

# Public Informational Meeting, February 26, 2010

Public Informational Meeting  
Building Committee  
7:00 PM February 26, 2010  
Stoddard Town Hall

Building Committee Members present: Dick Briere, Lou GrandPré, Sandy Holland, Harry Power, Amy Rokoszak

Townpeople present: Pat & Peter Bassett, Carole Briere, Mrs. Chagnon, Carol Clark, George Davenport, Ed Saleski, Dean Huber, Beverly Power, Tom Rosley, Arnie and MaryLou Stymest, Joe Van Schaick

Baybutt Construction Company represented by: Rod Parsons, Project Manager, Valerie Woods, Project Coordinator.

Building Committee Chairperson Dick Briere opened the meeting at 7:03 PM, read the Mission Statement of the Building Committee, and turned the meeting over to Baybutt to begin the presentation. The PowerPoint® presentation ran approximately 20 minutes.

Questions from the public were requested. George Davenport asked what the service life of the Baybutt concept for the Cahill property would be. Rod Parsons responded that there would be a 50-year minimum for any work they do. Work must outlive any mortgage, provide low maintenance, good longevity, and contain elements of recycling and conserving. George further asked if the Gould House was renovated, what the anticipated service life for it would be. Rod replied that it would be in the 50-year or longer range.

Tom Rosley wondered if it wouldn't be better to tear the Gould House down and rebuild on the site. He said the cross ties and floor structure were in terrible condition. Dick Briere asked if the last time Tom had worked on it wasn't about 20 years prior.

Rod Parsons noted that it was unfortunate no geotechnical work had been accomplished for the Cahill property, as it is unknown if there is a water or ledge problem to be dealt with.

Arnie Stymest asked whether the road into the Cahill property is a legal road, does it meet requirements for a development such as is planned. No one knows the answer to the question. He also asked for a cost breakdown for the Baybutt concept versus the Aho concept for that property and was told that was coming.

MaryLou Stymest said, when you take higher cost of restoration, does that come to \$900K? The answer was yes. She asked if you take that figure over 20 years, what would it raise taxes. The full scope for the Town Hall would be about \$65 per year for 10 years for the average taxpayer (average home being \$259,000), and the Gould House would add about \$100/year for 15 years. MaryLou asked if that was too much to have two buildings in pristine condition.

Pat Bassett commented that under Option II for the Town Hall, the sill has already been replaced. It was noted that it has been in part, but you can easily see all the remaining deterioration. Tom Rosley

asked whether there could still be design changes made to bring the cost down. It was noted that the reduced scope is already bare bones, containing just things that are absolutely necessary.

Rod Parson spoke briefly on the condition of the Town Hall stating that it sits on granite and is held up by piers. There is no vapor barrier, thus the cold floor and why it wicks moisture. How long it will last depends on its usage. Baybutt’s recommendation was to fill the crawl space with flowable fill and put radiant heat in the floor. He was asked if that was doable in the future. He said that it was but he recommended it be done as soon as possible. The floor is cupped from wear but also from moisture, and will only continue to degrade. Harry Power stated that it is the Building Committee’s recommendation that the reduced scope option for the Town Hall be adopted.

Mrs. Chagnon asked if it had been considered what would happen to the Town Hall and Gould House should an option for the Cahill property be chosen. Dick noted that the Town Hall, at a minimum, would need to be maintained if we were going to keep it as a historic town building. He also said that the original Building Committee had considered nine scenarios with three of them, in some manner, including the Gould House. The CIP Committee listed town offices as “urgent”.

Dick further noted that last year’s Building Committee had been able to have seven town owned properties surveyed, including three waterfront parcels. It was discovered that there is sufficient property at the current Davis Public Library site to install a septic, a well and build an addition. We also must consider needs of the Fire and Police Stations. He said it had been suggested that we should start a Capital Reserve fund, but the reality is that one should have been started years and years ago as it would take many years to accrue sufficient funds to attend to some of these issues. With that, Dick turned the floor over to Harry Power to present the impact of the various options on the tax rate.

PROJECTED COST IF BONDED

Option	Total Cost	Impact on Taxes/1,000	Years of Bond
Renovate Gould House AND Reduced Scope for Town Hall	\$550K	\$0.18	15
Renovate Gould House AND Reduced Scope for Town Hall	\$550K	\$0.29	10
Aho Concept on Cahill property	\$1.3M	\$0.47	15
Aho Concept on Cahill property	\$1.3M	\$0.37	20
Town Hall – Full Scope	\$570K	\$0.25	10
Town Hall – Full Scope	\$570K	\$0.185	15
Gould House only	\$355K	\$0.16	10
Gould House only	\$355K	\$0.116	15

It was noted that without an outside, professional audit being conducted, the town cannot approach the Bond Bank. The Bank goes out in June and December, so we can’t hope for funds prior to January 2011.

Dick Briere added a couple of points about other town-owned buildings, stating that a sub-committee met with the Fire Chief and Captain a few weeks prior and was made aware of their needs. The

library wants to stay in its current location, but with the addition of septic, water, plumbing and more room. The police station needs to be at least twice as large as it is.

Tom Rosley asked if the second floor of the Gould House could be used for office space if needed. The second floor can be used for an office and also for storage. Tom offered the reminder that whatever else we do, we will still have the Town Hall. We need to establish a maintenance program for it.

Dick Briere closed the meeting by saying that each year three members of the nine-member Committee will have their terms expire. If anyone is interested in serving on the Committee, they should please come forward.

Respectfully submitted,  
(With apologies to anyone I inadvertently omitted or whose comment/question was recorded incorrectly or attributed to the wrong individual.)

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Sandy Holland