

## **Minutes of the Municipal Building Committee and Historical Commission Joint Meeting**

November 2, 2015 at 6pm, Town Offices

Present were Building Committee members: Virginia Allis, Adelia Bardwell, Anita Husted, Dan Kennedy, Judy Markland, Fred Orloski, Ed Sklepowicz, and John Wroblewski; and Historical Commission members: chair Alan McArdle, Susan Baron, Howard Nenner and Donna Wiley. Also present was Dan Denehy.

The minutes of October 13 were approved.

In Paul Newlin's absence, Fred Orloski chaired the meeting.

Alan explained that the Historical Commission is greatly interested in the preservation of Town Hall as well as establishing a community center and home for the Historical Society. He noted that it is very important to generate community support for the project and that he and the Commission have started exploring sources of grant funding.

Judy reminded the group that the deadline for CPA applications is December 8, and noted that precise cost estimates could be submitted later if necessary. John suggested that the application be postponed for a year. Fred noted that it is important to prepare Town Hall so that the Historical Society can vacate the Center School as soon as possible. The group decided to proceed with the application for funding for bid-ready documents as the Building Committee had agreed at its last meeting.

Fred questioned whether the documents should include both Phase 1 and Phase 2 of the rehab work. Judy noted that it made more sense to get plans for both phases because it would likely be cheaper than to do each separately, it helps ensure that any work on the first floor necessary for rehab of the second floor is included in Phase 1 and, should we receive either sizable grants or large donations, we would be ready to proceed with the entire project. It was agreed to include the whole project in the RFP.

John asked whether there was any news about the need for a zoning special permit. Dan said that he had asked and town counsel has not yet opined.

John asked whether the Town Hall would be really historical after the renovation, noting that the fire regulations required wall board rather than the exposed beam wood ceilings. Donna explained that the only surviving historical elements of the building are the windows, clapboards, and the paneling in the auditorium and that these, along with the auditorium floor would be saved. The exposed beams and wooden wall paneling on the first floor, which many like, are not really old but were added in the renovation of the late 1970's.

John indicated that it would be possible to do a lower cost renovation by just fixing the foundation at the rear and leaving most of the first floor walls in place. Virginia noted that this plan was developed with much input from the Building Committee and meets the needs of the Historical Society and the other community groups.

Fred commented that it is important that the town know what is being proposed. Judy explained that the CPC is required to hold a public hearing on all funding requests before they can be approved at town meeting. Fred suggested that the Building Comm and Historical Commission

should also hold a public forum before town meeting and it was agreed that this would be a good idea.

Alan noted that when the Town Hall was painted, the rear wall of Town Hall was not painted because the town offices addition was expected to be there. With fewer changes now planned to the rear and none of these likely for several years at a minimum, the Historical Comm. plans to submit an application to the CPC for painting the rear wall as an important measure to preserve the wood. Judy said that the cost of painting the three walls was about \$28,000, but John said that the town report has a figure of \$79,500. Judy will check the CPA records for the actual cost amount.

The Historical Commission will prepare the applications for both projects, work to clarify the cost estimates, and send the drafts to the MBC prior to the next meeting.

A joint meeting of the two committees was scheduled for Monday November 30 at 5pm.

Respectfully submitted,

Judy Markland