SHUTESBURY TOWN BUILDINGS COMMITTEE Minutes

July 23, 2018

Present: Jim Aaron, Bill Wells, Bob Groves Guests: Becky Torres, Mike Vinskey, Tom Ewing

Meeting begins at 5:30 PM

Minutes of 6-28-18 meeting read, approved

1. **SES Roof**

Tom Ewing, Roofing Consultant, recommends replacing gym roof with rubber or modified bitumen.

Tom likes internal drains but this will add to cost. Probably would need two or three drains. Tom estimate drains would add 10K to project cost.

Tom has observed gutters overflowing during downpour at school.

Are gutters responsible for leaks?

Tom’s rough estimates:

Shingle roof, approximately $12/sq = $480,000

Gym Roof approximately $20/sq = $100,000

Membrane w/ ribs possible alternative for main roof = greater expense

Metal roof $25/sq

Tom recommends regular maintenance of any roof.

BC and Tom agree that George Brown from Titan should be asked to follow up on roof leak and look at gutters as a potential source of leaks.

**State Grant**

Tom explains State regs for job done via grant

State selects architect, owner’s rep. Owners rep will hire clerk of the works

Town could stipulate that we want registered roofing consultant (Tom)

If we go with state money, it will cost more and we will have less control, but we will be subsidized.

If we go on our own, we can hire Tom for fixed fee. Tom can work with architect to have drawings stamped.

BC has to study the alternative methods before making recommendation one way or the other.

**2. Old Town Hall**

Mike Vinskey Mike cannot find copy of approved determination of eligibility.

Becky asks what building will be used for.

Bob says meetings, lectures, films, etc. Bob thinks that public will find many uses for building, if available, like Senior Lounge.

Mike would like BC to reapply for determination of eligibility.

Jim says foundation stones should be examined and possibly reset.

Leslie Bracebridge may know why OTH has never been placed on registry. Historical Commission should weigh-in on this issue.

Steps:

Application with estimate required

Public hearing(s)

Town Meeting

Bob will contact Historical Commission.

Bob and Mike will work on application.

Meeting ends 7:45, Next Meeting 8/22