

Minutes of the Municipal Building Committee & Historical Commission Joint Meeting

May 2, 2016 at 6:00pm, Town Offices

Present were Building Committee members: Virginia Allis, Adelia Bardwell, Dan Kennedy, Judy Markland, and Fred Orloski, Ed Sklepowicz and John Wroblewski (who arrived after the meeting convened); and Historical Commission members Alan McArdle, Susan Baron, Judy Markland and Donna Wiley. Also present was Dan Denehy.

The minutes of March 7, 2016 were approved.

There was a brief recap of discussion on the CPA funding approval at town meeting. Judy noted that the vote had already led to \$5100 in additional pledges and contributions to Friends of Town Hall.

Donna asked Dan Kennedy's advice on improving communications with the Finance Committee. Dan Kennedy will work to improve the dialogue between the committees.

Dan Denehy commented on the Finance Committee's concerns that the CPA might be repealed, leaving the town's tax rate to assume the cost of any borrowing. Judy explained that the CPA legislation requires that towns maintain the CPA as long as any debt secured by the local match is outstanding. Towns can lower the percentage assessment as long as it covers the debt service but not eliminate the surcharge.

The discussion turned to the process of finalizing the design issues and whether it is appropriate to establish a dollar limit on the cost of the project. Dan K. noted that this is the procedure individuals use when building a house and design to the amount that is affordable. Others noted that determining a cap would be difficult in this situation, since the amount of grant funding and donations is not known.

Fred commented that he, John, Jim Ross, Anita, Dan Denehy and Mark Pruhenski had met with Jim Cerrone, the building inspector, on April 20 to review conditions and code requirements at Town Hall. John reported that Jim had noticed few serious structural issues, that no insulation is required by code, sprinklers are not required by code, and necessary roof repairs not severe. The group requested to see Jim's comments in writing.

John asked for clarification on the parts of the building the Historical Commission considers important to preserve. Commission members explained that these include the exterior fabric of the building (roof, windows, clapboards), the double staircase, the auditorium, the original wall paneling in the auditorium, and the auditorium floor. Donna will distribute the Commission's original memo to the Building Committee.

Fred agreed to circulate a copy of the earlier RFP for rehabbing the building as own offices.

The next meeting will be on May 23 at 7pm.

Respectfully submitted,

Judy Markland