

**MINUTES OF THE
DEPOT VILLAGE ADVISORY COMMITTEE (DVAC)
REGULAR MEETING OF SEPTEMBER 23, 2025
Nightly Meeting Room, 33 Geremonty Dr., Salem, NH**

PRESENT: Voting Members Co-Chair Crayton Brubaker, Co-Chair John Vogl, Vice Chair James Danis, Secretary Corinne Gordon, Larry Belair

ALSO PRESENT: Bob Dennis, Jacob Lafontaine, Wayne Amaral

Absent: Paul Pelletier (Town Council), Colleen Mailloux (Assistant Town Manager), Missie Bankes (Budget Committee), Pat Good, Katie Duffey, David Topham

CALL TO ORDER: Co-Chair Brubaker called the meeting to order at 3:04PM

Veteran's Plaza Update - Member Danis gave update on veteran's plaza. The project is largely constructed, wall is done, concrete patio is done, a lot of the grading around the outside is done, most of the electrical is in and the flagpole bases are in. Remaining items to be completed are to have the flagpoles themselves installed, need to install a fence around the perimeter up top and the landscape would be one of the last things to have completed. Next year we would look into having additional irrigation to keep the landscape going strong. Member Belair inquired about having some signage installed that has some backlighting to complete the area similar to the signage that the Nouria gas station has when you come off 93 on to Rt 28. Member Danis stated that the thought has been proposed and something that is being looked into, but now definitive verbiage has been decided yet. Member Belair also discussed some work that was done during phase 6 and inquired as to what the intention would be when the project is finished. Member Danis stated that everything from the depot south is intended to be 14 ft with additional crushed gravel shoulders with area for boom trucks from Liberty Utilities to be able to access their poles if needed. Member Danis discussed the landscape and that the simpler the design the better for all. Additionally, discussion of the design and elements being added to the CMAC design project. Member Belair inquired about seeing the design to which Member Danis stated that he would get him a copy. Lastly, Member Belair inquired about some dead foliage in a specific corner and who donated the foliage and if it would be replaced during the landscaping phase. Member Danis indicated that he believed Liberty Utilities donated them and that they would be replaced during the landscaping phase of the project.

Phasing/Implementation Plan – Member Brubaker discussed the design he had drawn up but doesn't recommend adopting it today. The design is based off requirements of the LWCF (Land and Water Conservation Fund) grants. Member Brubaker discussed Phase 1 of 70, 80 Main Street Improvements – looking at submitting in late 2026 for the grant. This phase would be for existing parking, playground, entry/welcome signage, restrooms and storage building. Estimated Total Cost of \$1,059,576. Phase 2 - 1 North Broadway – Design and construct, landscape and access near depot, caboose and display arcade with retaining wall. Estimated Total Cost of \$516,047. Phase 3 – Parcels along NH Rt 28 – Food truck and picnic area, screening vegetation landscape in front of Veteran's Plaza and misc. items. Estimated Total Cost of \$ 977,012. Phase 4 – 70, 80 Main St Lease Space – Design and Construct 1,200 sf Lease Space. Estimated Total Cost of \$666,250. Phase 5 – Parking for Parcels along NH Rt 28 – Parking and rail trail

access. Estimated Total Cost of \$359,835. These have all been drafted with the grants in mind as that was some feedback from the town council. Member Gordon stated that the proposal made sense to her. Member Gordon did inquire if in the first phase would the bathroom be done by itself for the building to be added on at the end or a separate building. Member Brubaker confirmed that it's meant to be its own separate building but that it could be combined with the other building if needed. Wayne Amaral liked the parking at the end as you will need that area to park construction equipment during construction phase. Member Belair commended Member Brubaker on going through the different phases in keeping in mind with what needs to stay in the mind when going through the process. Member Vogl agreed. Member Belair was surprised with the presentation to the council as there was very little critic on the presentation. Also had discussion about the food trucks and musical instruments that will be placed and Jacob LaFontaine agreed with Member Brubaker about the food truck and musical instrument noise. Member Belair questioned when a traffic consultant with looking at the traffic pattern. Wayne Amaral made mention that there is less traffic there than a shopping center. Continued to have a discussion about parking availability once area is up and running. Member Brubaker would like to get Councilman Paul Pelletier's opinion so voting on the Phase/Implementation will be done at the next meeting.

Minutes: Motion by Member Vogl to approve the minutes from January 14, 2025, second by Member Belair

Member Brubaker – Yes

Member Vogl – Yes

Member Belair – Yes

Member Danis – Abstain

Member Gordon – Yes

The motion passed 4-0-1

Minutes: Motion by Member Vogl to approve the minutes from April 16, 2025, second by Member Danis

Member Brubaker – Yes

Member Vogl – Yes

Member Belair – Yes

Member Danis – Yes

Member Gordon – Abstain

The motion passed 4-0-1

Minutes: Motion by Member Vogl to approve the minutes from May 21, 2025, second by Member Gordon

Member Brubaker – Yes

Member Vogl – Yes

Member Belair – Yes

Member Danis – Abstain

Member Gordon – Yes

The motion passed 4-0-1

Next Meeting: October 15th at 3:00 PM

Other - Member Brubaker discussed redoing the organization back in February and would like to add a seventh voting member as opposed to the six voting members that there are now. Looking to add Councilman Paul Pelletier to the voting members as he is on Town Council. Member Brubaker also inquired if someone would be taking Member Danis' place when he leaves. Member Danis indicated that someone would be taking his place, but he is not sure whom that person is at this time.

Minutes: Motion by Member Brubaker to add Councilman Paul Pelletier to the voting members, second by Member Belair

Member Brubaker – Yes

Member Vogl – Yes

Member Belair – Yes

Member Danis – Yes

Member Gordon – Yes

The motion passed 5-0-0

Bob Dennis inquired about process to donate something on the rail trail. Member Vogl stated that he would want to start at the Town Manager's office to determine what is allowed there. Member Belair also informed that there has been a change in the name of the Rail Trail Committee. It used to be known as Friends of the Salem Bike Ped Corridor; now to be known as the Friends of the Salem Rail Trail

Motion by Member Vogl to adjourn at 3:46PM, second by Member Danis

Member Brubaker – Yes

Member Vogl – Yes

Member Belair – Yes

Member Danis – Yes

Member Gordon – Yes

The motion passed 5-0-0

Notes/minutes taken by: Lisa Perry

Approved: DVAC Committee

Date: