

Minutes of the Regular Meeting of the Buildings Committee
May 16, 2012
Town Offices, School House

Present: Bud French, Rob W. Germeroth, Susan Hansel, Warren Hammack, Eric Sandberg, Lisa Sieverts
Absent: Tom Buttrick

Also present: Rick Monahan, Russ Thomas, Barry Tolman, Max Nunnemaker, Maury Collins, Dennis Dellagrecia, John Cucchi

The meeting was called to order by Lisa Sieverts, Chair.

Lisa introduced Rick Monahan, architect, who was hired by the Town of Nelson to do an architectural assessment of the three buildings on the Common as a result of the New Hampshire Preservation Alliance matching grant. Rick's task is to evaluate the condition of the School House, the Town Hall and the Library basement and make recommendations to the town for possible repairs and future use. Rick reported that he began the process with a walk-through of all the buildings with several representatives of the town and with Jeff Ingram, a construction consultant. He gave a brief report of his first impressions:

School House: The foundation is reasonably sound and there were no surprises. He is still working on some ideas. The second floor has limited access at the moment because of code issues. Rick asked Lisa to convene a meeting with the Municipal Records Board, the Archives, and the historic research team to get their ideas on space needs. Rick would like to determine future needs and he will examine all the possibilities.

Town Hall: The original stone foundation has not been seriously compromised and may not need to be replaced. A low-cost solution to the tilt in the floor would be to lift up the building sufficiently to make it level again leaving the original granite foundation. There was discussion of whether or not to level the floor. Rick asked if there is any merit in raising the building high enough to create a basement. There was a discussion of the water level situation. Rick asked for more ideas regarding creating more space. Suggestions were made for draining the water, moving the furnace, and making storage spaces. The general consensus was not to change the room too much and to come up with a good solution that is inexpensive and which preserves the building.

Lower level of the Library: Rick says it is a simple matter to lower the grade at the entrance to make the room handicap accessible. There are many possibilities for its future use: meetings, records storage, work space and an on-going book sale. Extensive work will need to be done to finish off the room with proper lighting, ventilation, and bathroom fixtures. Rick was given the plans drawn up in 2004 at the request of the library trustees. He will provide a cost estimate to present to the town as soon as possible.

Rick Monahon will prepare a detailed report to the town based on what he has heard and seen. He will be asking for ideas in a series of public meetings beginning in approximately 4-6 weeks from now, and he will have a cost estimate to present to the town as well at a later date.

Maury Collins reported on the status of the safety repairs of the Town Offices. This is separate from the architectural assessment being done on the three town buildings. The work on the Town Offices must be completed by September 15 to comply with State Labor Law regulations. A public meeting is being held on May 24th to discuss final plans for the changes being made and possible use of space in the Harrisville Mill.

Lisa Sieverts asked the Buildings Committee members to agree on regular meeting dates/times. The first and third Thursday of every month at 7 p.m. was agreed upon, with a goal of only using one of those slots per month unless Committee work requires two meetings.

On May 24 will be an Open Meeting related to Town Buildings called by the Selectmen at 7 p.m. at the Town Hall.

Respectfully submitted,
Susan C. Hansel
Recording Secretary