

# BELMONT FACILITY STRATEGY COMMITTEE

The Belmont Facility Strategy Committee (BFSC) completed its Final Report of Findings and Recommendations to the Board of Selectmen in November 2019. This Committee was established by the Board of Selectmen in June 2017 based on a suggestion made by several citizens to create a facility strategy for all Town buildings.

The task of this committee was to complete an assessment of the improved properties currently held by the town as appropriate, identify priorities that needed to be addressed and recommend a strategy for implementing its recommendations. The Committee's focus was to determine the current condition of the existing buildings, complete a space needs analysis and determine if existing buildings could accommodate the functional and physical needs of various departments over the next 20 years.

Key directions provided to the committee were:

- Town administrative functions should be in one building rather than multiple locations to improve efficiency
- Use existing properties to avoid further real estate acquisitions

The following are the key recommendations from the Belmont Facility Strategy Committee in the Final Report of Findings and Recommendations:

**Construct a New Police Department – First Priority:** Use the Corner Meeting House site for a new Police Station. This approach allows the police to remain in place until completion of a new building on this site that allows space for future expansion. Current PD facility is overcrowded and presents safety issues. Projected cost for a new building is virtually the same as reconstruction and relocation cost for rehabilitating the existing Police Station at \$3.5 million in the proposed Town bond. This includes relocation of meeting rooms and Welfare Office to Belmont Mill and removal of the existing Police Station when project is completed. This location would allow the Police Department to remain in place until construction is completed and room for future expansion beyond the 20 years planned for the new building.

Action Needed – Complete a Design/Build concept or other acceptable cost-effective approach with active public involvement, community meetings and Ballot Measure in 2020 for bond to complete this Project.



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Conceptual Drawing of Proposed Belmont Police Station  
Existing Police Station

**Town Hall in Belmont Mill – Second priority:** Use the Belmont Mill to house all the administrative functions currently met by Town Hall, the Corner Meeting House and Recreation Department. Existing Town Hall is overcrowded and lacks space required for future needs. Retain historic character of Mill which is a state-listed historic structure in the Factory Village District.

Action Needed – Phase in needed repairs to Mill and transition move of town meeting facilities and General Assistance Office in tandem with Police Department construction. Recommend a public committee to be involved with detailed planning for phasing move and final design. Fund through Capital Improvement funds and bond measure. Some improvements can be phased over a 3-5-year time frame.

**Library – Third priority:** Continue to upgrade existing Library working with the Library Board and determine best approach for expanding facility. Retain the historic character of this National Register of Historic Places structure in the Factory Village District.

Action Needed – Review proposed additional space needs in light of meeting rooms and community services provided in Belmont Mill and adjust proposal as needed. Continue to phase needed repairs to Library and seek grants and a Ballot measure in future to construct addition.

**Belmont Bandstand** – Protect the historic character of this State-listed structure.

**Fire Department, Public Works Department, Belmont Pavilion, Beach Bath House** – No major facility needs anticipated during the planning period.

**Town Hall** – Recommend sale of building with deed restrictions to retain historic character of building when Town functions move to the Mill. Located in the National Register-eligible Factory Village District. An assessment of this building by LBA was not undertaken as the available square footage including the second floor did not meet space requirements to house all town functions.

Action Needed- Once determined further use of this building is not needed for any town functions it would be preferable to sell this parcel. Recommend an RFP (Request for Proposal) to redevelop this building. The Town would be able to choose the proposal that best matches community needs and the historic character of the Village District. If not sold within 3 years, remove building to eliminate ongoing costs.

**Old Bank Building** – Recommend removal of building in 1-3 years to eliminate costs and to provide more space for Town green. This building is not needed for town use and requires extensive rehabilitation. Since the Community Charettes in the 1990's, there has been an interest in expanding the Town Green. The building is in the Factory Village District.

The committee's entire report can be viewed on the Town website: [www.belmontnh.org](http://www.belmontnh.org) and a virtual tour of town buildings is also available.\*

Town facilities have been the topic of discussion for at least 20 years with numerous studies,

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committees, charettes and citizens groups involved. The Committee appreciated the ideas and feedback from the community throughout this effort and recognizes past and continued efforts of Belmont citizens to update Town buildings and bring them to reasonable standards that meet today's building codes and working environments

The Facility Committee acknowledges and thanks the Board of Selectmen, Town Administrator, Police Chief, other town departments and citizens for offering their assistance and guidance in the development of this updated study. We also want to thank Lakes Region Public Access TV for providing the resources for us to have a virtual walking tour of our facilities online for all to visit. The professional advice and directions provided by Lavallee Brensinger was of immense assistance in developing this plan of action.

Respectfully submitted by BFSC Members,

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*Donna Hepp*

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\*For more information: [www.belmontnh.org](http://www.belmontnh.org), go to projects tab, click on Town Buildings and Facility. The report can be found under projects documents entitled "Report of Committee Findings and Recommendations (11/5/19)". It is recommended that the report be read in its entirety in order to understand how various recommendations have been developed. Additionally, there is a virtual tour of the Mill, Town Hall and Police Department available at [www.livestream.com/belmontnh/live](http://www.livestream.com/belmontnh/live). Scroll down right -hand margin to the tour, which is after the 11/2018 Budget Committee Meeting.