

Gilmanton Design Charrette



- ❖ *Year Round Library*
- ❖ *Senior Village Housing*

May 19 & 20, 2000

PLAN NH

Credits

Many thanks to the design professionals who donated their time and talent to this worthwhile project:

Fred Matuszewski, AIA
CMK Architects
Manchester, NH 03104

Kyle Barker, AIA
Architect
Concord, NH 03301

Bill Schoonmaker, AIA
Schoonmaker Architects
Durham, NH 03824

Sue E. Bartlett
Sue Bartlett Interior Designs
Gilmanton, NH 03237

Walter Rous
Designer/Builder
Durham, NH 03824

Robbi Woodburn
Woodburn Associates
Durham, NH 03824

David Allain
Round Pond Survey
Rochester, NH 03867

John Dickey
McFarland Johnson
Concord, NH 03301

Paul Darbyshire
Surveyor/Septic Designer
Gilmanton, NH 03237

Merritt Peasely
55 Housing Associates, LLC
Manchester, NH 03104

Steve Kanavich
Gilbane Construction
Nashua, NH 03060

Steve Pernaw
Pernaw Engineering
Meredith, NH 03253

Katie Easterly
Architecture Student
Syracuse, NY 13244

Within the Town of Gilmanton, this project was ...

Organized By:

The Year Round Library Association

Stan & Alice Bean	Deb Chase	Colleen Davis
Carolyn Dickey	Jeannie Dorsey	Nancy Girard
Bill Foster	Carol Mitchell	Stella Flack
Nancy Mitchell	Lori Baldwin	Ferenc Nagy
Carolyn Kelley	Betty Mitchell	Brenda Sens
Nancy Stearns	Dick Arms	Ivy Pike
Dave and Fredda Osman	Linda & Pat Clarke	Liz Bedard
	Frank & Jackie Boziak	

The Senior Village Committee

Linda Boulton	Liz Bedard	Stan Bean
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Assisted By:

The Gilmanton School

The Iron Works Market

With Advice and Direction From:

A group of the 5th, 6th, and 7th Graders at the Gilmanton School,

Over 100 other fine citizens of Gilmanton who took part of their weekend to come share their views on this project with us!

Funded By:

Generous Gilmanton Residents

Year Round Library *and* Senior Village Charrette



May 19 & 20, 2000
Gilmanton, New Hampshire



Gilmanton, New Hampshire Design Charrette

May 19 & 20, 2000

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 design and development. Part of Plan NH's mission is to make a positive contribution to New Hampshire communities. One way in which Plan NH does 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 showing the actual details of how a particular building would be constructed.

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

How Did the Plan NH Charrette Come to Gilmanton?

Gilmanton is one of only two communities in New Hampshire that does not have a year round library. Similarly, it lacks any housing for its elderly citizens who no longer want to live in isolated, rural homes. When these individuals, who are frequently long term residents of the town, decide that they need smaller living accommodations, they must leave Gilmanton in order to find suitable housing.

Two separate local committees have been tackling these issues independently for over a year. They have been exploring community needs, the options for funding, and possible development sites. In mid-1999 these two groups joined forces and have worked to develop a collaborative approach that would meet the needs of each. They have had preliminary discussions with a non-profit housing developer in the Lakes Region. The committees have identified a site that they think has possibilities for a joint project.

Each year Plan NH invites communities to submit proposals in a competition for a weekend of donated design services to be used in solving a problem of local interest. Plan NH looks for projects that are important to the host community, projects that present an interesting design problem, and projects which seem to have a high probability of actually being implemented. A community that is organized and has done some early work on a project scores well. Earlier this year the Year Round Library Association and the Senior Village Committee submitted a proposal for design assistance to Plan NH. Their's was one of three selected for a design charrette this year from the thirty proposals which were submitted.

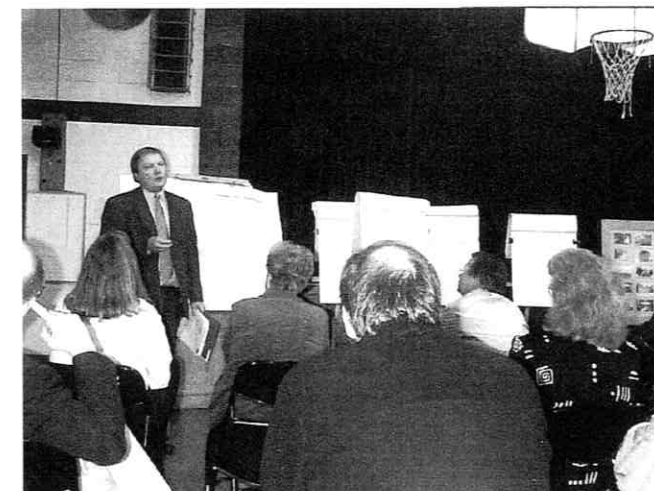
The Proposal

On NH Route 140, across the road from the Gilmanton School (grades K-8), there is a site that contains an extended house and barn complex and a mix of active fields, woods, and open land. The town committees asked for the assistance of Plan NH in creating a development plan for a twelve acre portion of these lands as the site for both a year round library and a senior housing complex.



The local committees felt that this site, because of its proximity to the Gilmanton School, would provide almost endless opportunities for interaction between the residents of a senior village, the users of a library, and the students in the school. The Gilmanton School was one of Governor Shaheen's first round choices for her Best Schools Initiative. The thrust of that program is to make the schools interactive with, and integrated into, their communities. This project would do just that many times over.

The charge to the design team was to explore the site, and to make recommendations as to how the site could best be developed to accommodate the interaction of these three activities: the existing school, a year round library, and a complex of senior housing.



The Process

A typical design team brings together ten to twelve professionals who have experience and training in the areas that seem appropriate for the type of problem that the host community has identified. In Gilmanton's case the team included architects, planners, engineers, landscape architects, septic system designers, real estate developers, and builders.

The professional expertise of this group was extensive, but, as they explained to the Town of Gilmanton, it was also lacking in one important area: the team didn't know Gilmanton, and couldn't hope to know Gilmanton in the way that local citizens do. And, that knowledge of the local community is critical to making the charrette work. So, they joined forces, with the design team asking the experts from Gilmanton to talk to them about the community.

Do Gilmanton residents have opinions about their community? You had better bet that they do!! And do they like to share them? Yes, right again!! So the team listened. They listened a lot. In formal sessions on a Friday afternoon and evening in May, they listened to a total of nearly 125 people tell them what they liked and disliked about their community, what they thought about the site on Route 140, how they envisioned these facilities working, both individually and collectively. Informally the team listened to local officials and others as they walked the site. They listened over coffee. They listened in the cafeteria of the school. They listened to long time residents and new comers alike. They listened to older folks, and, on Friday afternoon, they listened to some twenty students from the Gilmanton School.

What the Design Team Heard

Clearly, they heard a lot in the course of talking to this many people over the course of two days! And, as you would expect in any New Hampshire town, not every opinion was endorsed uniformly by every member of the audience! What follows is what the team took to be the consensus of the group, and what they used as the basis for their design efforts.



There Is a Need for a Year Round Library!

This came across loud and clear. Survey results from previous efforts indicated a 94% rate of support for a year round facility. This was confirmed overwhelmingly by the audience present. People simply felt that the time had come for Gilmanton to supplement its seasonal libraries with one that could be used year round.



There were lots of suggestions for details:

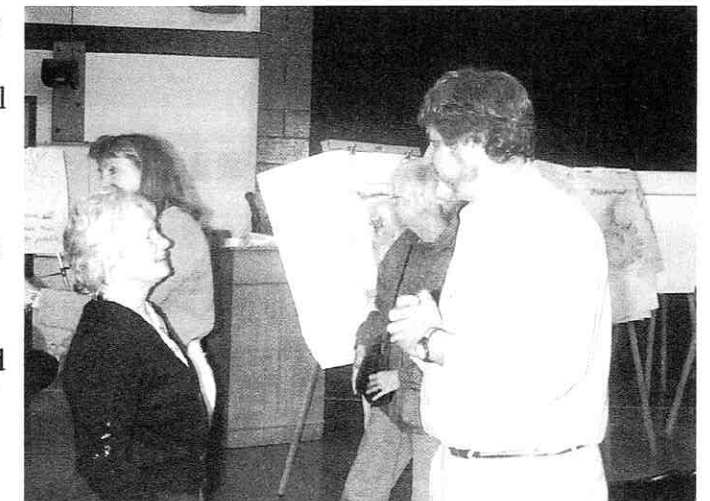
- ★ There should be programs for children;
- ★ The library should be closely integrated with the school;

- ★ There should be research and reference assistance available;
- ★ The initial building should be planned for expansion in the future;
- ★ And many, many other ideas.

We Need to Do Better by Our Senior Citizens.

Repeatedly people also spoke about the need for housing to accommodate older Gilmanton residents, people who had been long time members of the community, but whose circumstances had changed so that they no longer required, or were interested in maintaining, the larger homes in which they had raised their families.

Smaller scale housing that would allow seniors to continue to remain in the community and to be a part of its social fabric was universally endorsed. Some people spoke of the need to provide a community room in conjunction with the complex, where dances and dinners could be hosted. Others spoke about the need for security, that this needed to be a place where older citizens could feel safe. The concept of some level of health care was suggested, as well as making sure that the homes would be affordable for any Gilmanton resident who wanted to live there.



The Opportunities for Cooperation and Collaboration Between a Library, Senior Housing, and the School Are Endless!

There were many, many suggestions for interactive programming between the school and the two proposed facilities. The seniors would be able to interact with and support each other. They could attend library programs without having to drive there. They could interact with the school classes. Students could interview seniors about earlier times in Gilmanton. Students could use the new library for research and reading projects. Grandparents and older friends could watch grandchildren and younger friends performing in school plays. Entrepreneurial students saw job opportunities in doing yard work and other chores for seniors living across the street! This project would create many, many opportunities for community interaction, far more opportunities than if these facilities were to be developed independently.

There Were Some Questions about the Location of the Site.

Some people in Gilmanton feel that there are three Gilmantons: the Corners, the Iron Works, and Lower Gilmanton. Of these, the Corners and the Iron Works are already distinct villages. This led some at the charrette to question the wisdom of concentrating new activity mid-way between the Corners and the Iron Works. This is a point worthy of discussion. In general, planners and architects recommend developing in existing town centers when possible, to reinforce existing development and to strengthen those centers.

In Gilmanton's case, there appear to be few development opportunities available in the existing villages for a project of this scale. And, the decision in 1966 to locate the Gilmanton School on Route 140 mid-way between the two villages has already created what amounts, in many ways, to another village.

Every school day, some 400 Gilmanton residents come here for their education. Their parents come for meetings, for performances, and for sporting events. The five dozen teachers and staff who come here to work constitute the largest single employment center in Gilmanton. Clearly, this site does already function as a town center in a number of respects. Two elements common to village centers that are missing here are residential activity and opportunities for the informal gatherings and the chance meetings that bring life to a village.

In the view of both the design team and the majority of those Gilmanton residents present at the listening sessions, the opportunities for interactive programming between the school, a library, and the proposed senior housing more than justify the decision to explore development on the site in question.

And, the new library and housing will add some of the missing functions to this third "village center" in Gilmanton. People won't be coming here just to drop off their kids or watch a track meet. Some people will be coming here because they live here! Others will be coming to visit their friends in their new



homes. Visitors to the library will meet the new neighbors that they have been wanting to talk to, but have only been waving to as they all drive to and from work. Maybe they will sit in the library and do a puzzle together and get to know each other!

And the Kids Had Lots to Tell Us!

The enthusiasm of the kids for this project was amazing! They had a clear perspective of what could be accomplished here, and gave us many well thought out ideas. They were fun to work with. Here are some of their best thoughts!

A library

- ★ Should feel homey, with lots of stuffed chairs, window seats, rocking chairs, bean bag chairs, and other fun places to read and relax. It should have natural light, with skylights and bay windows.
- ★ It should have Internet access, lots of computers, a fax machine, and a copier. There should be craft supplies available, fish tanks, and newspaper vending machines.
- ★ There should be an emphasis on younger kids, with story hours, and toys to occupy them while older brothers, sisters, and parents were using other parts of the library.
- ★ And lots, lots more!

The Senior Village

- ★ Should allow pets, and the kids from the school should help walk and take care of them.
- ★ There should be gardens, and walkways, and nature trails that link the housing, the library, the beaver pond, and other aspects of the larger site.
- ★ The kids saw the Senior Village as an employment center for themselves, doing chores from house cleaning to washing windows, from pet sitting to lawn care.
- ★ There should be gathering rooms for dances and dinners. There should be a patio or lobby area for a small café. There should be bench swings.

And lots more here as well. The kids really caught the concept and are ready and willing to pitch in!

This Is a Sensitive Site, and it must Be Developed Carefully.

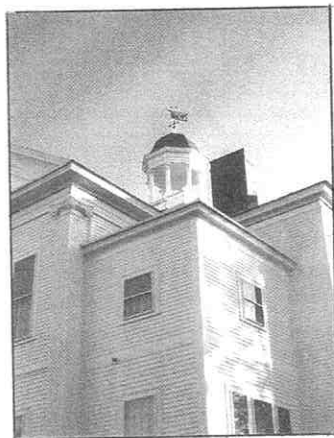
Some people spoke passionately about the conservation values of the site, and its importance as a part of the agricultural landscape of Gilmanton. There was consensus that these values should be respected. In particular, it was agreed:

- ★ That efforts should be made to minimize the disruption to the site;

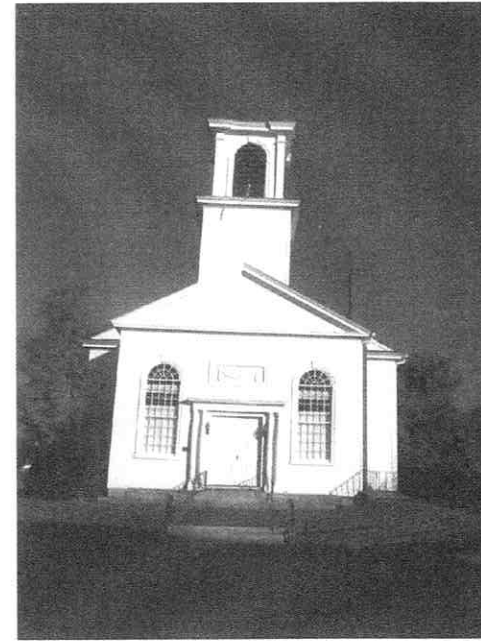
- ★ That paving should be kept to a minimum, and wooded areas and open space should be preserved to the extent practical;
- ★ That the library should be near Route 140 at the front of the lot, so as to be close to the school;
- ★ That the traffic on Route 140 needs to be taken into consideration. The school kids suggested the use of a pedestrian tunnel under the road to connect the school safely to the site.

Whatever Buildings Are Constructed Should Be in Keeping with the Character of the Community.

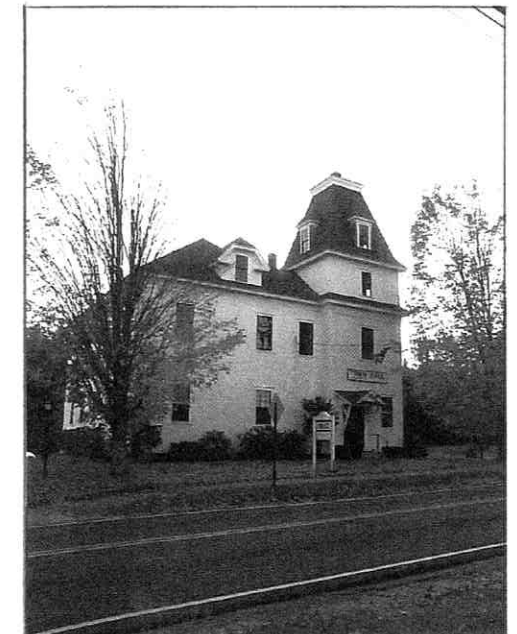
There is a smaller scale and rural character associated with most of the buildings in Gilmanton. People felt that this should be the basis for any new construction at the site. One and a half and two story structures fit with the community. Exterior materials should be



wood or have wooden detailing. The new buildings should be in keeping with the farmhouse at the top of the hill. As a public building, there was some thought that the library should have more presence than a simple farmhouse, but it should still be in keeping with the rural character of Gilmanton. In keeping with the points noted above, paving and lighting should be kept to a minimum, and efforts to screen access roads as the site is viewed from Route 140 should be undertaken.

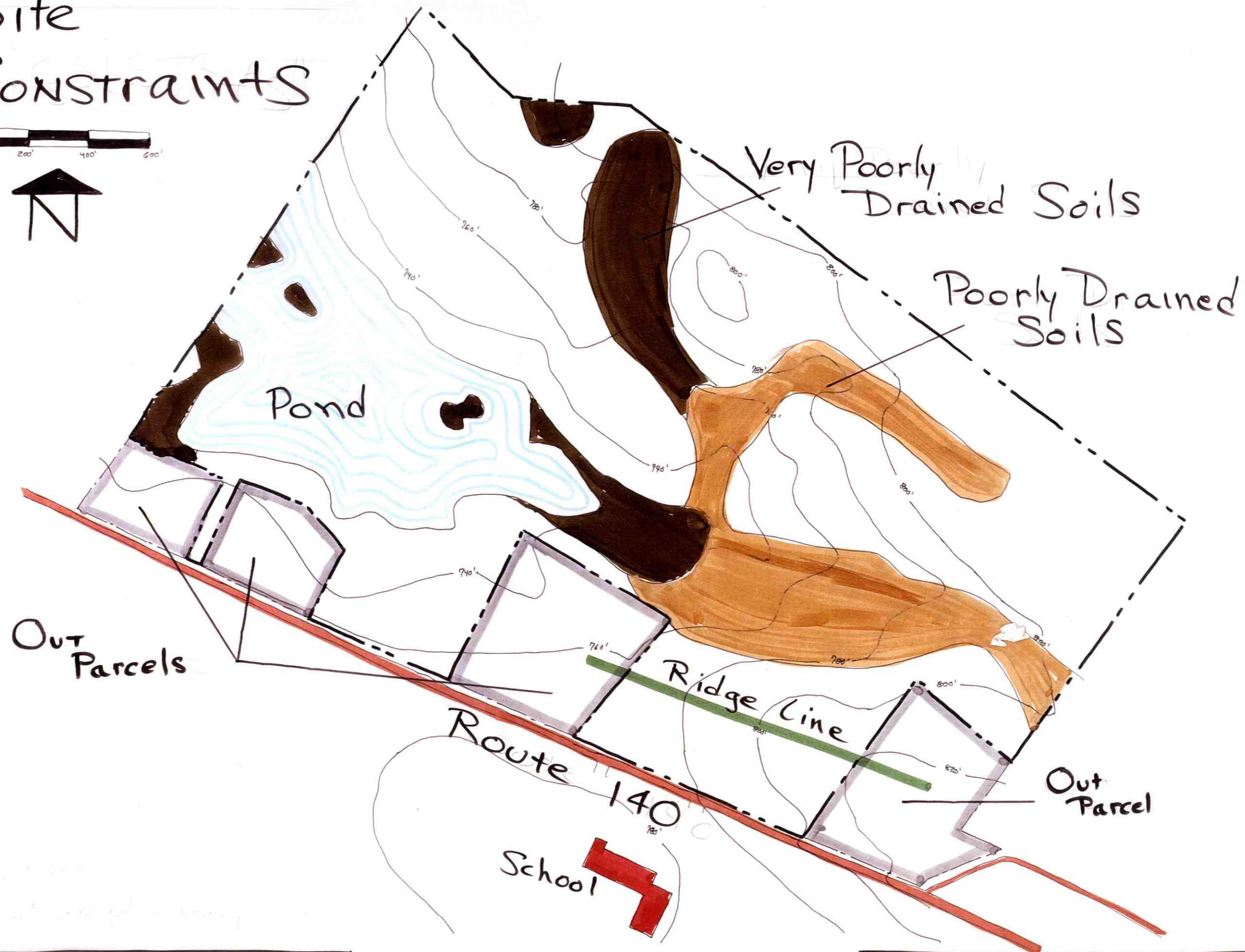


Our proud architectural heritage!



In summary, what we heard was that Gilmanton is a special place and this is a special site. Both a library and housing for the town's seniors are needed, but they must be developed in a manner that is in keeping with the rest of the community. The new facilities must be constructed at a scale, in a style, and of a quality that will make the town proud of the project for many years to come. And, to the extent practical, the open nature of the surrounding land must be respected.

Site Constraints



Site Constraints

The parcel in question originally totaled over 120 acres, with some 2800 feet of frontage on the north side of Route 140 west of Cogswell Road. Over time, four road-front house lots have been split off, leaving a balance of 105 acres with 1400 feet of road frontage along the highway. This frontage is broken into three sections, with the largest section being that with some 830 feet of frontage directly opposite the Gilmanton School. The 105 acre parcel consists of open water behind a beaver dam, forested hillside, open pasture, and active agricultural fields. Although the focus of much of the discussion at the charrette was on the agricultural fields directly opposite the school, the charrette team did walk over parts of the larger site as part of its investigation. The following includes comments on the entire parcel, with a focus on the lands near Route 140.

Open Water/Wetlands

At the western edge of the larger parcel, there is a beaver dam and associated wetlands totaling some seventeen acres. While clearly not suitable as part of the development site, this area does provide the opportunity for consideration of walking trails, wildlife viewing platforms and blinds, field trips conducted by the school or the local conservation commission, and attractive views from some of the potential development sites. The twelve acres of primary consideration do not appear to contain any wetlands that would limit development on them.

Soils

In addition to the pond and wetlands, drainage is an issue on a considerable portion of the remainder of the overall site. There are three broad lobes of poorly and very poorly drained soils that lead down to the pond from the north and east. These would be difficult sites for either building construction or septic systems. They cover some twenty five acres of the entire site.

There are five remaining sections of reasonably well drained soils on the large parcel, two to the south of the pond and the poorly drained soils, and three to the north of these features. These remaining areas represent some sixty three acres which, from the perspective of soil characteristics alone, are the most suitable for development.

The twelve acres across from the school consist of a fine sandy loam, where the depth to bedrock is typically in excess of 60". This area appears to be well suited for development. While there are other developable areas on the larger site, the majority of them are somewhat removed from Route 140. There would be additional costs in reaching these areas, both because of the additional road construction and because part of that construction would be across poorly drained soils. (This information is from the 2000 USDA-NRCS, Belknap County Soil Survey.)

Slope

Slope, the measure of the steepness of a hillside, is generally expressed as a percentage. Architects, engineers, and others use slope to identify suitable areas for development. Areas in excess of 15% slope are very difficult to develop. Those in the 8 to 15% range are suitable for housing and other structures, but present some difficulty for roads. Lands less than 8% slope are generally suitable for development, although perfectly level lands present their own constraints, as it becomes difficult to get water to drain off of them in some instances.

The only areas on the larger site that exceed 15% slope are those to the north of the pond, areas which have already been identified as of limited development potential because of the difficulty of access. The twelve acres across from the school range from 3 to 8% slope, and as such, do not present any significant development constraints.

Conservation Issues and Scenic Values

The discussion above is clearly leading toward the conclusion that the twelve acres across from the Gilmanton School are the most suitable for development in the entire parcel. They have immediate access to Route 140. They are well drained and suitable for both building construction and septic systems. From an operational standpoint, they provide the most convenient access to the school.

And yet, at the charrette some people spoke of development here with great reluctance. The land's current use as agricultural fields reinforces the vision of Gilmanton as a rural community. As people spoke of development strategies on Friday, there was great interest in minimizing the amount of development that will be visible from the road. The approaches favored by those present put the housing at a considerable distance from Route 140.

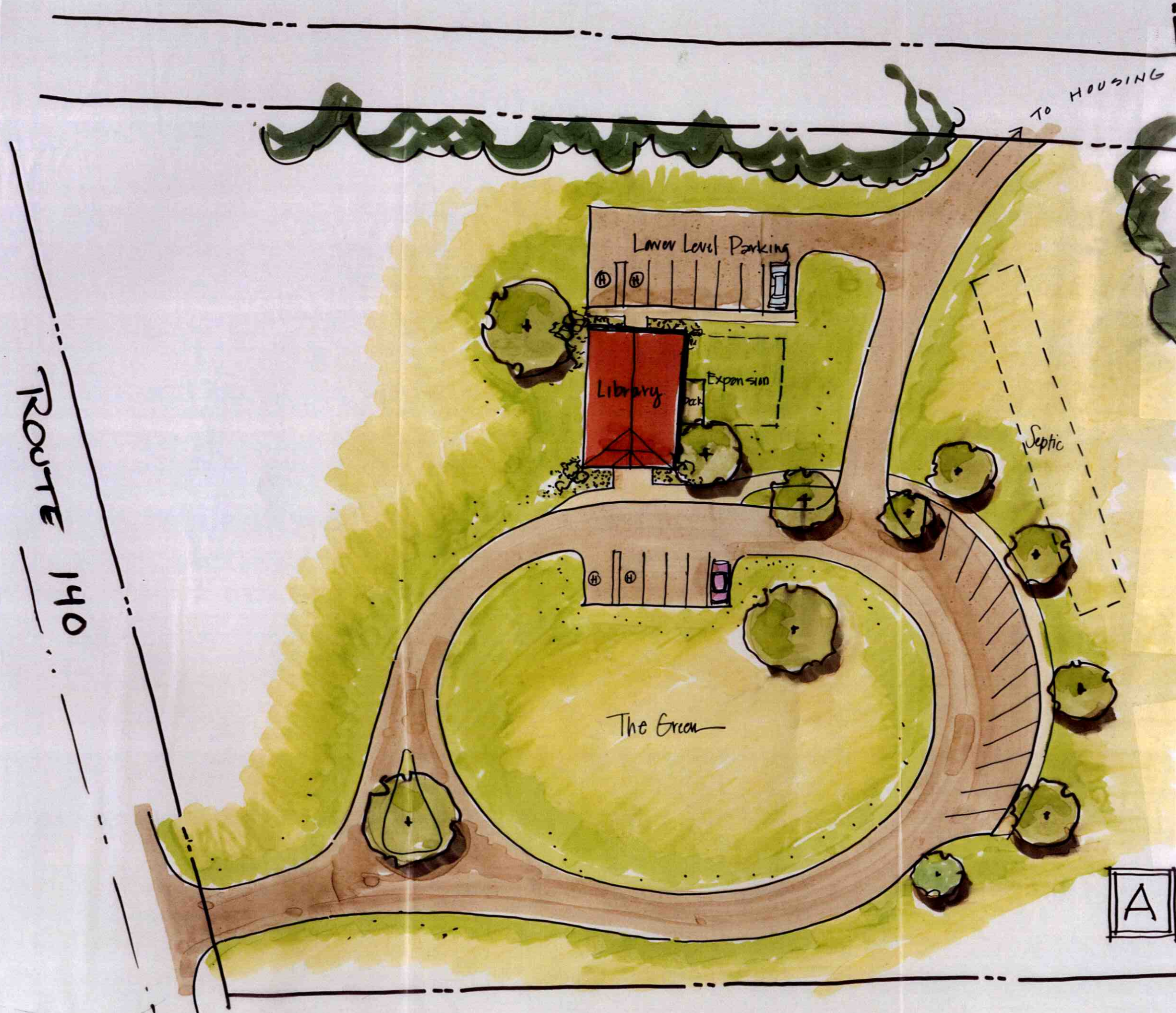
A Solution Along the Ridge?

Despite the enthusiasm for siting the housing far from Route 140 and leaving the fields open, from a cost standpoint that may be difficult to achieve. As noted above, the length of the road and the poor soils to be crossed will certainly make that approach more costly. There may also be concern on the part of some of the potential residents about a feeling of isolation if they are that far removed from the activity centers at the library and the school. This should be pursued by speaking with potential residents of the Senior Village.

If it is decided that the clustering of both housing and the library near Route 140 is not the preferred development approach, it may be that all, or some, of the housing could be placed behind the slight ridge that divides the twelve acres in question. This would keep site development costs to a minimum, and still preserve much of the open space along the highway.

Finally, it should be mentioned that if the library and housing projects do not secure all of the road frontage along Route 140, it is all but inevitable that that land will ultimately be developed. This well drained land with immediate road access will most certainly be attractive for housing lots in the future. If that is not what the town wishes, efforts should be undertaken now to secure that land either in fee or with a conservation easement. Otherwise, that rural view that people in town enjoy so much may soon be replaced with one or more single family homes.

In summary, while there are development constraints in some portions of the land under investigation, they can be worked around and there are several suitable locations for both a library and senior housing in reasonable proximity to the Gilmanton School.



A Possible Library Site Plan

This drawing shows a potential library site plan that is consistent with as many of the design guidelines and site constraints as possible.

The building is placed at the lower end of the field, leaving much of the field unobstructed. The core of the site, in front of the library, contains an open but undeveloped gathering site. This might accommodate gardens, outdoor reading sessions, picnics, or many other municipal uses.

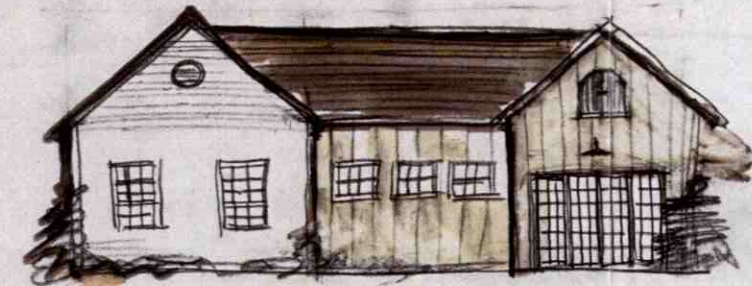
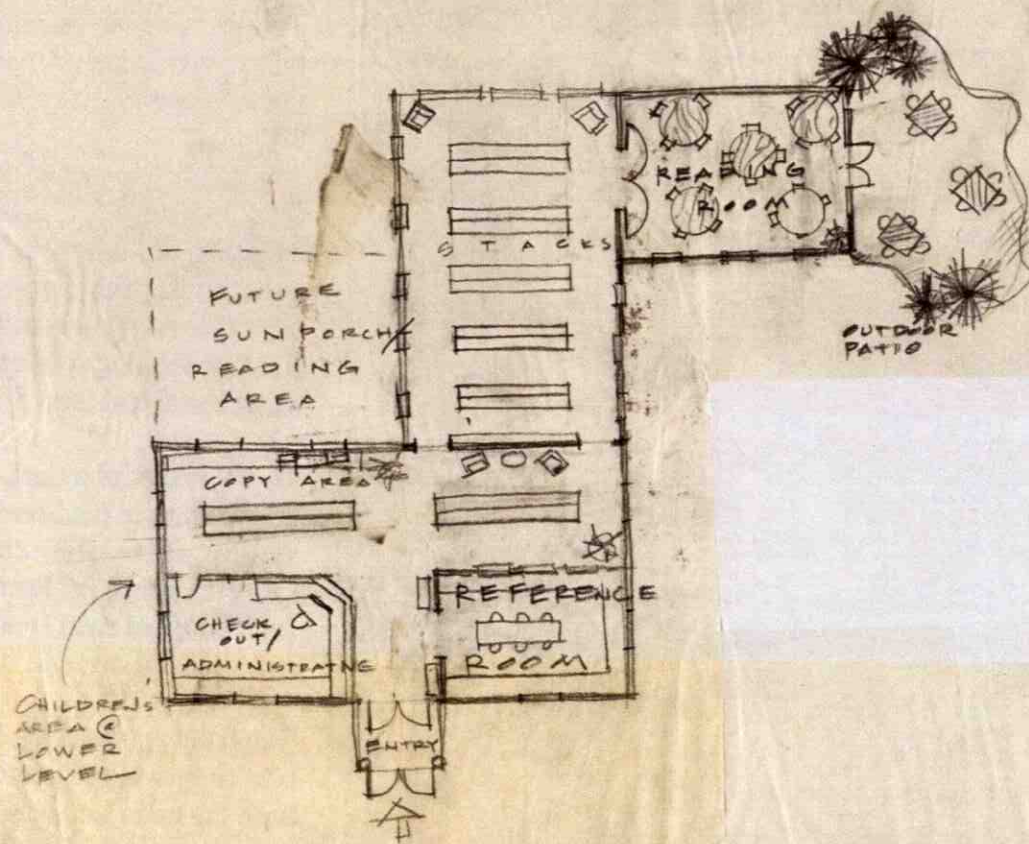
To the extent practical, the road providing access to both the library and the housing at the rear of the lot is screened from the traveling public on Route 140. The actual access to that road is at a right angle, and at a point with good sight distance.

The building uses the slope of the field to be able to provide direct handicapped access to both the main floor and a lower level meeting room, should that be desired. There are a modest number of parking spaces provided, thereby minimizing the amount of the site that is paved.

Although it is not detailed on the drawing, low level lighting could highlight the building, making it an attractive and safe site during evening hours. A modest amount of landscaping is suggested.

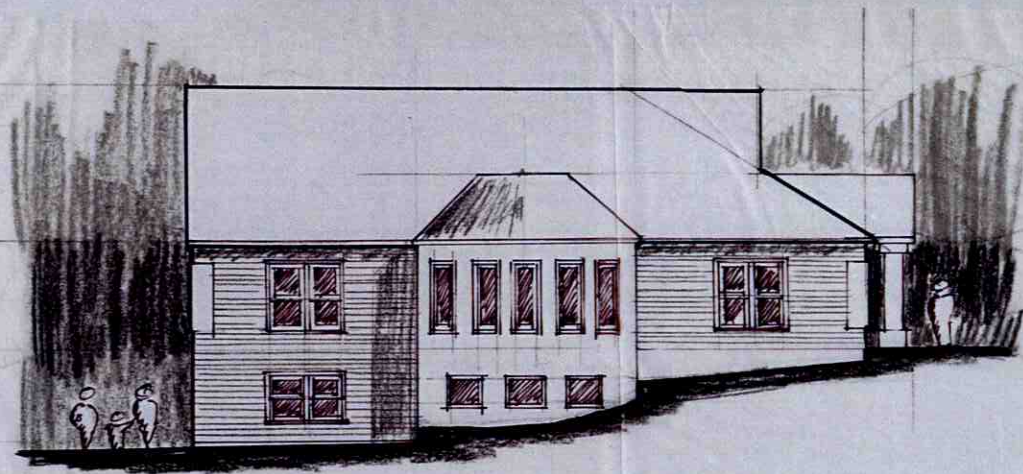
There are many, many variations of this plan that could be provided, but this begins to show how the wishes of the public could be accommodated, while still respecting the constraints of the site, and good design standards.

A CONSERVATION PLAN
LIBRARY SITE 1" = 20'-0"



YEAR ROUND LIBRARY

EARLY OPTIONS



Side Elevation

Finally, a Library for Gilmanton!

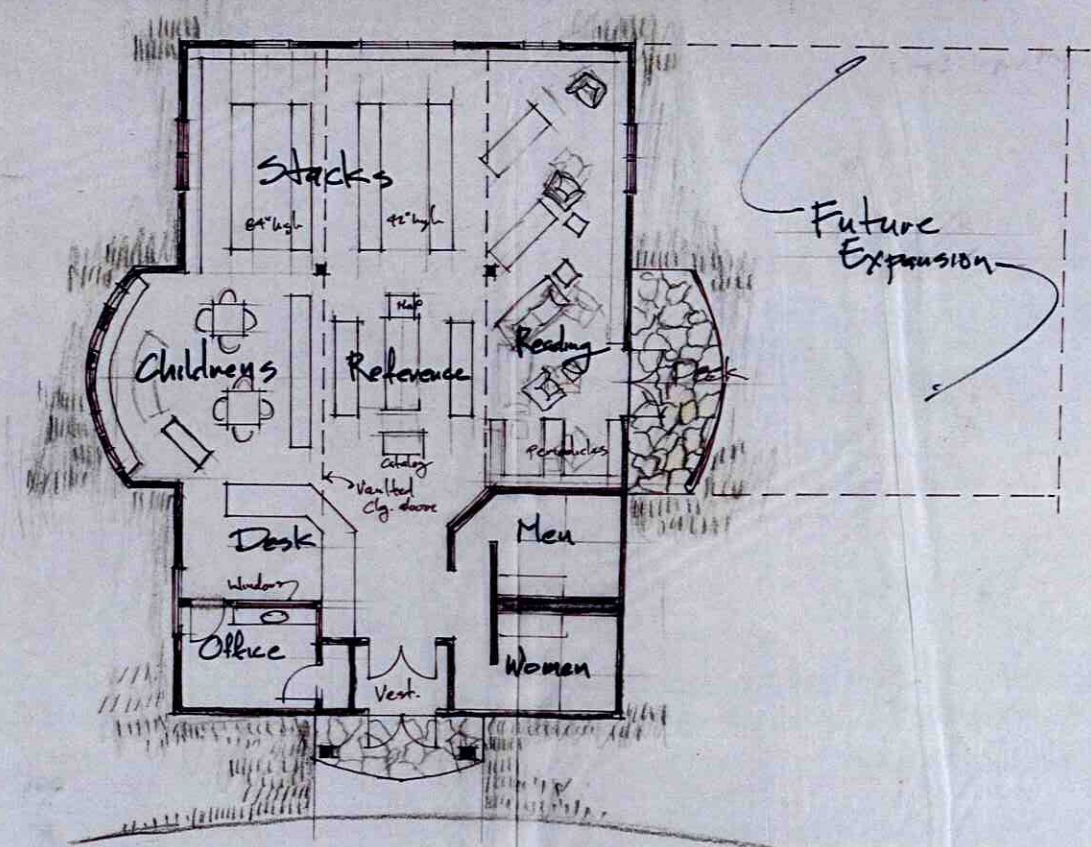
As noted elsewhere in this report, Gilmanton is one of two communities in New Hampshire that does not have a year round library. Lots can happen in a library! Of course there are books to be borrowed and read, but libraries can be much more than that. They are social centers, a place for lectures and performances, a spot for informal gathering and meetings. They add a sense of community to a town. The proposals on these two pages would accomplish that!

Both proposals are for facilities that would be on the order of 2400 square feet. This is consistent with other small town libraries in the area. Barnstead has recently increased its library from 1300 square feet to 3600 square feet. The suggested Gilmanton facilities shown here are designed to accommodate expansion in the future as needed.

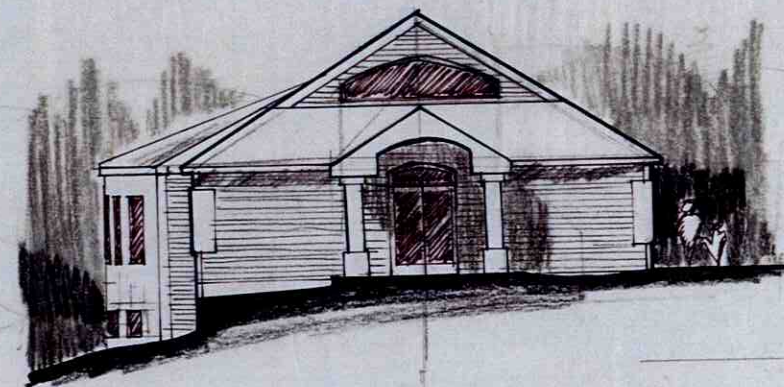
The proposals are somewhat different in approach, but both respect as many of the community interests and design recommendations as possible. The proposal to the left is more traditional, and uses the extended farm house and barn at the corner of Cogswell Road as a design theme. It reflects the rural tradition of the capes and colonial architecture that are seen throughout Gilmanton. The proposal on this page is consistent with the architecture of Gilmanton in scale, in roof pitch, and in many other details, but it uses a more contemporary approach to the design.

Both designs respond to the requests for using as much natural lighting as possible, especially in the reading areas. They include the basic service areas of reference materials, stacks, reading areas, and special areas for children. The window seats requested by the Gilmanton School kids could be provided in either design, as could the bicycle racks and computer terminals. In both cases, the designs use the slope of the hillside to their advantage, and suggest the opportunities for direct access to a lower level from the outside.

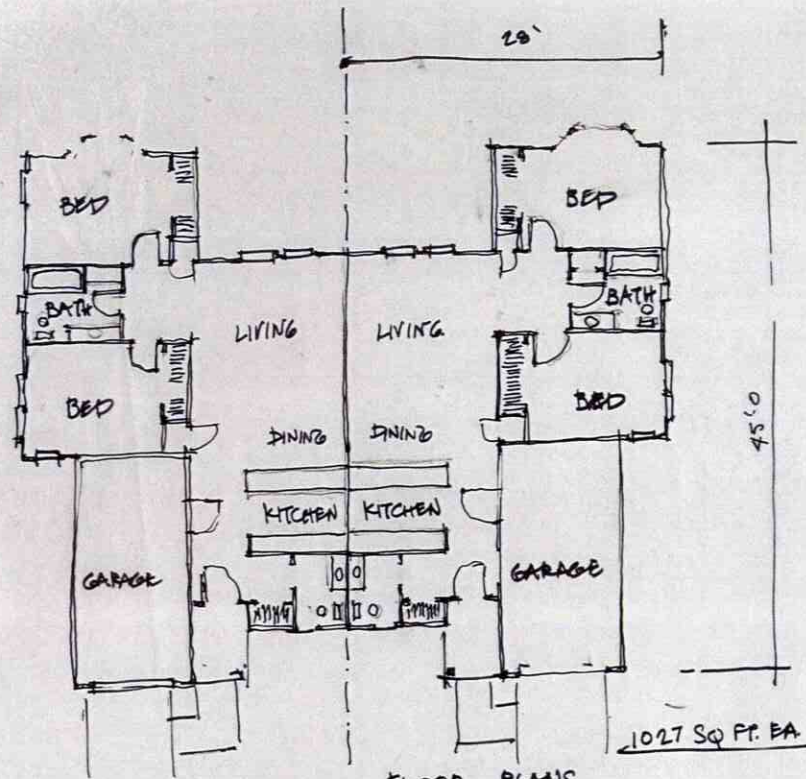
These designs are meant to stimulate thinking, not to be final proposals. It is not a matter of selecting one or the other, but rather a matter of looking at them as a beginning of the process by which a final design might be developed. They are designed to demonstrate what could be accomplished in a 2400 square foot building, and to help people begin to sort out what they would like to see in the facility that is ultimately constructed.



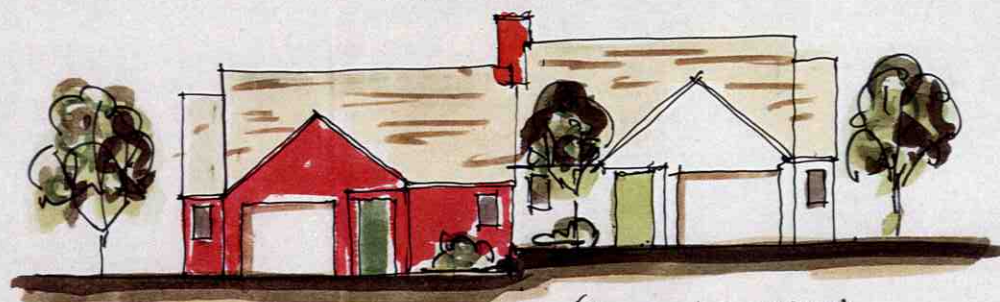
Floor Plan



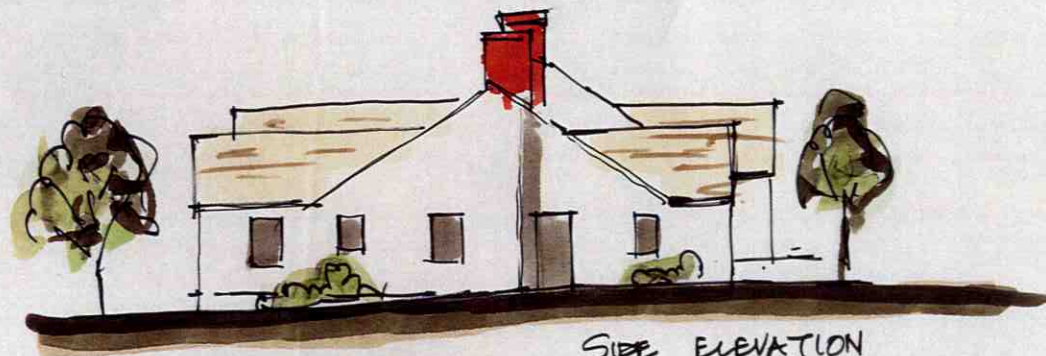
Front Elevation



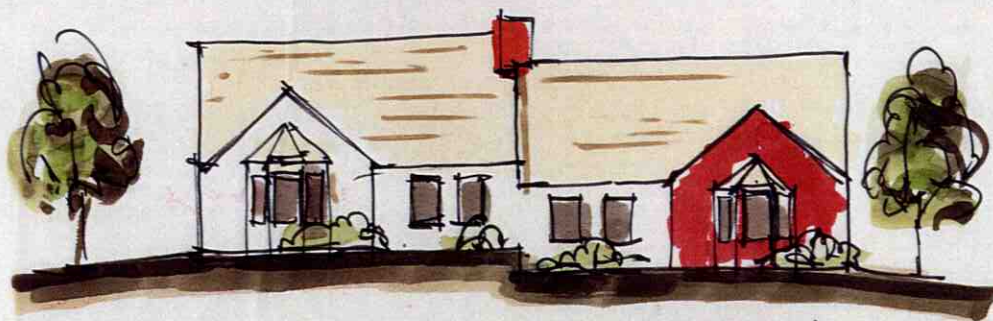
DUPLEX FLOOR PLANS



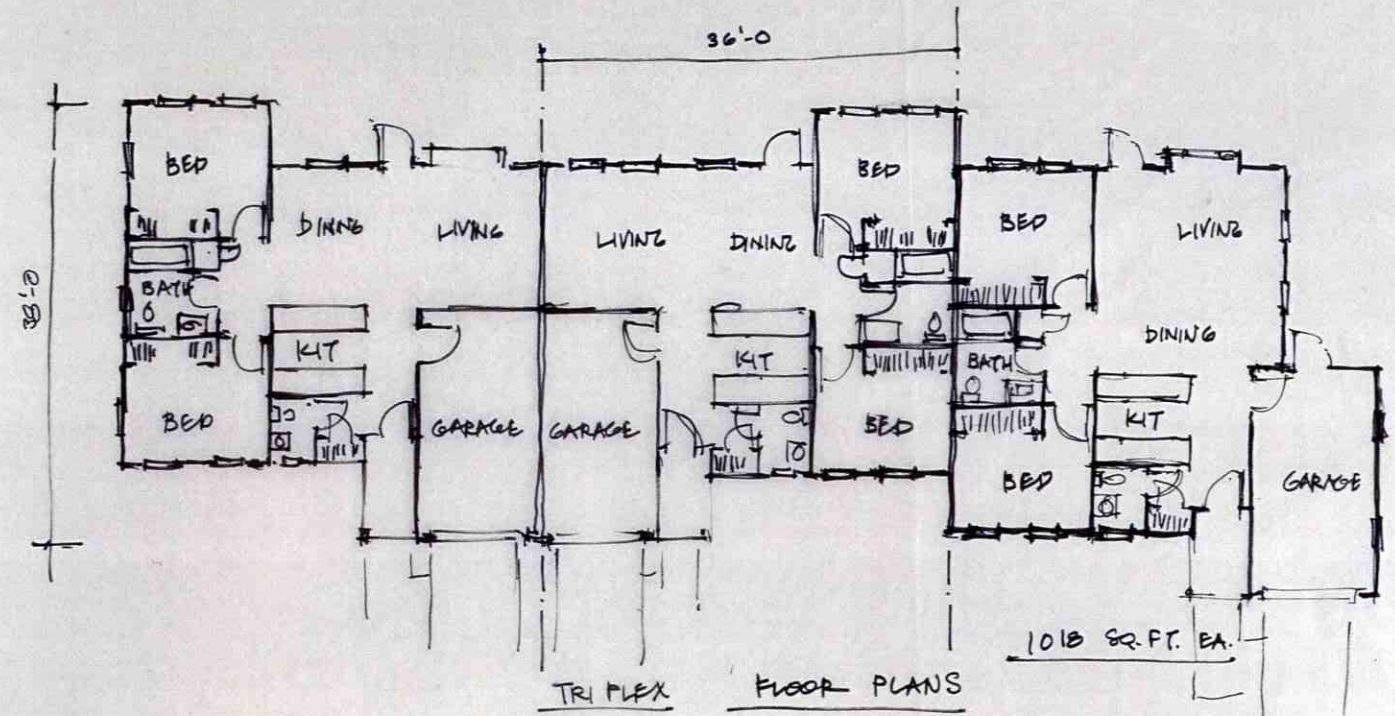
FRONT ELEVATION



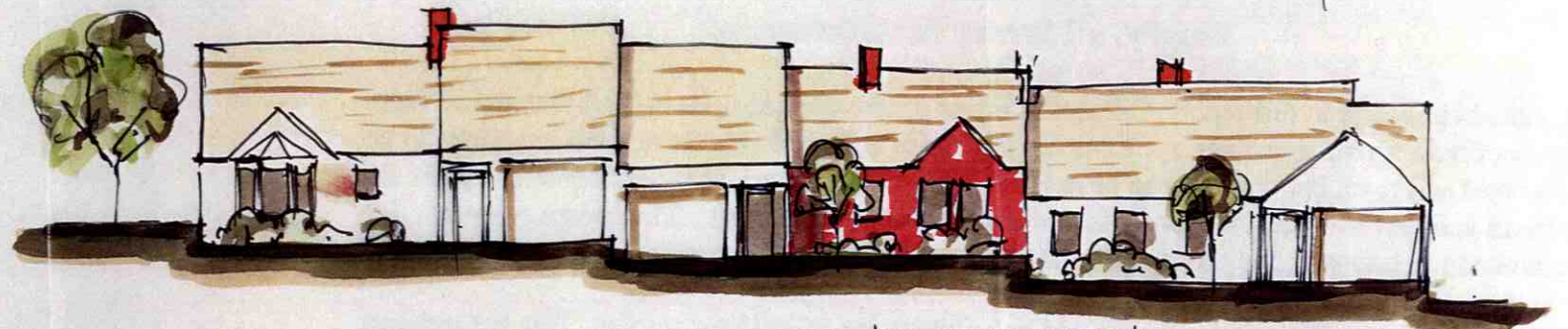
SIDE ELEVATION



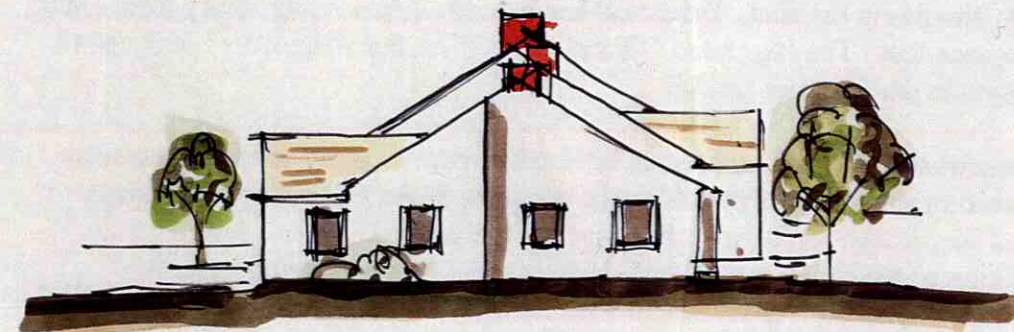
REAR ELEVATION



TRIPLEX FLOOR PLANS



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

And, Some Senior Housing, Too!

In the initial proposal to Plan NH, and in all of the discussions that were held throughout the charrette, there was real enthusiasm for pursuing the development of housing to meet the needs of Gilmanton's seniors, those citizens who no longer are interested in maintaining large homesteads in rural parts of town. At present, the only options available to them are outside of the community. As these citizens leave town, it takes a toll both on them and on the community.

At the time of the charrette, the Senior Village Committee was working with a private developer to pursue the creation of a senior housing complex to meet these needs. The recommendations here are generic, and are not specifically tied to that or any other developer. They respond to the community need, and to the design guidelines cited by the citizens of Gilmanton at the charrette.

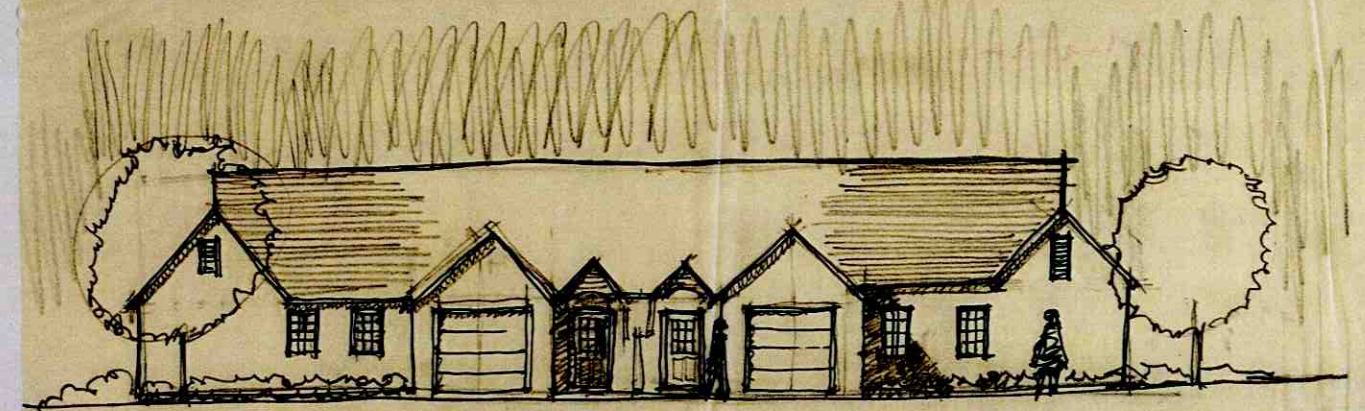
The proposed developer has estimated a potential for the market to support twelve to fourteen units to be developed over time. The design team finds this reasonable, and has used those numbers as the basis for its work. Similarly, the developer has suggested units that are on the order of 1000 square feet in size and which contain 1¾ baths and a garage. A mix of singles, duplexes, and triplexes has been suggested. Again, the design team has found all of these reasonable industry standards, and has used them as the basis for their work.

The design team liked the title of the Gilmanton housing group: *The Senior Village*. Village implies living cooperatively, in relative proximity to each other. It carries the connotation of a supporting environment. This approach is a key component in creating a situation that serves those individuals who are getting on in years. Additionally, as people expressed concern about the loss of open space at this site, the clustering and joining of structures allows the facility to be built more compactly, thereby achieving the open space protection objective as well.

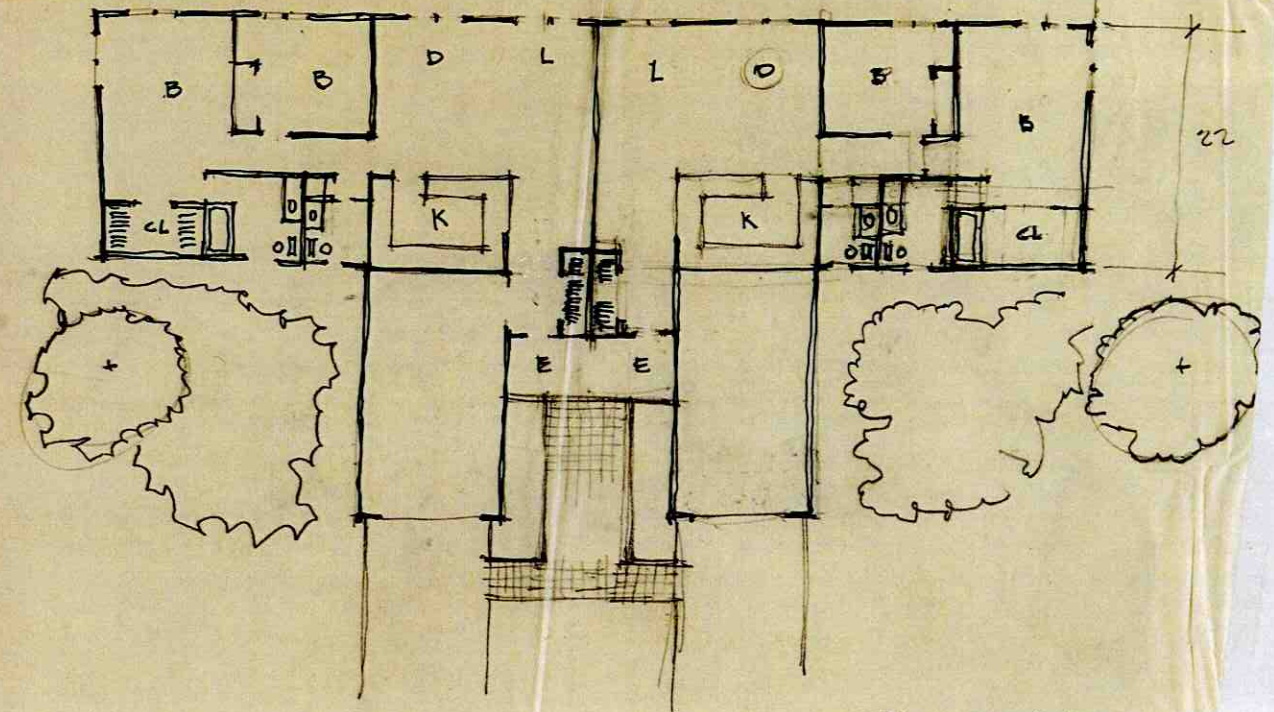
The opposite page shows a duplex and a triplex unit designed in the tradition of the New England cape and the extended farmhouse. The steep roof pitch, the single story structure, the general scale of the building, the smaller windows, and the varied roof lines are all details that can be found on dozens and dozens of homes in Gilmanton. And yet, these units are all fully modern, two bed room units of about 1000 square feet each which are designed to accommodate the needs of the town's older citizens.

Similarly, on this page there is suggested a second design to accomplish this same end. This duplex contains many of the same architectural elements. The unit is a single story, and it carries the roof pitch of a New England cape. The windows and structure are scaled appropriately. There is some landscaping suggested. The minimum requirements suggested by the proposed developer are all there, including the garage.

As with the Library drawings, these proposals are meant to stimulate thinking about elderly housing in Gilmanton, to show people what is possible within the design standards of the industry and the design suggestions of the charrette audience. It appeared to the design team that there is a lot of potential to work with here!



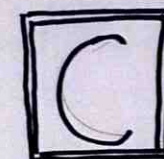
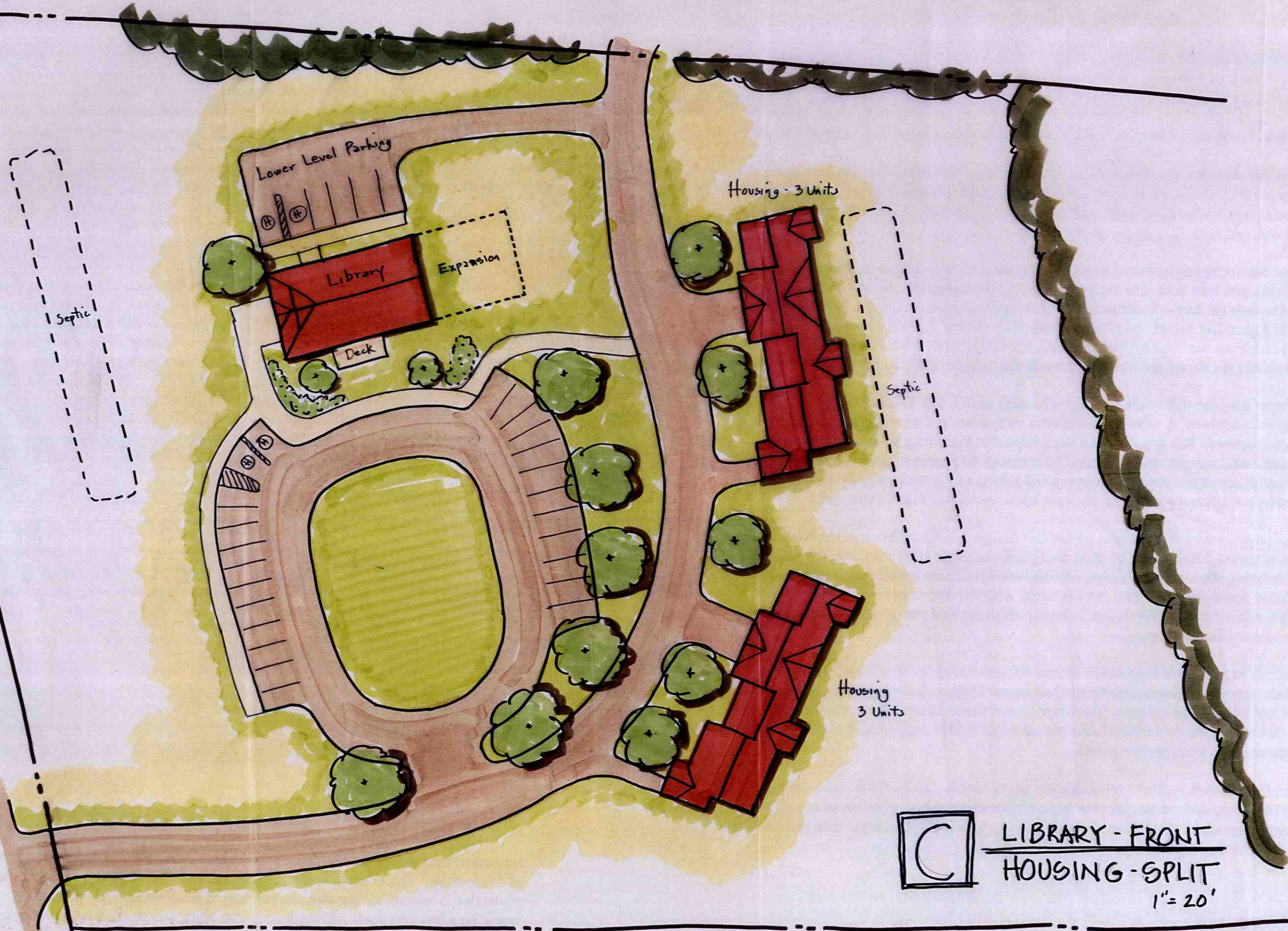
DUPLEX



2 BED DUPLEX
1000 SQ. FT. EACH

An Underpass for Gilmanton?

Several of the school kids expressed concern about the safety of pedestrians crossing Route 140 at this location. This concern was echoed by others in the audience. Clearly some level of protection is warranted. Signage, the painting of cross walks, and enforcement of speed limits would be a low cost start. Although no design work was done on a tunnel during the charrette, the design team thinks it is a good idea, and will provide a cost estimate for people to consider.



LIBRARY - FRONT
HOUSING - SPLIT
1" = 20'

Summary and Recommendations: *A Course Forward!*

A School, a Library, and a Senior Village. You Have a Great Concept!

The Plan NH Design Team was very impressed with the concept put forward by the sponsoring committees and the endorsement and enthusiasm from the Gilmanton residents in attendance. The programming links between the school, a library, and a village of senior housing *are* limitless. And they all reinforce each other, making each element stronger because of the presence of the other components.

Traditional villages both allow for and almost require the interaction of multiple generations. There is a great deal of unrecognized social benefit in that. Young people learn first hand from older people, and vice versa. Neighbors know each other as individuals, not as commuters that they pass on the road in the morning and again in the evening. Communities are stronger for this interaction, as are their institutions.

Linking the school, a library, and senior housing at this site is an opportunity to be pursued, one that the design team heartily endorses.

This Is a Sensitive Site That Needs to Be Developed Carefully!

The sensitivity in the site across Route 140 relates not to inherent site constraints, but to community values. In fact, the twelve acres that were focused on most fully are perhaps the most readily developable of the entire 105 acres that are currently being offered for sale. These front lands are well drained. They have road access. They are suitable for septic systems. They are prime developable land.

People spoke longingly about these agricultural fields, and their concern about seeing another piece of Gilmanton's agricultural heritage lost to development, even if it is to accommodate facilities such as a library and elderly housing. The response of the community during the charrette was to suggest that the library be placed near Route 140, but that the housing be removed towards the interior of the lot, with the balance of the land left open and still in active agriculture.

Upon reflection, the design team notes several concerns with moving the senior housing into the interior portion of the lot.

- ★ First and foremost, this will add considerably to the development costs because of the longer roads, and because of the soil conditions that will need to be dealt with in getting to this more remote part of the overall site.
- ★ Secondly, those familiar with elderly housing projects questioned the appeal these more isolated units would have to potential residents. Concerns expressed regarding safety seemed to be heightened by these more remote locations.

- ★ Finally, given the developable nature of the twelve acres adjacent to Route 140, it appears very likely that this land will be developed in the near future unless it is purchased in fee or with a conservation or agricultural easement. So, even if the housing is placed in the interior, the views that many cherish may still be at risk.

The design team recommends a careful placement of the proposed structures nearer to the road, using the ridge to shelter as many of them from view as is desired by the community.

Thoughts about an Expanded Village.

The request from the community was to examine how a library and senior village might fit on this site. This has been done. The design team also heard a fair amount of discussion about the need for day care in Gilmanton. It was suggested that there may be a need for more community meeting space in Gilmanton. If carefully planned, this site might be able to accommodate a variety of new activities, provided that the new uses are compatible with those that are already suggested: the library and the senior housing. The presence of additional uses would give further emphasis to the concept of a village. Thought should be given to reserving space in an ultimate development plan for important, complimentary activities that might be introduced to the site over time, as interest and resources warrant.

The Architecture of Gilmanton Is an Important Part of the Community!

The buildings throughout Gilmanton present a fabric rich in detail and tradition. The extended farmhouses and barns that dot the edges of Gilmanton's agricultural fields add to that tradition. Its public buildings, from the Gilmanton Academy to the churches and town hall, add to that tradition. Whatever buildings are added at this site, whether they be a library, new housing, or other facilities, they should echo that tradition and should be structures that residents can view with pride and admiration for years to come.

And Where to from Here?

As was said many times at the charrette, this was a brainstorming session. Lots of ideas were thrown out and some preliminary suggestions were brought forth. Some tentative conclusions were reached. The first task after such a session is to reflect upon all of the discussion, to assess the recommendations, and to develop agreement among the various parties on an overall strategy for moving forward. Where should a library go? How should it interact with the housing? Should space be reserved for other facilities in the future? All of these need to be worked into an overall development plan and strategy. With that in hand, the various plan components can move forward in an independent, but coordinated fashion, meeting as a large group periodically, and in smaller groups to accomplish individual tasks as necessary.

Having said all of that, the next step is to secure the land so that this key parcel remains available for what is a critical project for the future of Gilmanton.

Cost Estimates

Library - Assumptions: Wood frame construction, pitched roof, extensive windows/natural lighting, moderate to high level of architectural detailing on the exterior finish.

Option 1: 2400 square foot single story structure, slab on grade construction @ \$73/SF \$175,200

Option 2: 2400 square foot main floor, structure built into the side of hill with at grade access to both levels. Lower level unfinished. @ \$87.50/SF \$210,000

Site Improvements (based on site drawing on Page 8)

750 lineal foot drive @ \$34/LF \$25,500
27 parking spaces @ \$555/Each \$15,000
11 4.5 inch maple trees @ \$682/Each \$7,500
Drilled well \$5,000
Septic System \$15,000
\$68,000

Furnishings/Fit Out

10 bookcases (12' x 7') @ \$300/Each \$3,000
5 tables (8' x 3') @ \$175/Each \$875
30 chairs @ \$75/Each \$2,250
2 sofas @ \$800/Each \$1,600
6 overstuffed chairs @ \$300/Each \$1,800
6 wooden benches @ \$100/Each \$600
\$10,125

Architectural and engineering design fees @ 15%

Option 1 \$37,999
Option 2 \$43,219

Library Totals: Option 1, slab on grade \$291,324
Option 2, unfinished basement \$331,344

Senior Housing - Assumptions: The housing will be built in two phases, the first containing six living units and the second containing eight living units. The units will be a mix of detached housing, duplexes and triplexes. For estimating purposes, all units are calculated as duplexes.

The units will each contain approximately 1000 square feet of living space and an attached 250 square foot garage. They will each contain two bedrooms. They will be constructed on a concrete slab with no basement. They will be single story structures of wood frame construction. The exterior surfaces will reflect moderate to high levels of architectural detailing. The phases will be constructed using the library site plan shown on Page 8 as a starting point.

Phase 1 (6 units):

6 Units containing 1250 square feet each, @ \$125/SF \$937,500
Drilled well sufficient for 14 units \$50,000
Septic system sufficient for 6 units \$100,000
Upgrade of 250 lineal feet of library driveway to Class V Road, per town specs @ \$160/LF \$40,000
Construction of 300 lineal feet of Class V Road, per town specs @ \$250/LF \$75,000
Architectural and engineering design fees @15% \$180,375
Phase 1 Total \$1,382,875

Phase 2 (8 units):

8 Units containing 1250 square feet each, @ \$125 /SF \$1,250,000
Construction of 300 lineal feet of Class V Road, per town specs @ \$250/LF \$75,000
Septic system sufficient for 8 units \$120,000
Architectural and engineering design fees @ 15% \$216,750
Phase 2 Total \$1,661,750

Pedestrian Underpass - Assumptions: The design is based on a simple, pre-cast box culvert structure and graded entrance paths, constructed on well compacted soils, with no ledge encountered.

50 Lineal feet of 8'x8' box culvert, in place under Route 140 @ \$1000/LF \$50,000
250 lineal feet of 5 foot paved, graded sidewalk on the tunnel approaches @ \$12/SF \$15,000
2 catch basins and 200 lineal feet of drain pipe \$10,000
Security lighting \$7,500
Architectural and engineering design fees @ 15% \$12,375
Pedestrian Underpass Total \$94,875

Contacts and Resources

Bill Konrad, Director
Rural Development Administration
Concord, NH 03301 Security lighting
223-6045

George Zoukee, Executive Director
Municipal Bond Bank
Concord, NH 03301
271-2595

Kim Koulet, Executive Director
Lakes Region Planning Commission
Meredith, NH 03253
279-8171

Richard Weaver, Housing Specialist
NH Housing Finance Authority
Bedford, NH 03110
472-8623

Pat Herlihy, Senior Planner
Community Development Block Grant Program
Office of State Planning
Concord, NH 03301
271-2155

Julie Eades, Executive Director
NH Community Loan Fund
Concord, NH 03301
224-6669

Tom Curren, Executive Director
Lakes Region Conservation Trust
Meredith, NH 03253
279-3246

The Rural Development Administration is a good source of grants and low interest loans for rural communities.

The Municipal Bond Bank packages small town bond issues into aggregate proposals so as to secure lower interest rates.

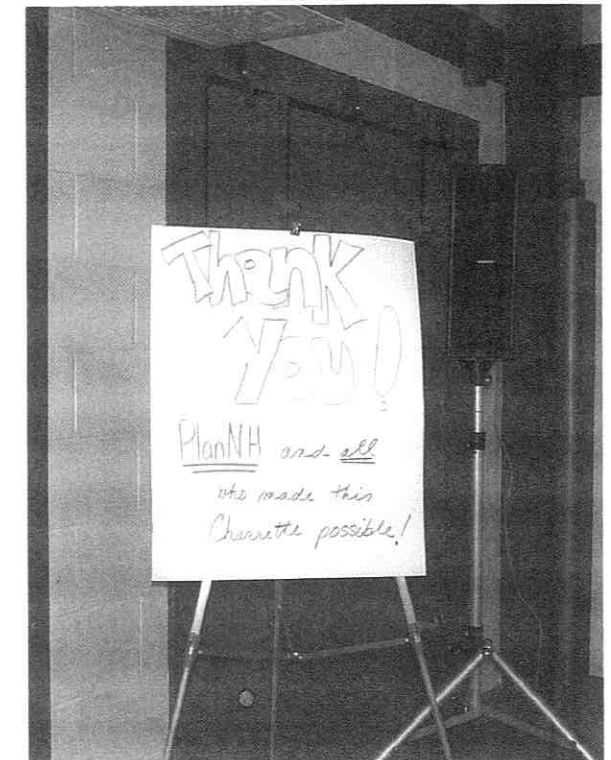
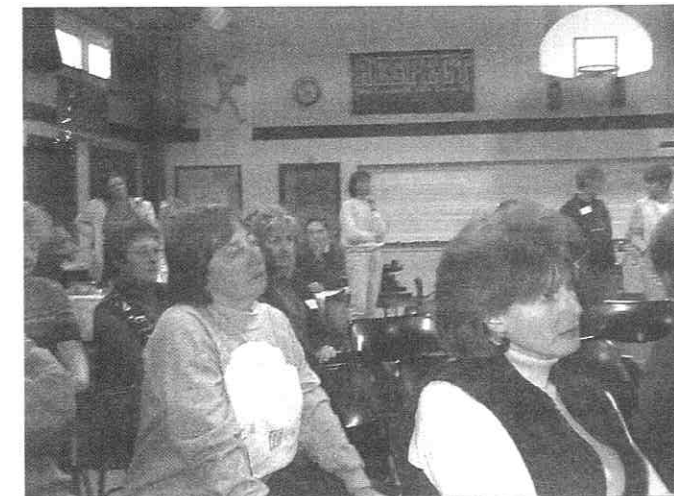
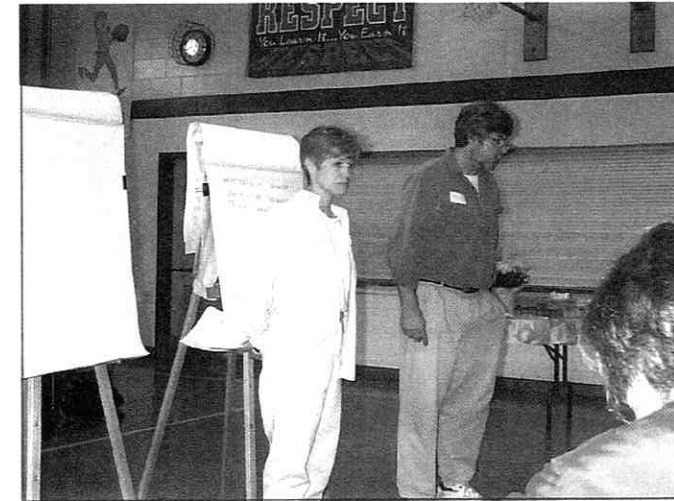
The Regional Planning Commission is a good source for technical assistance on planning and zoning issues. They may be able to assist with grant preparation and assist with site design work.

The NH Housing Finance Authority is a source for both planning and development funds for projects that create housing for low income groups and for seniors. Some programs have income eligibility requirements and others do not.

The Office of State Planning distributes funding for projects which can demonstrate an ability to meet the needs of low and moderate income individuals.

The Community Loan Fund administers low interest loans for community based project, with a focus on lower income individuals.

The Lakes Region Conservation Trust has been instrumental in assisting a number of community groups in land preservation projects. If the community is truly interested in seeing the farm fields remain, LRCT might be a good partner to work with.



And Good Luck to Gilmanton!!

s/ The Plan NH Design Team