



Public Hearing - Potential Acquisition
81 Whittier Highway

Updates from the 1/13/26 public hearing

A team of us met with JDCH (Jason Drouin) who built the Crucon building to review many of our questions, review site plans and design inquiries in detail.

- The \$900,000 from CRF 104 is sufficient to cover the buildout required for the necessary renovations and based on professional analysis, it is anticipated to be less.
- We do not need to relocate high-cost items such as the commercial kitchen, bathrooms, mechanical systems, elevator, or other major infrastructure.
- The scope of work primarily includes constructing interior walls and potentially adding a few Variable Air Volume (VAV) boxes and ducting to the existing VAV system.
- We have on file the standard traffic study for 81 Whittier which was done to meet NH DOT requirements in 2012. (Available upon request)
- 01/15/26 NH-DOT public hearing for the project – “Improvements will include reallocation of the existing pavement to include two-way-left turn lane and left turn auxiliary lanes.” to address traffic safety and concerns on that part of Rt. 25 corridor.” (projected completion FY28/29) **[Plan on display from NH-DOT.](#)

Updates from the 1/13/26 public hearing – continued

- Recreation Building: Proposed to be demolished to create additional parking unless other use is identified
- Town Hall and Function Hall: Potential to sell both buildings (commercial or residential options TBD)
- Similar building with the square footage needed (which was proposed years ago in 2016 and 2019 – strictly a community center type building) would have cost approximately \$15,000,000 (at that time).
- The Crucon building project provides a significant financial advantage, saving approximately \$10 million. In addition to cost savings, the building offers a centralized facility capable of consolidating all Town Hall functions. It also meets the functional requirements for a multi-purpose hall, including seating for approximately 200 people to accommodate activities such as the Women's Club, Men's Breakfast, Meals on Wheels, and other community events. Furthermore, the facility supports the needs of the Recreation Department and allows for future expansion.
- **Paid with existing Funds.**

Regarding “Plan B” – Something to think about...

- We would need to look at New Construction to accommodate our growing needs upwards of \$20,000,000 at today’s costs.
- We will not simply “fill” offices, we already have more people in at least two departments than the town hall was originally designed for
- We would then need to bond new construction
- **Would definitely raise your taxes**

Use Existing Funds to Purchase 81 Whittier Highway Property

- Purchase for \$3.6 million dollars plus sellers closing costs up to \$148,000 dollars.
- Contingent upon Approval at Town Meeting.
- Board of Selectmen have directed the Town Administrator to place an article on the 2026 Town Meeting Warrant to include;
 - Unassigned fund balance \$3,248,000
 - \$500,000 downpayment from CRF134
 - Using \$900,000 to refit from CRF104 (based on professional analysis, it is anticipated to be less)

Benefits For Purchasing 81 Whittier Highway

A significantly newer and upgraded facility would provide the Town with a modern, fully equipped space to meet current and future needs. The expanded facility would improve representation of the Town while offering up-to-date accommodations compared to existing aging buildings, which range from 30 to 66 years old and are projected to incur over \$1 million in preventative maintenance costs over the next decade.

The new space would fully accommodate all Town offices and departments, including Administration, Board of Selectmen, Tax Collector, Town Clerk, Assessing, Land Use, Code Enforcement, and Recreation. Expanded capacity would allow more working families to access Recreation Programs, many of which currently have waiting lists (Beyond the Bell), and would enhance services such as the Meals on Wheels program for seniors and other Function Hall activities to accommodate up to 200.

Additional features, such as a state-of-the-art commercial kitchen, would support expanded programming, community events, and service needs. The facility would also give the Town room to grow into the future, ensuring sustainable and efficient operations for a community whose population has increased 24% since 2019. The opportunity to purchase a building at a reduced rate was brought to the Board of Selectmen in July 2025. Purchasing this building would be a strategic investment for Moultonborough.

What buildings would be affected if 81 Whittier Highway was Acquired?

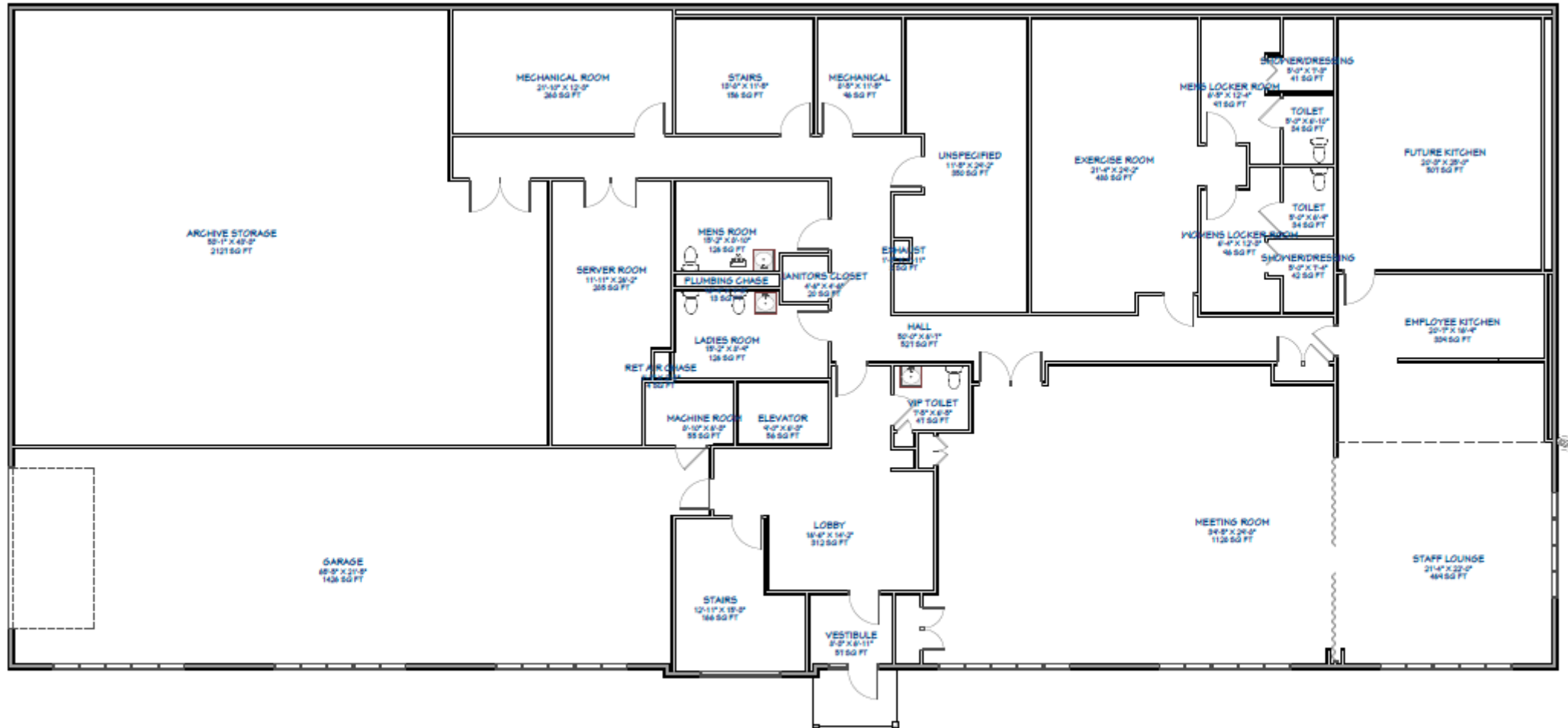
- Recreation Department Building
 - Recommended Demo of building for additional parking unless other use is identified
- Function Hall Building
- Town Hall Building
 - Potential to sell both buildings



Overall Plan for Building

- Combine functions from three aging buildings - Town Hall, Recreation, and Function Hall (Lions Club) – into a single modern facility
- State-of-the-art, energy efficient facility
- Larger meeting space to accommodate community needs
- State-of-the-art kitchen to support the Meals on Wheels Program, and other associated events currently held at Function Hall.
- Expand Recreation Department space and programs and activities.
- Improved Voting/Election Accommodations – (lower-level space confirmed suitable). This would remove Voting/Elections from the school and would eliminate transporting election materials and equipment.
- Additional space and storage for Land Use, Town Clerk, Tax and other Town Records (2nd Level – reinforced for this purpose)

Lower Level (recreation active program space), meals on wheels, women's club, meetings, community events up to 200, elections) (TBD) 10,025 SF



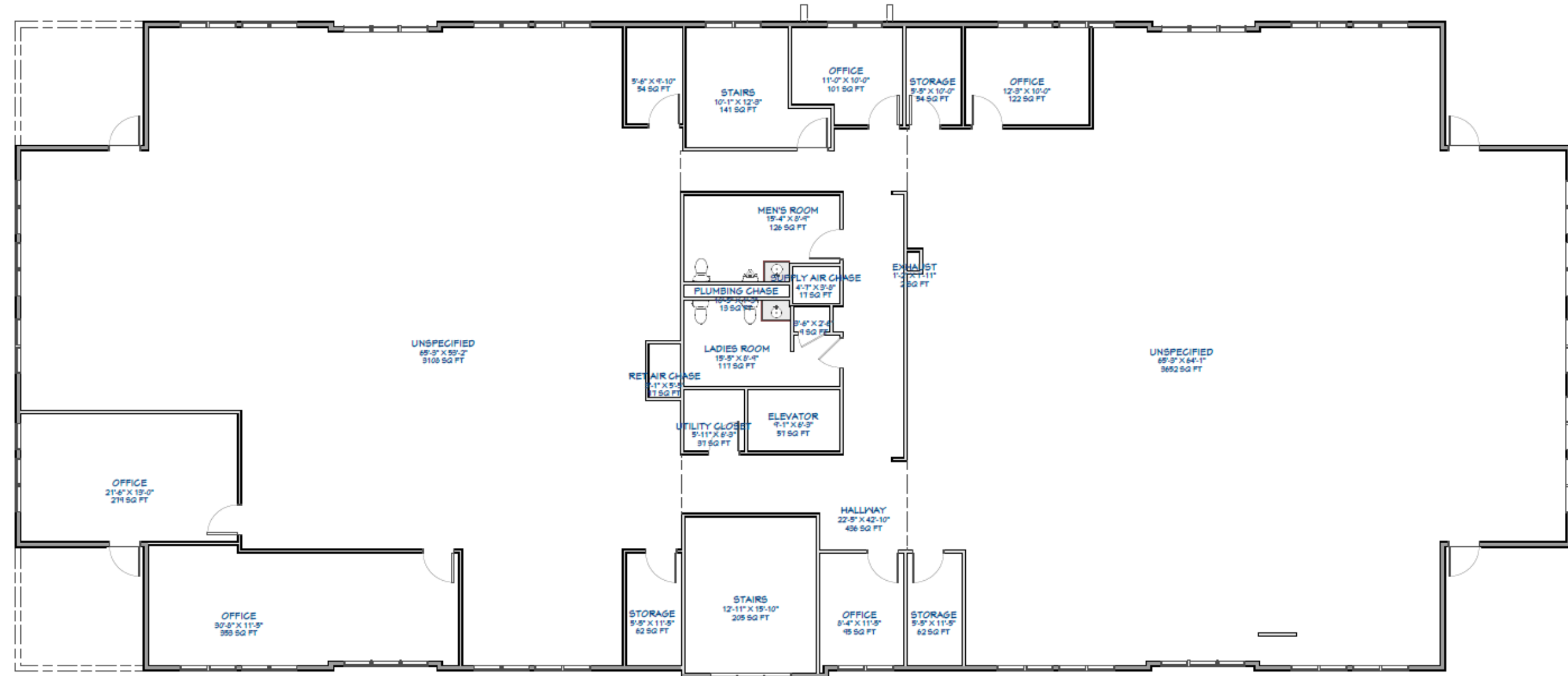
LIVING AREA
10025 SQ FT

Updated 1.12.26

1st Level – Admin, Finance, Town Clerk, Tax, Selectmen, Meeting Room (TBD) 10,174 SF



2nd Level – Reinforced for heavy files Land Use, Assessing, Recreation
offices, storage and program space (5000 sf needed), Common Space
(TBD) 9470 SF



Square Foot Space Comparison

Total Current Buildings SF Usage

- Town Hall – Approx. 9,808
- Function Hall – Approx. 5,248
- Recreation – Approx. 5,388

Total: 20,244 SF

Commercial Renovation Build Out Costs approx.
**\$300 SF – not including design plan.
(Modifications will be non-structural)

**Discussed with original builder and determined that this was a high estimate for renovation costs.

81 Whittier Hwy SF (Built 2014)

- Approximately 28,000 SF **
- ADA Bathrooms
- Up to date plumbing, heating, AC, energy efficient utilities, on public sewer, major fiber optic lines to building
- More parking (145 parking spots)

- **Although the building is 28,000 SF, we DO NOT need to build out that amount of SF for our use.
- \$900,000 from CRF104 would more than cover build out.
- We are not having to remove or move major cost items like bathrooms, elevators, kitchen, stairways, mechanical systems or major infrastructure.
- Mostly need to construct some interior walls (non-structural modifications)

Assessed Value Comparison (from Tax Card)

Town Buildings Assessed Values

- Town Hall – \$1,534,800
- Function Hall – \$397,400
- Recreation – \$312,700
- These buildings are not on the tax roll
- Tax Roll Offsets: Adding the current Town Hall and Function Hall to the tax roll would help offset the removal of 81 Whittier Hwy.
- Decision-Based Outcome: The final tax impact won't be known until the Town determines which property uses best serve the community.

81 Whittier Hwy Assessed Building Value

- \$4,517,700**
- Notes: For those who asked about taking this property off the tax roll:
 - Revenue Impact: In 2025, 81 Whittier Hwy accounted for 0.074% of total tax revenue.

DPW Assessment & Recommendation

Key Findings

- Town facilities require \$1M in minimum maintenance over the next decade
- Function Hall needs substantial additional investment to become a high-quality community space
- Recreation Building, is undersized & outdated for current & future needs
- Existing facilities are aging & increasingly inadequate

DPW Recommendation: *Purchase the CRUCON Property*

- Solves multiple facility challenges in one strategic move
- Provides modern, flexible space for recreation, events, & municipal functions
- Avoids rising maintenance costs tied to aging infrastructure
- Protects the town's interest by securing the property before another buyer does
- This would eliminate moving Voting/Elections materials and equipment from building to building

Approximate Utilities Comparison

Current Buildings (2025)

- Electric:
 - Function Hall- 23,533 kWh, \$4,723.29
 - Recreation- 10,696 kWh, \$2,827.90
 - Town Hall- 43,429 kWh, \$8,479.69
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- Total: 77,658 kWh, \$16,030.88**
- Heating Fuels:
 - Function Hall- #2 Oil = 1,934 gal, \$4,438.33 ; Propane = 643 gal, \$1,579.74
 - Recreation- #2 Oil = 1,105 gal, \$4,007.47
 - Town Hall- Propane = 2,764 gal, \$5,553.20

Totals: #2 Oil: 3,039 gal, \$8,445.80

Propane: 3,407 gal, \$7,132.94

Total combined heating fuels: 6,446 gal, \$15,578.74

81 Whittier Highway

- Electric: (*Adjusted to the Town's current 2025 rates*)
 - 2016 - 333,360 kWh, \$73,339
 - These numbers reflect when the building was operating on a 24/7 year-round basis
 - With 150 Employees
 - 2023- 229,600 kWh, \$50,512 (not 24/7)
- Heating Fuels:
 - Propane (2016) – 4,903 gal, \$8,924

The higher electric costs in 2016 are primarily due to CruCon's 24/7 business operations, including continuously running computers and servers and the electricity required to cool and maintain.

Motor Vehicle Accident Data from MPD January 1, 2020, to December 31, 2025

- Whittier Highway (Route 25) at Holland Street (Route 109 North)
 - 5 motor vehicle accidents
 - **1.12.26 Update - 6 Accidents**
- Whittier Highway (Route 25) at Crucon Cruise Outlet/Pine Hill Plaza
 - 6 motor vehicle accidents

Town Clerk

- Improved Voting & Elections Accommodations
- Improved Necessary Vault Security
- Expanded & Improved Customer Service Windows
- Increased Safety for staff & visitors
- Voting/Elections removed from the school and would eliminate transporting election materials and equipment.

Tax Collector

- Improved Necessary Vault Security
- Expanded office space
- Future Proofing
 - Growing with our community

Emergency Operations

Current Buildings & Procedures

- **EOC Locations Primary:**
 - Public Safety Building
 - Secondary: Town Hall (generator-equipped)
- **Cooling & Warming Centers**
 - During extreme weather and outages
 - Offer climate relief and device charging
 - Locations currently spread across Library, Public Safety, and Recreation facilities

81 Whittier Highway would accommodate all of the current EOC needs and in addition...

Centralized Emergency Services

- Combines cooling/warming centers and emergency support in one location
- Supports extended emergency operations
- Kitchen facility if needed
- Generator runs the whole building

Building Safety & Resilience

- Fully sprinklered building
- Protects Town property and critical records
- Improves response during long-duration outages and extreme weather

Land Use & Assessing Departments

- Dedicated Customer Service and Private Consultation Areas
 - Ensures confidentiality, reduces congestion at service counter, and improves service delivery during constant peak demand
- Expanded Workspace for Planning Reviews, Staff, and Consultants
 - Supports increased development activity, allows efficient plan review & collaboration, and prevents delays caused by shared or temporary work areas
- Proper Records Storage & Document Management
 - Provides secure, compliant storage for permanent & active records while improving accessibility & long-term preservation
- Adequate Meeting and Collaboration Space
 - Accommodates staff coordination, training, board & committee meetings, & public engagement without disrupting daily operations
- Improved Acoustics and Work Environment
 - Creates a professional, quieter workspace that supports focused work, confidential discussions, and improved employee productivity

Recreation Department

- Expands capacity of high demand afterschool program enabling more working families' access. *The program is currently capped with a waitlist due to space limitations*
 - Saves families costs on rising day care prices
- Consolidates programs that are currently spread across 4 buildings
- Enables approx. 75% of programs to operate from one centralized facility
- Improves efficiency- Reduces staff time transporting equipment & flipping rooms
 - Space would provide safer storage & decreases wear & tear on equipment
- Provides dedicated space for active programs, passive programs, offices, & storage
- Creates flexibility to expand and add future programming
- Provides an adequate large space for Summer Camp programming on inclement weather dates

Meals on Wheels

Why This Kitchen & Dining Space Matters

- Clean, commercial, and thoughtfully designed layout
- Supports efficient meal preparation and service
- Significant improvement over the current location

Impact on Community Programs

- Strengthens Meals on Wheels and congregate meal programs
- Expands our ability to reach more older adults
- Provides a welcoming space that reflects the dignity of our seniors

Broader Community Benefits

- Deepens our connection with the community
- Creates more opportunities for engagement, wellness, and socialization
- Offers a place people can be proud to come to



Financing for Potential Acquisition

Use of Existing Funds to Purchase

Financing Mechanism

- Unassigned Fund Balance \$3,248,000
- Capital Reserve Fund CR 134 – Property Acquisition up to \$500,000 (existing funds)
- Capital Reserve Fund 104 – Municipal Building Fund up to \$900,000 (existing funds) based on professional analysis, it is anticipated to be less

Explanation of the benefit

- Keeps unassigned fund balance to DRA requirements (puts us at approx. 8% per DRA)
 - *Note: The DRA Recommendation is between 5-17%*
- Used for down payment to reduce amount of unassigned fund balance needed
- For renovations needed to retrofit the building
- No Tax Rate Impact!

Use of Existing Funds Broken Down

Item	Cost	Funding Source
Purchase	\$3,100,000	Unassigned fund balance
Closing costs	Up to \$148,000	Unassigned fund balance
Down Payment	\$500,000	CRF 134
Retrofit Costs	Up to \$900,000	CRF 104
TOTAL	\$4,648,000	(\$3,248,000 from unassigned fund balance)

QUESTIONS?

PUBLIC HEARING RULES

To ensure a fair, respectful, and orderly public hearing, the following rules apply to all speakers:

- Please **come to the podium** when recognized by the Chair
- **State your name & address** clearly for the record
- Each speaker is limited to **TWO (2) minutes**
- A **timer will be used** to ensure equal time for everyone
- Each person may **speak ONE TIME** only to allow others the opportunity to speak
- Please **be respectful at all times** towards the Board, Town Staff, and other residents
- **No outbursts, interruptions, or shouting** will be permitted
- Please **stay on topic** and avoid repeating comments already made
- The **Chair may enforce these rules** and end comments if necessary