

Minutes of the Municipal Building Committee & Historical Commission Joint Meeting

January 3, 2017 at 4:00pm, Town Offices

Present were Building Committee members Virginia Allis, Adelia Bardwell, Anita Husted, Dan Kennedy, Judy Markland, Fred Orloski, and John Wroblewski; Historical Commission members Susan Baron, Alan McArdle, Judy Markland and Donna Wiley; Kristian Whitsett and George Dole of Jones-Whitsett; and Tony Wonsecki of SVE Associates.

The minutes of the December 19 meeting were approved.

Fred raised the subject of funding options for the town hall project, noting that the town has about \$330,000 on hand from the sale of the cell tower easement and that there is roughly \$217,000 in unallocated CPA funds on hand. The Select Board and Finance Committee will be meeting on January 9 to discuss the funding options, and the CPC has not made its determinations yet. There was a discussion whether to again request approval of these funds from the respective committees and it was decided that this would not be appropriate at this time.

On the grant requests, Donna reported that the town will be asking for \$290,000 from the Mass Cultural Council Facilities grant and that she and Brian are confident about submitting the application before the deadline. Judy reported that the Green Communities grant application is due on February 10¹ and that it will require modeling to demonstrate the amount of energy savings expected. J-W agreed to help with the modeling.

Tony Wonsecki presented three options for parking at Town Hall. Option 1 has a “straight in” design for the rear parking with two spaces for the Smikes house and two accessible spaces. This was rejected because of the limited number of TH spaces at the rear. Option 2 has the Smikes house parking at the rear of that house over the septic tank and three spaces (two of them accessible) adjacent to the sidewalk at the rear. Tony affirmed that residential parking would not be a problem for the Smikes septic. Option 3 has 5 spaces for town hall parking along the eastern boundary of the lot. This was rejected because the spaces overlay the town hall leaching field.

John suggested angling the Option 2 rear town hall spaces slightly to permit another space to be added. Tony agreed to explore this in drawing up Option 2. It was agreed that we need verification of the location of the post office leaching field, but that this can be done in the spring.

Fred asked about the minimum paving option in case funding runs short and something needs to be cut from the project costs. Tony indicated that that would be the option with the accessible space in front on the south border of the parking lot. Kristian recommended against pursuing this option, since it would mean running the front handicap ramp to the south rather than the north, which would effectively lock in that inferior design for the future.

It was noted that we still lack a lighting plan and detailed cost estimate for the lighting.

Adelia commented that the Historical Society would like to move the hall doorway to the museum space further to the east to make a better space for the Society’s office furniture and equipment. It was agreed that this can easily be done.

Kristian and George presented Mike Trzcinski’s memo about standard mini-splits vs. VRV’s. It is his conclusion that there is no significant difference in costs between the two systems, once

¹ This date turns out to have been an error. The correct deadline is March 3rd.

installation costs are considered. Standard mini-splits require more equipment and exterior piping for each indoor unit. The proposed VRV system will allow either heating or cooling at any time, but not both at once. This is the cheaper alternative. The group agreed to the use of the VRV systems.

George demonstrated tiling options for the restrooms. He recommended Stoneline tiles, which have a stone-like appearance yet cost only \$3.50-\$4.50/sf, the use of larger tiles, and grout matching the tile color. The group decided on 12x24" tiles in a running bond pattern. For the walls, the decision was to use glazed and shiny tiles, 4x12", laid horizontally.

Donna presented the project timeline that she and Brian plan to submit to for the MCCF grant. The next meeting will be on Tuesday, January 31 at 4pm at Town Offices.

Respectfully submitted

Judy Markland

Documents discussed at the meeting and on file:

Town Hall Funding Options, by Fred Orloski, 1/3/17

SVE Engineering, *Whately Town Hall Parking Options 1, 2 and 3.*

Mike Trzcinski, Hensor Engineering, *Whately Town Hall Review of standard Mini-splits versus VRV*

Whately Town Hall Project Timeline (undated) by Donna Wiley