

# **BUILDING COMMITTEE MEETING MINUTES 3-10-2011**

Submitted by stoddard on Fri, 03/25/2011 - 1:10pm.

Building Committee Minutes

March 10, 2011, 7:00 PM

Stoddard Town Hall

**FINAL**

Members present: Dick Briere, George Davenport, Sandy Holland, Harry Power, Amy Rokoszak, Dale Smith and David Vaillancourt

Penny Betz and Lou GrandPré were absent.

Public attendees: Carole Briere

Dick Briere called the meeting to order at 7:00 PM.

First order of business was to review minutes of the February 24, 2011 meeting. George Davenport asked for a correction to include that he had been asked if he was in favor of restoring the Town Hall. He responded in the affirmative and expressed his appreciation that he had been asked. Harry Power moved to accept the minutes as corrected, Amy Rokoszak seconded; motion carried unanimously.

Dale Smith reported that Hilary Harris is too busy with other activities to be able to provide the Committee with any plans or drawings.

Amy Rokoszak stated that she did not go to Lempster because she

is sure the weather would have prevented access to their Meeting House. She had text and photographs from the website, <http://www.lempsternh.org/> which she passed around. Lempster started restoration work with a \$75,000 LCHIP grant which they had to match. They raised an additional \$38,000 in 2009 to complete the restoration. David Vaillancourt asked the size of the building. Amy did not have that information.

Harry Power reported on the Nelson church, which was also raised with a basement installed underneath. He met with Charlie Lang on March 3<sup>rd</sup>. In comparison with Stoddard's Town Hall with a footprint of 40 x 56, Nelson's church is slightly larger, 44 x 56. The foundation was installed in 1986 and is not ADA compliant. They have a 13 x 15 kitchen, nicely appointed for commercial use with tile floors. There are six windows 48" wide x 24" tall, and two bathrooms, neither ADA compliant. There are two furnaces, one serving the upper floor, one serving the basement. There is a dropped ceiling in the basement and a sprinkler system. To help support the well for the sprinkler system, there is a buried water storage tank. Harry reported that there are 20 different groups that use the Town Hall when available.

Harry brought drawings of an addition he had put onto his own home fifteen years ago that were done by a draftsman in consultation with an engineer, stating that we don't need to spend so much money for engineers and architects for good results.

David Vaillancourt {Correction: George Davenport posed this statement/question} said he had no problem with hiring an architect, but his question is that, given that it is a municipal building, are we

required to have an engineer – no one knew the answer for sure.

Dale Smith asked if there was a website where we could go to look at the regulations for code compliancy. Harry stated that nh.gov would get you there.

Harry continued his report stating that the town clerk requires the largest office space of any of the town employees and is the biggest revenue generator. She currently has 16 x 16 with an adjacent small storage area. Ideally, she would need 20 x 20 with the office area separated from the public area. The office is open 14 hours per week, and that appears to be sufficient. The current space is the basement of the town clerk's home. The Town pays \$200/month in rent, homeowners insurance, phone, and provides sanding/plowing of the driveway.

Amy Rokoszak commented that the Town Hall would have to be done in phases. There was discussion about whether to install a full basement or just to redo the foundation without stated majority agreement, although all are in agreement that the moisture problem will never be eliminated without doing one or the other. As long as there is a moisture problem, it will continue to cause structural deterioration.

George Davenport commented that the town could rely on local people to do a lot of the work. He stated that Nelson had just rejected an article to bond \$1M in repairs to their Town Hall because the Building Committee didn't have adequate information. Sandy Holland noted that the Committee had said they didn't have enough money to

get all the answers. George said that we should look hard to bring the Town hall up to proper condition, get information regarding estimated service life, etc., whether done in phases or is bonded. He added that we should also get numbers on new construction so that a proper comparison can be made. He continued to say that the mistake made in the past is that the Town Hall and new construction town offices have been linked and they should not be.

Amy asked how we can reach people with the information, stating that last year we had public informational meetings and only a handful (under 30) of people attended. George said that they listen to their wallets. He stated that the town should institute Capital Reserve Funds for maintenance of non-expendable structures and equipment. He further recommends doing a survey to determine what talent we might have in town and whether any of it might be donated. Maybe this Building Committee can set the standard for the future.

George Davenport was asked if he could make some phone calls to see if anyone was willing to cut some trees behind the old fire station and/or to remove the oil tank and heater from the old fire station. He agreed to do so.

Amy Rokoszak asked if we could discuss warrant articles for the May Town Meeting. Dick Briere asked David Vaillancourt if anything has changed at the Police Station since last year. David said that he was having a door replaced this week, but otherwise no. The roof and ceiling still require replacement.

The library was mentioned and Amy said that she did not want to

speak for Penny Betz or the Trustees of the Library.

The discussion returned to the subject of a town-wide survey. George Davenport agreed to develop a survey that could be posted online, and provided as handouts at the polls and at Town Meeting, etc.

Members were asked by the chair whether they wanted to continue the Committee with nine members and if they wanted the members appointed or elected. Amy felt that we should not make the decision without full membership present, but those present did indicate a preference to stay with nine members and to put an article on the warrant for members to be elected starting in 2012.

The next meeting is scheduled for March 24, 2011 at 7 PM, Town Hall.

Harry Power moved to adjourn at 8:35, seconded by Dale Smith. Motion was unanimously approved.

Respectfully submitted,

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Sandy Holland