



GREENFIELD  
N.H.  
design  
charrette

NOVEMBER 7 & 8, 1997

**PLAN NH**  


• The Foundation for Shaping the Built Environment



## CREDITS

Sincere thanks to those individuals who donated their professional and personal time to the charrette:

Kyle Barker, Intern Architect  
Frank P Marinace Architects  
New Hampton, NH

Chris Carley, Architect  
C.N. Carley Associates  
Concord, NH

Pete Davis  
Southwest Region Planning Commission  
Keene, NH

Judy Engalichev  
Office of State Planning  
Concord, NH

Drew Fitch  
NH Housing Finance Authority  
Bedford, NH

Sherry Hack, Historic Preservationist  
Canterbury Shaker Village  
Canterbury, NH

Paul Hemmerich, Architect  
P.H. Design  
Hollis, NH

Bill Hickey, Structural Engineer  
Turner Group  
Concord, NH

Tom Koch, Estimator  
Engelberth Construction  
Bedford, NH

Karen Lewis, Architect  
C.N. Carley Associates  
Concord, NH

Brian McMaster  
Southwest Region Planning Commission  
Keene, NH

Rick Monahon, Architect  
Richard M. Monahon, Jr. AIA Architects  
Peterborough, NH

Bill Norton  
Norton Asset Management Inc.  
Manchester, NH

Carol Ogilvie, Senior Planner  
Southwest Region Planning Commission  
Keene, NH

Christian Robichaud  
TMS Architects  
Portsmouth, NH

Jeff Taylor  
Office of State Planning  
Concord, NH

... to the many interested residents and organizations who donated their knowledge of Greenfield and the area:

Gordon Hale, Monadnock Business Ventures  
John Vance, Monadnock Business Ventures  
Kathie McGroan, Southern NH Services  
Debra Seigny, Southern NH Services  
Sharon Kaiser, HCS - Community Care  
Catherine Shaw, Town Secretary  
Ginny Hatt, Southern NH Services  
Conrad Dumas, Selectman  
Miriam Lockhart, Resident  
Alice Bruning, Home Health Care  
A. Macalaster, Resident  
Vic Mangun, The Greenfield Inn  
Lenny & Pam Cornwell, Residents  
Jim & Marilyn Fletcher, Residents  
Don Wincher, Planning Board  
Rick & Vicki Weston, Residents  
Adele Gagnon, Resident, Former Adm. Assistant  
Kate Mullins, Resident  
Bob Geisel, Tax Collector  
Tom Mullins, Resident  
Velma Stone, Librarian  
Jarvis Adams IV, Resident  
Catrina Shaw, Resident  
Jerry Adams, Selectmen  
Shirley Adams, Resident  
David Hedstrom, Selectmen  
Mr. Carbee, Resident  
Dr. & Mrs. Richard Miner  
Debbie Nutting, Administrative Assistant

...and to all others who attended and helped with the Charrette but whose name we may have missed.

Thank You!



# GREENFIELD, NH

## DESIGN

## CHARRETTE

NOVEMBER 7 & 8, 1997  
TOWN MEETING HOUSE

SPONSORED BY:  
*PLAN NH*, GRANITE BANK,  
MONADNOCK BUSINESS VENTURES  
AND THE  
RESIDENTS  
OF  
GREENFIELD



## PLAN NH VISITS GREENFIELD, NH

### Who is *Plan NH* ?

*Plan NH* is a professional association for those working in the *built environment* (architects, planners, engineers, bankers, contractors, historic preservationists, etc.). It was established to create a forum for bringing together these different professional groups and as a catalyst for spurring interest in community development. Part of *Plan NH*'s mission is to make a positive contribution to New Hampshire communities. One way in which *Plan* is doing this is through the offer of free design assistance to communities with demonstrated needs.

### So What is a *Design Charrette*, anyway?

Simply stated, a design charrette is a brainstorming session where lots of ideas are brought forth by both professional designers and local citizens, in an attempt to resolve a problem of local interest. Because of the compressed time frame, the conclusions reached are usually conceptual. They discuss how different plan elements should relate to each other, as opposed to the details of how a particular building would actually be constructed.

At their best, charrettes blend the broad experience of design professionals with local citizens' knowledge of their community to produce a plan of action that deals with a particular issue of concern to that community. The charrette provides an overall framework within which final solutions can be developed. It sets a tone and gives a direction against which future decisions may be measured.

### How did the *Plan NH* charrette come to Greenfield?

In early 1997 the Greenfield selectmen submitted a proposal to *Plan NH* for design assistance. Of the twenty eight proposals submitted, Greenfield was one of the three communities selected for a charrette, the others being Franklin and Whitefield.

*Plan NH* is interested in providing design assistance to communities that seem ready to move forward with a project, where there appears to be the organizational expertise and where there is the ability to move forward with recommendations that surface in the course of the weekend event. *Plan NH* is also looking for community problems that may have transferability to other communities.

### The Proposal: How to re-use the East Coast Steel Building?

Like many smaller communities, Greenfield was concerned about the out migration of its elderly citizens. Frequently, as older residents reach a point in their lives where they want to live in a facility that has some level of support services not available in their homes, the only option is to leave their community and seek those services in a larger community.

The selectmen of Greenfield were concerned about this. They recognized that when the elderly leave, they take a piece of the community with them. They are no longer able to participate in the community organizations where they had been members, often for many years. Their views and experiences are missed in churches, in libraries, in historical societies, and in the neighborhoods where they live.

At the same time the selectmen were concerned about the vacant and deteriorating East Coast Steel facility in Greenfield Village. They sought to deal both with the elderly issue and with the vacant industrial building by asking *Plan NH* to evaluate the potential for converting the East Coast Steel building to elderly housing, and also to see if some aspect of that building might be used to accommodate a facility for younger residents, either a day care center or some type of community center.

In reviewing the proposal, *Plan NH* was intrigued by a number of aspects of the proposal:

- ▶ The need to accommodate facilities for the elderly in smaller communities is a real one, one that might yield results for communities beyond Greenfield;
- ▶ The site had many positive aspects, being right in the Village center, within walking distance of the commercial establishments, church, town library, and other facilities; and
- ▶ The idea of converting a metal industrial building to elderly housing was intriguing. It simply hadn't been done in New Hampshire, or anywhere else that *Plan NH* was aware.

For all of these reasons, Greenfield was selected.



## East Coast Steel: The Reality

On a cold, raw November day, the design team assembled in Greenfield, and proceeded to tour the East Coast Steel facility: 20,000 square feet of industrial space; some of it wood frame construction; some of it cinder block; and some of it standard steel frame construction. The building's developers, logically, had been intent on maximizing its utility for its then intended purpose: a steel fabricating plant.

The site did have significant assets. It was within the Greenfield Village center. Future residents could walk to the Village facilities. There were some very dramatic views from the site, both looking southwesterly toward Mount Monadnock and northerly toward the Town House.

There were also some drawbacks to the site. Although it is in the Village, it has no direct, immediate access to Forest Road and the heart of the Village. Access was via a right-of-way that entered Forest Road somewhat west of the Town House.

Improvements to the site would need to be pursued in conjunction with other improvements to the Village itself to make the project really work. The site can not stand on its own. As a former industrial site, there was some level of concern with respect to any environmental contamination that might be present.

The building was equally problematical. The shell of the building was not weather tight, and would have to be removed and replaced. The metal frame, while strong and sturdy, was not of a size or layout that could be easily converted to elderly housing. Tall wide open bays make for ease in moving steel beams, but they make for long deep apartments with few outside windows.

As the first public listening session opened, there was great enthusiasm among the design team for Greenfield Village, but increasing skepticism for the potential of using the East Coast Steel Building as an elderly housing facility.



Plan NH at the Greenfield Town Meeting House

## The Listening Sessions:

### What does Greenfield like?

### What does it need?

### What does it want?

### What can it afford?

The key to a successful design charrette is making sure that the output of the design professionals is on target with the wants, needs, and interests of the host community. The only way to get that information is to ask, and that is what the design team did, repeatedly throughout the weekend.

Greenfield residents are very proud of their Village. It is an attractive reminder of who the community is, and where it has been. All design proposals were brought forth with that discussion as a baseline. Everything was designed to reinforce the historic importance of the Village.

In terms of identified needs, the following were offered as suggestions by the residents:

- |                          |                           |                               |
|--------------------------|---------------------------|-------------------------------|
| ▶ Elderly Housing        | ▶ Day Care                | ▶ Police Station              |
| ▶ Town Offices           | ▶ Community Septic System | ▶ Historical Society Facility |
| ▶ Rec Center             | ▶ Skating Rink            | ▶ Gymnasium                   |
| ▶ Family Resource Center | ▶ Head Start              | ▶ Re-use Existing School      |

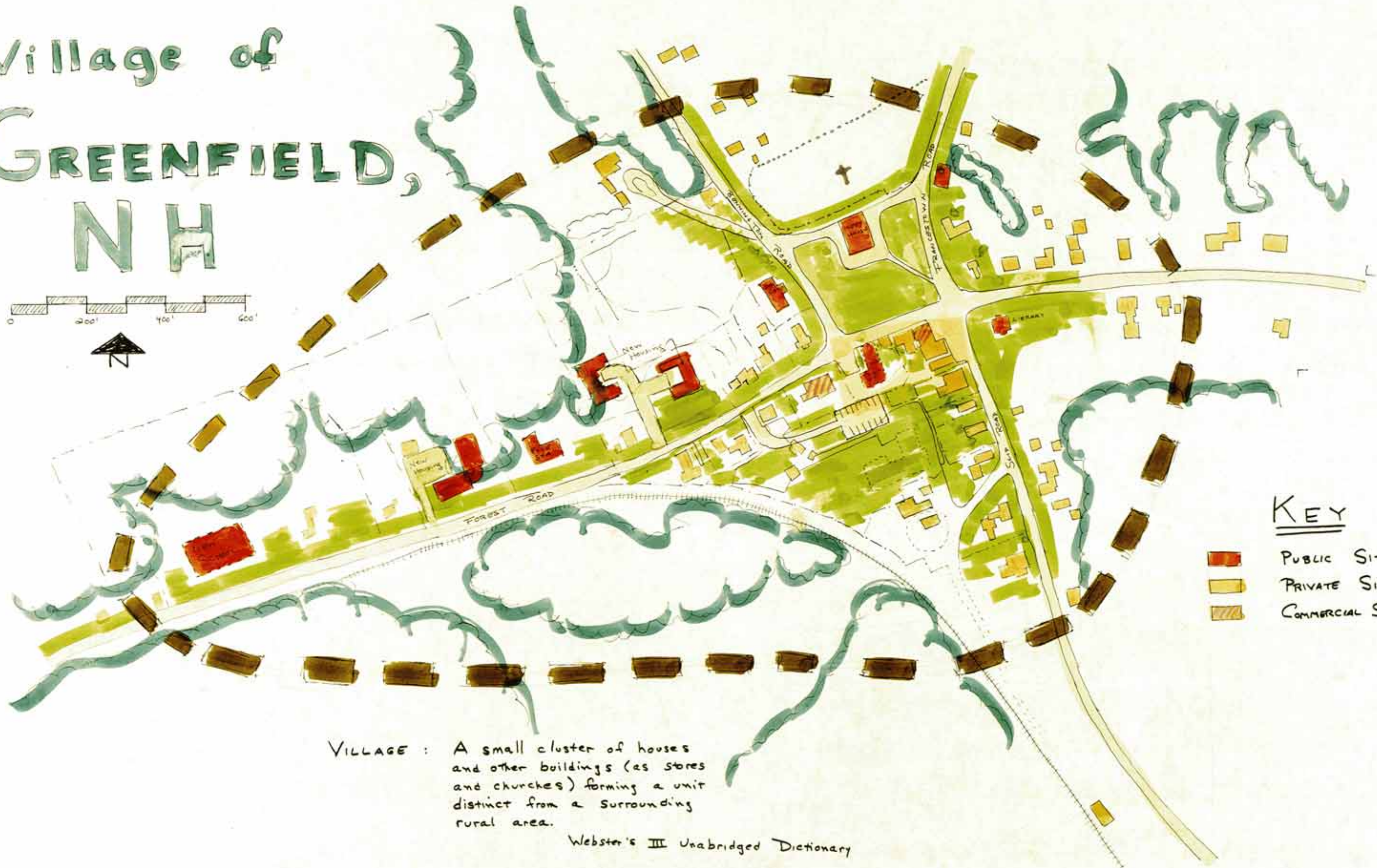
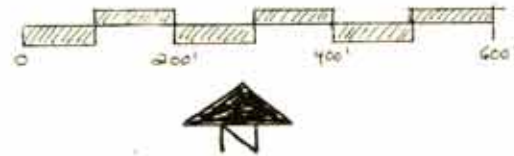
The design team took all of this input into consideration, as well as information regarding other vacant sites in and around the Village Center.



The Charrette



# Village of GREENFIELD, NH



## KEY

- PUBLIC SITES
- PRIVATE SITES
- COMMERCIAL SITES

VILLAGE : A small cluster of houses and other buildings (as stores and churches) forming a unit distinct from a surrounding rural area.

Webster's III Unabridged Dictionary



## Village Design Principles

What is it that defines a Village? The quote from Webster's Dictionary included on the opposite page actually captures many of the important elements:

*A Village is a small cluster of houses and other buildings (as stores and churches) forming a unit distinct from a surrounding rural area.*

Adding to this bare bones description, a Village is a compact development. The scale of the buildings is relatively small, a maximum of three, maybe four stories. The architecture is usually interesting, with details that need to be examined at a modest pace, walking or driving slowly. It is a scale that relates to human beings.

At its best, a Village engenders a feeling of warmth and safety. It functions not only as a geographic center, but as a social center. It is a location for chance encounters. You stop for the mail, and learn about the Selectmen's meeting. You pick up the kids at the day care center, and meet a friend from the garden club. You see a neighbor, and learn that the historical society will be discussing an item of interest.

Pedestrians and vehicles alike should move comfortably in a Village, at a slower pace than on the open road. Frequently Villages are history books for the community. They show when and where the community began. Its architecture also records the fits and spurts of economic activity. Are the buildings colonial? Do they date from when the railroad came to town? All of these?

The Village is the core of the community. It represents the community's history and its values. In a certain sense, it *is* the community, or at least its living room. It is where the community gathers for important events, from the Fourth of July parade, to weddings and funerals.

## Greenfield Village: The Issues

Greenfield Village is as classic as a picture postcard. The Town House sits dramatically atop the hill watching both over the Village at its feet and its former residents in the graveyard behind. The stately maples march down the meeting house hill into the Village with the rigid formality of an old dance. From the Town House to the Elementary School to the Library, the Village architecture is a wonderful mixture of 18th, 19th, and 20th Century activity. While the dates of their construction may differ, each building fits, one with the other, in a kind of respectful rhythm around the green.

A concern with many New Hampshire Villages is that both their fabric and their function as the core of the community has begun to erode. There are gaps that develop around the Village green as economic activity moves to outlying areas. It becomes uneconomic to invest in the Village core. The easy passage of 19th century horse drawn transportation through the Village is replaced by high speed automobiles and trucks. The pedestrian becomes an uninvited guest in the Village.

While Greenfield Village has outstanding strengths, it also exhibits many of these symptoms of distress common to other Villages. Its fabric has started to erode. There are gaps in the rhythm of the buildings around the square, missing notes if you will. Some activities which once helped define the Village as the community core have left the Village proper. New design efforts need to overcome these elements, to reinforce the function of the Village as the heart of the community.

In particular, the design team adopted the following as operating principles for all of its recommendations:

- *Efforts need to overcome the forces that are drawing activity out of the Village.*

Every move out of the Village diminishes its function as the core of the town. The removal of the Post Office from its traditional position in the center of the town is a concern. The removal of the elementary school from its position on the green is a concern. There are ways to overcome these, but they need to be taken.

- *Drawing activity into the Village needs to make economic sense.*

To lament the time when investment naturally flowed into the Village is probably not a useful activity. The railroad is unlikely to return in the near future. Manufacturing in the Village is unlikely to return, and many would not want it to. But the Village can be a small scale commercial, professional, institutional, and residential center. Activities that would stimulate these investments need to be pursued.

- *Vehicles and pedestrians need to co-exist in the Village.*

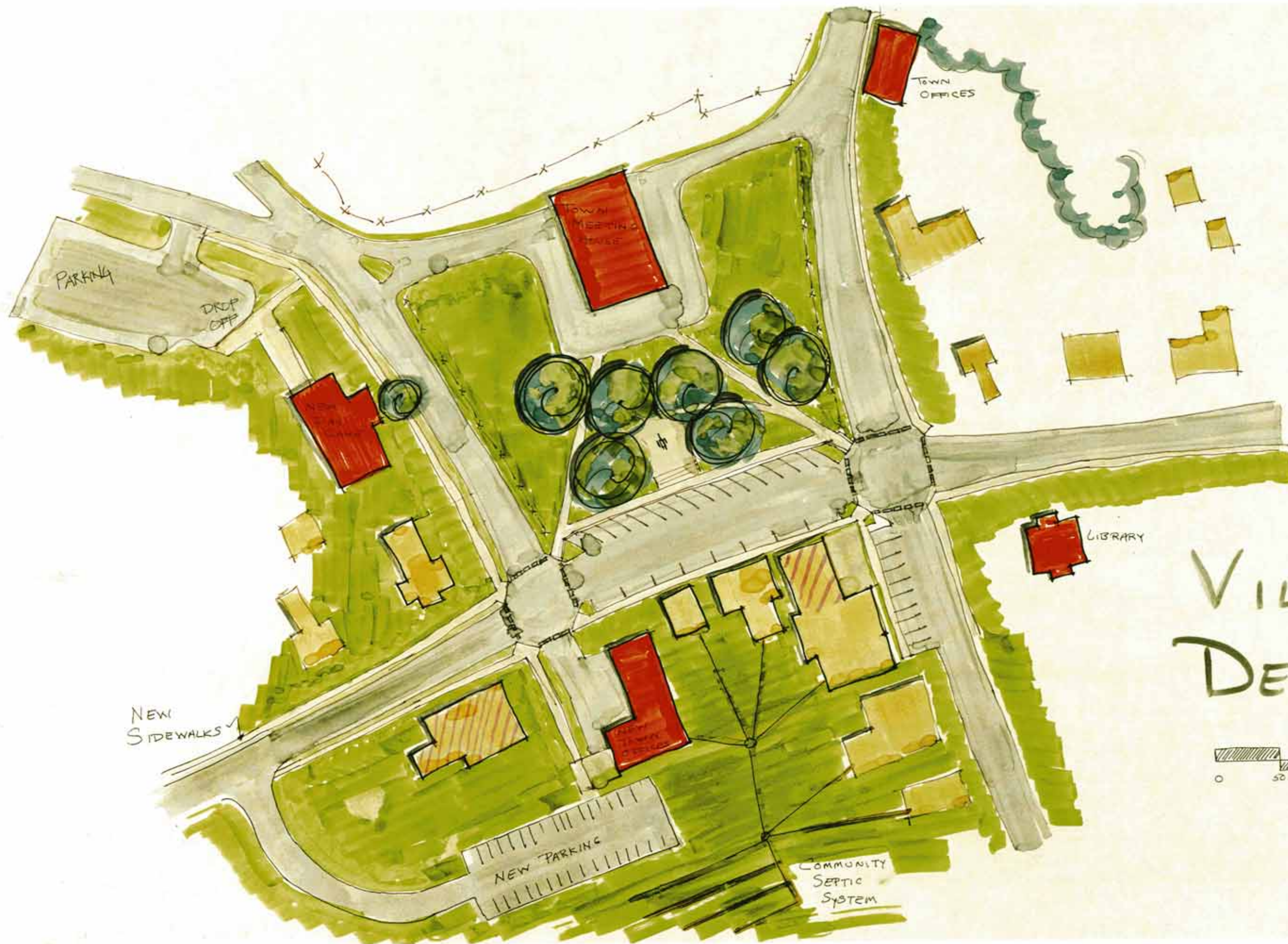
We are an automobile-based society. There is no getting around that. Automobile transportation has certain basic needs: space in which to circulate and space in which to park. These needs have to be accommodated, but they don't have to eliminate the potential for a leisurely walk by a pedestrian around the Village.

- *Vacant space, both land and buildings, works against the Village's role as a core.*

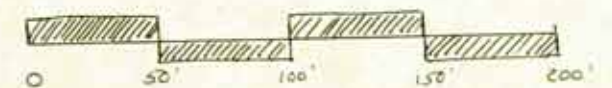
Going back to the basic Webster's definition, a Village is "a small cluster ... of buildings". The vacant land is the rural land, the land outside of the Village. The Village is the center. It is full of activity. Its role as the core is tied to being able to offer a variety of services. Developed sites define the Village itself. New activity needs to be found for buildings and spaces that are, or are about to be, vacant.

With these principles in mind, the design team set out to accommodate the needs that the citizens had discussed in a manner that would reinforce the importance of the Village of Greenfield.





# VILLAGE DETAILS





## The Village Center

As stated earlier, Greenfield Village is a wonderful center, but it is starting to erode. Efforts should be made to keep existing activities there, and to introduce new ones as vacancies appear. Traffic circulation, for both pedestrians and automobiles is a major issue that needs to be addressed. In particular, the design team recommends that the Town undertake the following initiatives:

- Widen Forest Road/Route 31

\$26,500\*

The traffic is here. Commercial activity in the Village will require parking. In fact it has already started to encroach on the edges of the Town Green. Rather than permit this to happen on a haphazard basis, the team recommends that Forest Road be widened to accommodate parking, diagonal on the north side and parallel on the south side.

- Sidewalks and Pathways

\$46,350\*

In order to be comfortable, pedestrians need to have a place provided for them. To reinforce the Village, and to tie its various components together, the team recommends:

- Sidewalks on both sides of Forest Road in the Village center;
- Sidewalks on the west side of Bennington Road, linking the school building to Forest Road;
- Sidewalks on the east side of Francestown Road, linking the existing Town Offices to Forest Road; and
- Sidewalks on the north side of Forest Road linking the new elementary school, fire station, and proposed elderly housing to the Village center.

- Town Green

\$31,313\*

The importance of the Town Green needs to be re-emphasized. While the existing parking on Forest Road is accepted as inevitable, a clear line around the Green needs to be drawn to make everyone understand that the further conversion of this common land is unacceptable. In particular, the design team recommends:

- A new fence along the Bennington and Francestown Road sides of the Green;
- A new retaining wall separating the proposed parking from the Forest Road edge of the Green; and

- A small plaza at the foot of the Green to accommodate public celebrations, and gravel pathways linking this site with Forest Road and the Town House.

- Existing School Conversion

\$25,300\*

When the new elementary school is constructed on Forest Road, it is critical that the existing wood frame building not lie vacant. Potential re-uses suggested include a day care center and a family resource center. Parking and improved on-site traffic circulation will need to be provided for these activities.

- Lighting

\$34,000\*

Finally, in conjunction with the new sidewalks and walkways, it is recommended that pedestrian level lighting, perhaps replicating some of the fixtures previously used in Greenfield, be added in and around the Village Center.

- Administrative Issues

Examine the existing zoning, capital improvements plan, and other administrative documents to assure that they are fostering the type of development the Town wishes to encourage in the Village.

It is important to recognize that all of these improvements need not be undertaken at once. They can be approached incrementally as energy and resources are available, but these incremental steps need to fit into a unified vision of the Village. In that way each individual piece will complement the other.

*\* These costs do not include any amounts for acquisition, contingency, or fees for design services. See Appendix for complete details.*









## East Coast Steel Site

After considerable discussion and debate, the design team ultimately reached the conclusion that the East Coast Steel building, and indeed the East Coast Steel site, should not be used for elderly housing. There were many objective reasons for this decision: the difficulty of the building itself; the overall site which looks on the back of all of the existing properties that face the Green; the potential for industrial contamination; and the utility of the site for other activities.

Perhaps the most telling evaluation was an entirely subjective one; imagining how one might feel bringing an elderly relative to the site and explaining that this was where they would be spending their final years. For all of these reasons, the design team makes the following recommendations:

- Demolish the East Coast Steel site

\$67,510\*

The building and site have outlived their usefulness as an active industrial site. Convert the land to other more productive uses, uses that reinforce the importance of the Village.

- Community Leach Field

\$35,500\*

Several of the septic systems in the Village were exhibiting characteristics of failure on the weekend the design team was in Greenfield. The lack of replacement opportunities on the small lots around the Village Green is a definite dis-incentive to new investment in these properties. Establishing some type of sewer district and providing a community leach field to be used by all of the abutting properties is seen as one way of attracting new investment into the Village. Without such a program, new investment is unlikely to come into the area.

- New Town Offices/Police Station

\$282,150\*

The need for new Town Offices, including a new Police Station, was mentioned as a long term need for the community. The design team has identified a potential site, using part of the East Coast Steel property, and the land currently occupied by the gas pumps opposite the Town House. It was felt that the pumps could be re-located to an alternative location in a land swap between the Town and the owner of the pumps. Placing these new municipal facilities in the middle of the Village will be important for reinforcing the importance of the Village.

The basic proposal of the design team is to construct a new Town Office facility on the hillside linking Forest Road to the East Coast Steel site, one level containing offices and administrative areas fronting on Forest Road, and a lower level, containing a sally port and holding cells for the Police Station on a lower level with access from the East Coast Steel site.

- Off-Street Parking

\$41,567\*

Again, to increase the utility of the Village, there is a need to provide additional parking in the area. The design team has outlined a proposal to add some two dozen or more spaces on the East Coast Steel site. Additional driveways would ease traffic circulation into and out of this area.

- Additional Site Work

\$82,394\*

The opportunity to create some additional public open space on this site was seen as significant. The views to Mount Monadnock and back to the Town House are magnificent backdrops for everything from a community barbecue or Old Home Day Celebration to a quiet picnic. As time and resources permit, it is recommended that plantings and walkways be added to this area.

*\* These costs do not include any amounts for acquisition, contingency, or fees for design services. See Appendix for complete details.*



East Coast Steel Site



Town of Greenfield:  
Proposed Elderly Housing Plan

24 Units: 700' x 200'      12 Units: 700' x 200' ea

0 40 80  
feet

proposed school site

daycare

playground

remediation

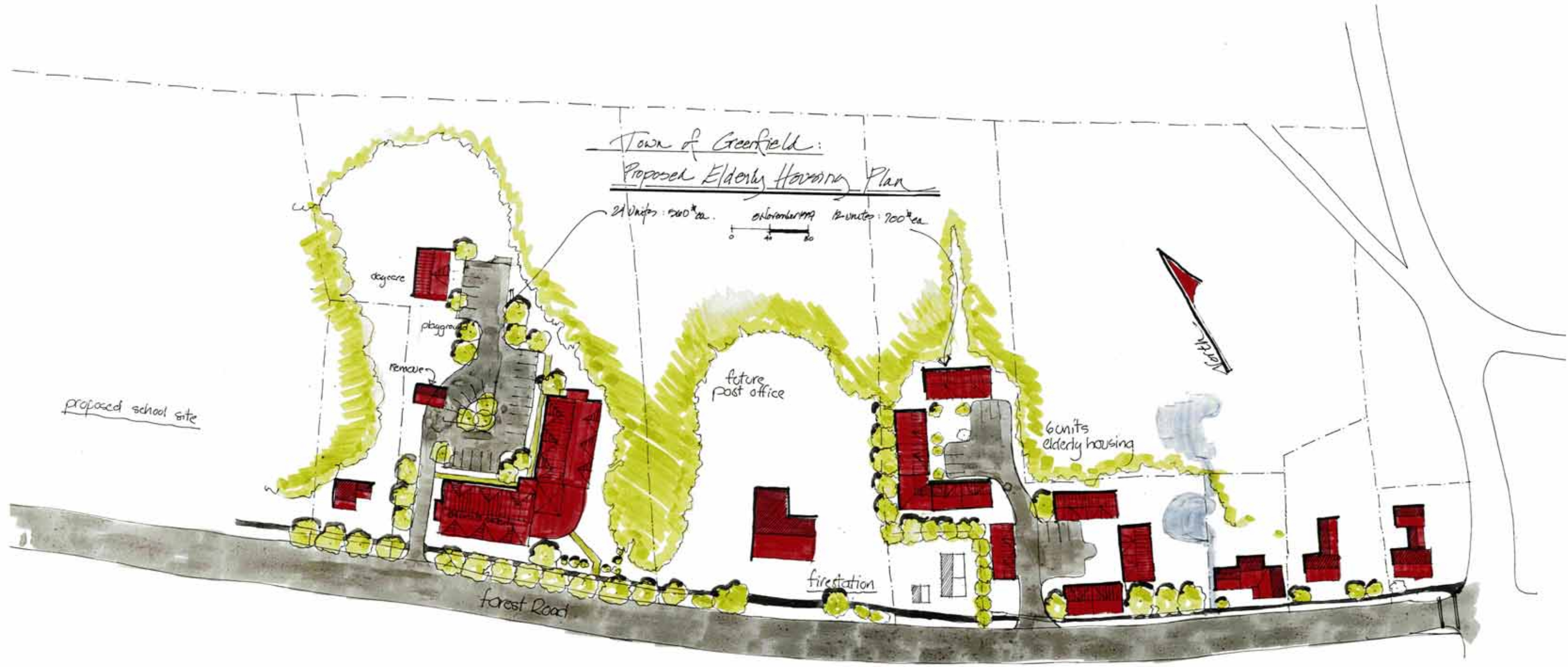
future post office



6 units elderly housing

fire station

forest Road





## Elderly Housing

Finally, elderly housing, the issue which first interested the Selectmen in the possibilities of a Plan NH design charrette. As noted previously, the design team reached the conclusion that the need for elderly housing is real, but that the East Coast Steel site would not be the best location for it.

In conjunction with numerous members of the public, the design team did identify two potential sites for elderly housing along Forest Road, one to the west of the new fire station and one to the east. In both cases, it was felt that filling in these lots with new housing, in conjunction with the new sidewalks, would help to tie the new elementary school to the existing Village. Whichever site is developed, it will be important to place some of the new buildings close to the sidewalk to repeat the building pattern seen in the Village.

The first step in developing a housing proposal would be to do a market analysis of the need for elderly housing. Lacking that, based on its experience in communities the size of Greenfield, the design team assumed that a demand for at least twenty-four units could be supported. The two proposals it prepared call for twenty-four units on one site and twelve on the other. These could be developed either sequentially or concurrently, depending on the results of the market analysis.

- Housing West - 24 units

\$1,550,100\*

This site consists of approximately three acres lying between the new school site and the existing fire station. There is a small wooden structure on the site at this point which would have to be removed.

The basic proposal is to construct two, two story buildings for elderly housing, each building containing six units on the first floor and six units on the second. Each unit would be approximately 560 square feet, mostly one bedroom and small, two bedroom units.

There is also a proposal to connect these two buildings with a 2500 square foot senior citizens center that would be available for the entire community, not just the residents of the complex. Finally, if it is not possible to convert the existing elementary school to a day care center, space can be provided on this parcel as an alternative location.

- Housing East - 12 units

\$489,500\*

On a parcel of some two acres between the fire station and the old blacksmith shop, the design team has prepared plans for twelve elderly units. These could be in place of, or in addition to the other elderly housing, depending on the results of the market analysis.

These units are shown slightly larger than the previous ones, each unit averaging some 700 square feet. The units would all be built at the existing grade and each would have its own exterior entrance. Covered parking is shown for some of the units.

The intent in both of these examples is to provide a needed service, and to reinforce the existing Village with sidewalks and by placing at least some of the units in close proximity to the new walks. Related to this concept of reinforcing the Village, it is noted that the land at the rear of the existing fire station is suggested as an alternative site for the post office should the current facility ever prove inadequate.

*\* These costs do not include any amounts for acquisition, contingency, or fees for design services. See Appendix for complete details.*



Forest Road in Greenfield Village





*The New Greenfield Elementary School*  
Conceptual Design by Catrina Shaw, Greenfield Resident



## Implementation:

How much?

How far?

How fast?

The appendices detail the costs for all of these recommendations. The purpose of these numbers is to give some estimates of the magnitude of implementing these proposals. It is important not to be overwhelmed with these numbers. They should be used to get a sense of the size of the project, and to establish priorities.

Not all of the work needs to be done at once. Not all of it needs to be done at town expense. Even those parts which will remain in public ownership may be done, in whole or in part, with grants and low interest loans which are available from a variety of governmental and foundation institutions. A list of these is also included in the appendices.

The important thing at this point is to establish a vision, and to prepare a plan. Certain pieces seem to be relatively secure. The new school seems headed for Forest Road. Beginning discussions with Southern New Hampshire Services and the Grapevine Family Resource Center about the possibility for re-using that facility would seem to be in order.

There are developers of elderly housing operating in the Greenfield area. Working with them to prepare a market study to see how much demand for elderly housing there is in Greenfield would seem to be in order. Showing them the plans may stimulate some thinking on their part of a facility for Greenfield.

The East Coast Steel site is key to a number of the proposals. Beginning discussions with the current owner and mortgage holder about their interest in releasing the property would seem to be in order. The regional development corporation or the regional planning commission may be of assistance here. There are occasionally grants available for community septic systems which serve particular income groups.

The important piece is to hold the vision and to get moving on some of its component parts. No one expects the entire program to be implemented immediately, but it provides a framework for getting started, a game plan so that individual investments may be coordinated one with the other, each reinforcing the previous investments. To not move forward in these recommendations will allow the erosion of the importance of the Village Center. This would be a tragic loss, not only for the citizens of Greenfield, but to the residents of the Monadnock Region as a whole.

**Good Luck!**

**The Plan NH Design Team**

## APPENDICES





## Greenfield: Village Center

1. Widen Forest Road/Route 31 for parking	
• 850 SY: 12" gravel 2" pavement	\$15,300
2. Resurface entire area	
• 1,600 SY: 1" bituminous overlay	\$11,200
3. New gravel walks - no curb	
• 4' wide: ± 340 LF	\$1,813
4. New sidewalks	
A. 5' wide - granite curb - bituminous pavement	
• Phase 1	
Front of town green: 250 LF	\$11,250 curb
ECS driveway to Carbee Corner: 500 LF	5,000 paving
• Phase 2	
Bennington Rd., from Forest Rd. to Day Care	\$10,500 curb
Entrance: 360 LF	4,667 paving
Francetown Rd., from Forest Rd. to Town	
Offices: 340 LF	
B. 4' wide - bituminous curb - bituminous pavement	
• Phase 3	
Forest Rd., from Bennington Rd. to new	\$6,400 curb
School site: 1,600 LF	8,533 paving
5. Town Green	
• New fence: granite posts with two 4 x 4 rails	\$11,000 fence
To be placed along Bennington and	
Francetown Roads: 440 LF	8,000 wall
• 2' high stone retaining wall - 200 LF	10,500 plaza
• 40' x 50' concrete plaza	
6. Lighting	
• 20 antique lighting fixtures on 10' posts	\$30,000 fixtures
• 1,000' underground conduit for lighting	4,000 conduit
(excavation included in s/w construction)	
7. Existing School Conversion to Day Care	
Center/Family Resource Center	
• Demo/dispose 400 SF single story wood	\$2,800 demo
frame bldg.	22,500 parking
• Construct 1,500 SY parking surface	

Subtotal: Greenfield Village Center: \$163,463	12 % Fees/Permits: 19,616	
TOTAL: \$199,425	10 % Contingency: 16,346	



- Contacts:
- ▶ Andrea Gilbert, Executive Director, Families and Communities Together  
The Grapevine Family Resource Center  
547-6247
  - ▶ John Vance, Executive Director,  
Monadnock Business Ventures, Peterborough  
924-1600
  - ▶ Carol Ogilvie, Senior Planner; Jeff Porter, Planner, (Transportation)  
Southwest Region Planning Commission,  
357-0557
  - ▶ Center Sanders, District Engineer,  
NH Department of Transportation, District4  
352-2302
  - ▶ Pat Herlihy, Community Development Block Grant Program  
Office of State Planning,  
271-2155



## Greenfield: East Coast Steel Site

### 1. Demolition/Disposal

- 2 Story wood frame bldg.  
3,000 SF each floor
- Steel frame/metal bldg. (w/crane system)  
12,600 SF \*
- Steel frame/metal bldg. 4,480 SF \*  
\*24' sidewalls and concrete floors

\$12,000 demo wood building  
55,510 demo steel building  
**Subtotal: \$67,510**

### 2. Community Leach Field

- 8,000 SF leach field
- 400 LF 8" PVC pipe
- 6 manholes

\$15,000 leach field  
16,000 PVC  
4,500 manholes  
**Subtotal: \$35,500**

### 3. Town Offices

- Municipal offices, 1 story, slab on grade,  
1500 SF
- Police Station, 2 story, slab on grade,  
1500 SF main level, 1000 SF lower level
- Interior: Main level, fitted out as offices  
Lower level, police sally port,  
holding cells, etc.
- Exterior: clapboard siding,  
asphalt roof shingles
- 100 LF concrete walkway, 5 feet wide
- Entrance landscaping allowance: \$2000
- 300 SY parking area

\$97,500 municipal offices  
175,000 police station  
5,400 parking area  
2,250 walkway  
2,000 landscaping  
**Subtotal: \$282,150**

### 4. Site Work

- 800 LF 24' roadway
- 650 SY parking area
- 500 LF 4' gravel path
- 3,000 CY fill
- 2 Acres grade/loam/seed
- 15 - 4" Minimum sugar maples
- 4 - 6" Minimum hemlock
- 80 LF evergreen buffer
- Concrete stairs - 6' wide, 8' rise

\$29,867 roadway  
11,700 parking area  
1,778 gravel path  
45,000 site cuts & fills  
5,160 loam & seed  
15,767 new loam  
6,750 maples  
1,800 hemlocks  
640 evergreen buffer  
5,500 concrete stairs  
**Subtotal: \$123,962**

Subtotal: East Coast Steel Site: \$509,122	12% Fees/Permits: 61,095	
<b>TOTAL: \$621,129</b>	10% Contingency: 50,912	



#### Contacts:

Bill Konrad  
Rural Development Administration  
223-6045

Pat Herlihy, Community Development Block Grant Program  
Office of State Planning  
271-2155

Rita Potter  
Economic Development Administration  
225-1624

Bill Evans  
Septic Systems, Department of Environmental Services  
271-3711



## Greenfield: Elderly Housing

### 1. Site A (West of Fire Station)

- Demo/remove 600 SF wood frame structure
- Clear/grub/grade 1 acre
- 24 units - 560 SF each + common area
  - 2 story wood construction
  - slab on grade, 2 @ 5,200 SF each
- Senior Center - 2,500 SF
  - 1 story
  - slab on grade
- 1,600 SY asphalt parking/drives
- Leach field for 24 units
- Well for 24 units

\$ 4,200 demo	
5,000 clear	
840,000 living units	
478,400 common area	
175,000 senior center	
24,000 parking	
15,000 leach field	
8,500 well	
<b>Subtotal:</b>	<b>\$1,550,100</b>
12% Fees/permits:	186,012
10% Contingency:	155,010
<b>TOTAL:</b>	<b>\$1,891,122</b>

- Alternate site: 1750 SF day care center, single story, wood frame, slab on grade

### 2. Site B (East of Fire Station)

- Clear/grub/grade 1 acre
- 12 Units @ 700 SF each - no common area
  - 6 structures @ 1400 SF each
  - slab on grade
  - single story wood construction
- 1,500 SF covered parking, no sidewalls
- 1,000 SY asphalt parking/drives
- Leach field for 12 units
- Well for 12 units

\$ 5,000 clear	
420,000 living units	
30,000 covered parking	
15,000 asphalt parking	
12,000 leach field	
7,500 well	
<b>Subtotal:</b>	<b>\$489,500</b>
12% Fees/permits:	58,740
10% Contingency:	48,950
<b>TOTAL:</b>	<b>\$597,190</b>



#### Contacts:

George Zoukee, Executive Director  
Municipal Bond Bank  
271-2595

Christopher Miller  
NH Housing Finance Authority  
472-8623

Gale Hennessy, President  
Southern NH Services, Inc.  
668-8010

Pat Herlihy, Community Development Block Grant Program  
Office of State Planning  
271-2155