

**MINUTES OF THE
DEPOT VILLAGE ADVISORY COMMITTEE (DVAC)
REGULAR MEETING OF March 19, 2025**

Salem Town Hall, 33 Geremonty Drive, Salem, NH Knightly Room

PRESENT: Crayton Brubaker, John Vogl, James Danis, Corinne Gordon, Larry Belair (via Zoom)
Also Present: Paul Pelletier, Beverly Glynn, Howie Glynn, Pat Good, Jimmy Koczat, Gail Coleman, Katie Duffey, John Klipfel, Dave Topham, Bob Dennis, Gordon Leedy, Sharon Rooney (via Zoom)

CALL TO ORDER: Mr. Brubaker called the meeting to order at 3:00 pm

Mr. Brubaker made a motion pursuant to RSA 91-A:2, III (a) to allow Larry Belair to participate in the meeting remotely via Zoom and that any votes for the duration of his participation will be conducted by roll call, pursuant to RSA 91-A:2, III (e).

The motion was seconded by Mr. Pelletier.

ROLL CALL VOTE: 4-0-0 (Mr. Brubaker, Mr. Vogl, Mr. Danis, Ms. Gordon voting in favor)

Veterans Plaza Update: Mr. Brubaker provided an update from Mr. Sorenson on the Veterans Plaza. Mr. Sorenson will be meeting with James Danis and Geoff Benson on the layout soon. He will also work with Gary Merrill on excavation and site work and with John Belko on landscaping to establish a schedule. James Pacheco has been in touch with the vendor providing the flagpole; it is currently in the building process.

Depot Concept Plans Discussion: Mr. Leedy from Tighe & Bond presented the 3 conceptual plans, which were emailed out to the Committee. Mr. Koczat and Mr. Belair had emailed out initial comments to the group. Mr. Brubaker noted some feedback Ms. Woodbury provided about the desire to not have bathrooms attached to the current Chamber of Commerce building and the noise levels and other considerations related to putting a stage next to the building. A robust discussion ensued regarding elements of the plan, which included the following items:

- Committee consensus regarding not having bathrooms on the parcel with the existing Chamber / Depot building
- Keeping the area around the Veterans Plaza and memorial relatively quiet and respectful for honoring the veterans and ensuring it is a focal point of the park
- Keeping the number of food truck spaces relatively low, the possibility of monetizing those spaces to provide revenue for maintenance, how the surrounding areas will be maintained, and how waste will be handled (likely by food truck operators)
- Public safety and maintenance considerations related to a permanent or semi-permanent bathroom structure
- Inclusion of building a retaining wall and widening a section of the trail south of the plaza serving as a miniature overlook and allowing for linear playground equipment, signage, historic train car or other related items along the width of the trail that children and families can interact with
- Placement of bike parking throughout the park and bicycle repair station

44 • Utilization of outdoor musical instruments in a programmed section of the park (Harmony
45 Park is an example supplier of these instruments)
46 • Varied thoughts on whether a stage or gazebo could work on the north property
47 • Inclusion of gardens on the north property as provided in a previous sketch by Mr. Belair
48 • Public safety considerations with crossing Main Street, not distracting drivers along South
49 Broadway or Main Street, and access and traffic flow of the South Broadway parking lot
50 (right turn only, one way in and out)
51 • Public bathrooms in a standalone building or semi-permanent structure on the 80 Main
52 Street parcel, a potential rental space in the same building, and a water refilling station
53 attached to the building
54 • Potential shade structure(s) along the rail trail
55 • Signage or an arch signifying the park entrance, with potential verbiage such as 'Welcome
56 to Depot Park'
57 • Arcade on east side of rail trail widened section or attached to the proposed new building

58 Mr. Brubaker summarized the points of agreement and requested that Tighe and Bond produce 2
59 further designs implementing and exploring the requested changes. Mr. Pelletier shared his view
60 that if the Town wanted to invest in Salem having more recreational opportunities, it would take a
61 bit of money, but it is well worth it to beautify the Town. He also discussed the need to potentially
62 find new revenue sources to help pay for recreational improvements.

63
64 ***Mr. Danis** made a motion to approve the minutes of February 5, 2025.*

65 *The motion was seconded by **Mr. Vogl**.*

66 **ROLL CALL VOTE: 4-0-1** (Mr. Brubaker, Mr. Vogl, Mr. Danis, Ms. Gordon voting in favor, Mr. Belair
67 abstaining)

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69 **Meeting Schedule:** Mr. Brubaker mentioned to continue the positive momentum of the
70 Committee, DVAC should continue to meet monthly to refine the Plan. The Committee discussed
71 meeting the third Wednesday of every month at 3pm going forward.

72
73 The next meeting will be on **Wednesday, April 16, 2025 at 3pm.**

74
75 **Adjournment:** ***Mr. Vogl** made a motion to adjourn at 4:18 pm.*

76 *The motion was seconded by **Mr. Pelletier**.*

77 **ROLL CALL VOTE: 5-0-0** (Mr. Brubaker, Mr. Vogl, Mr. Danis, Ms. Gordon, Mr. Belair voting in favor)

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79 **Meeting adjourned at 4:18pm.**