider hiring a researcher
- Does the region lack rec opps that we could develop for revenue – summer camp?
- Plan for how development of property will happen
- Community building – seniors, theatre teenager, 4-H (comm meetings – larger gatherings – more capacity)
- Athletic fields/rec fields
- Emerging themes recreation; agriculture, leisure
- Building and outdoor opportunities meet; rec opps for many audience (seniors, skateboarders, gardeners) – mixed access use.
- Open to revenue generation but need to plan carefully to avoid conflict of interests
- Very high accessibility and ability to use year round – easy to access/ use
- Strong agreement to research before we act

## **Conversation about the Marston Property with Nottingham Seniors**

### **October 15, 2014**

12:45pm

Present: Irma Hale, Randall Hale, Lucien Morel, Lorraine Morel, Sam Demeritt, Deanna Demeritt, Velma Demeritt, Fran Bascom, Kay Kyle, John Gilbert, Patsy Rayno, Bill Netishen, Pat Netishen and Gladys Whitney.

Guests: Donna Danis, Janet Horvath, Caroline Davis and Wendy Ouellette.

Ms. Danis introduced herself, saying she was a selectman who was there to gather input about the Marston Property. She first gave a brief overview of the property and where we are in the process, explaining that there is a meeting on Friday night, October 24<sup>th</sup> at the school. The purpose of that meeting is to gather ideas and have a community conversation about what to do with this property. She stated that the property could not be sold and it must be held for public use. Ms. Hale asked why we can't just let it be and preserve the land. Ms. Kyle said if it can't go back on the tax rolls, she thinks it shouldn't cost us any money. Ms. Danis asked if anyone else had any thoughts. Ms. Hale asked if we can charge money for use of the land. Ms. Danis said she believed we could charge for rentals of something like a pavilion. We would need to get a lawyer involved to define what constitutes "public use". Ms. Kyle suggested a wildlife preserve and Ms. Netishen suggested community gardens. Ms. Hale suggested a trail that would be good for bike rides.

Ms. Danis said there are several things we are looking at to help offset some of the costs. One of them is that the town owns quite a few properties and we are looking to see if there is any value in selling some of them. There may only be value to the abutters of the various parcels. Ms. Kyle said it would be good to get them back on the tax rolls. Mr. Netishen asked why someone would buy an abutting parcel though if they are already using it. Ms. Danis noted that the Town Administrator Chris Sterndale was in the process of talking to all the department heads to vet the list. There may be a warrant article at town meeting in May to ask to sell the properties. Ms. Kyle noted there are some small Shadowland pieces by Nottingham Lake there are on that list.

Ms. Bascom asked if there was any concern about equipment that had been on the land that had polluted the property. Ms. Danis noted that that was part of taken care of by the DES cleanup effort and that it was all cleaned up and had been tested afterward. There was a barn on the property and there was a warrant article last year to pay to remove it. Mr. Netishen said that outside entities had come in and checked to see if the building was salvageable and if it had an historic value. DES was part of the conversation and it was determined that the only thing to do was tear it down. Mr. Netishen went on to say that it has taken the town a long time to get to this point and the state got involved because at one time, the state wanted the town to pay over \$200,000 in accrued fines. He said he gives credit to Charlie Brown who worked with the state to make the deal happen. Mr. Netishen said he believed that the property was always intended to be for multi-use. It should not be used only for ball fields, but also for walking areas for older residents. He mentioned there should be benches along the trails. The property has great potential for our town and asked if the Conservation Commission

has any concerns. Ms. Danis said that Cheryl Smith is on the committee and has done some research on the soils and the vegetation with the NH Heritage Bureau.

Ms. Danis said we will be looking for ideas on how to generate other revenue to help maintain the property. Ms. Hale said we could plant Christmas trees there. Ms. Horvath described the new facility in nearby Kensington where a benefactor made a large donation, but there is a farm stand on or near the property as well. The proceeds of the farm stand are helping to pay for the maintenance of the facility. Mr. Netishen said that needing revenue was a good point since the town is growing. Ms. Hale said Nottingham is one of the fastest growing towns in the state. Ms. Danis noted that the school numbers are decreasing however. Ms. Danis noted that they were looking at grants from the Moose Plates but there are specific criteria that need to be followed and it will take time. Ms. Horvath noted the LWCF grants and they also have restrictions and being ready to apply at the right time in the grant writing cycle.

Mr. Gilbert suggested that we could create a field archery range and archery woods walk. He talked about a facility in New York that was very popular and they charge a daily fee. He suggested the name Robin Hood Archery in Nottingham. Ms. Kyle worried about lawsuits.

Ms. Danis said there are other ways to reduce costs. The Army Corps of Engineers sometimes takes on projects like this as training exercises.

Mr. Netishen said he came to the senior luncheon to find out what seniors need. Ms. Netishen said it would be great if we could have activities like Game Day or Knitting Day. The community that she is in when they got to Florida is so active with things like Cribbage Club and other activities.

Mr. Netishen noted that the Marston Property is near Route 125 and the property might be accessed by non-residents too. He is concerned about the garbage and damage that might occur. There will have to be a police presence at times. Ms. Danis noted that we have active groups to clean up and do some community service so hopefully that will help. She also mentioned that a group from the committee will be cleaning up the property on this Saturday morning, October 18<sup>th</sup>. She noted the property will be great for cross country skiing as well.

Mr. Netishen asked if it was the intent of the selectmen to bring forth a warrant article for Town Meeting in March. Ms. Danis said there probably won't be enough time. The Community Conversation meeting is on October 24<sup>th</sup> which will be more of this type of discussion. She noted if anyone would like to go to the meeting but has a concern about transportation, that they should contact Ms. Horvath in the Recreation office. After the meeting, NH Listens will prepare a report and the committee will make some recommendations to the Board of Selectmen. It is thought that the only warrant article would be about the sale of properties, although potentially we could also have warrant article as well to create a plan.

Mr. Netishen asked what the Conservation people are thinking on this subject. Mr. Demeritt is the chair of the commission and he said that if there is an area of special interest it is about trails, like to go down to the river for fishing.

Ms. Danis thanked everyone for their input and noted the meeting on October 24<sup>th</sup>.  
2:00pm

Respectfully Submitted,

Janet Horvath

In addition:

During phone conversations on October 14<sup>th</sup> that Janet had with seniors not able to attend the luncheon, Susan Leclair and Jim Greer both suggested senior housing (which is not allowed) and community gardens. Gail Powell also suggested a 2 mile walk. June Chase asked if anyone would be taking notes she could read later since she could not attend. JCH