TOWN BUILDINGS COMMITTEE Draft Minutes November 16, 2016

Meeting starts at 6:05 PM

Members Present: Nancy Matthews, Bob Groves, Jim Aaron, Bill Wells

Guests: Becky Torres, Leslie Bracebridge

Minutes From 10/12/16 read and approved

**Discussion about Completed Jobs**

Town Hall: Downstairs Door installation complete and paid-for.

Paint job punch list complete. Job paid-for including $600 extra for glazing repairs. Committee agrees that contractor, if hired again, needs more detailed specs and close supervision.

Elementary School roof repairs are complete. School officials have been informed of repairs and asked to report any leaks. So far, no leaks have been reported.

Urinal has been removed from men’s bathroom. Becky reports smell of mold now reported by people using bathroom.

**Discussion about Upcoming Work**

Town Hall elevator shaft leak.

Hayden construction will take apart East wall flashing and rebuild.

Committee agrees that mold smell in men’s bathroom might indicate moisture under siding on South wall. Hayden will be asked to remove some siding to investigate this possibility.

Becky says Building inspector visited Town Hall and stipulated that a door must be installed at the top of Town Hall stairs as per code.

Nancy will look in to code stipulation and report to Committee

**Old Town Hall**

Bob talked with Tree Warden about removal of trees on North side of building. He has no objection. Bob met Kate Quinlan, who lives next door, and discussed possible removal of trees. Ms Quinlan and husband support this idea. Bill will talk with Tim Hunting about possibility of Town employees doing this work.

Committee discussed OTH project.

Leslie is concerned that work would change the historic character of the building. She is concerned about valuable artifacts that would be at risk if building is renovated and might need a new home.

Bob expressed the view that a sensitive renovation would not substantially alter the character of the building. Wiring, heating and insulation could be installed from the outside, not disturbing the interior fabric of the rooms.

Bob said that if the OTH were renovated and used for SB meetings a space for document storage could be built in TH that would have a controlled atmosphere for doc storage.

Becky said the interested parties should be allowed to weigh in on both proposals.

She suggested Select Board, Historic Commission, Town Clerk, Library Trustees, Council on Aging be consulted: perhaps invited to BC meeting.

Becky also said that she thought that having Select Board meetings at OTH could create practical problems for TA and Town Clerk.

She said, also, that present Select Board room is used for many other events and that would be lost if part of room was dedicated to doc storage.

Becky said that storage space was lost when Senior Lounge was rebuilt and that the Library is storing equipment in TH.

Leslie added that the Library is storing materiel in OTH as well.

Bob submitted that TH and OTH are not put to best use as storage facilities other than archiving. Also, that if OTH is to be renovated under exception for Historic Buildings and avoid strict compliance to building code, then it should continue to be used as a meeting place that contains historic document storage.

Next meeting 12-7-16

Meeting adjourns 7:20