

Minutes of the Joint Meeting of the Town Buildings Committee and the Select Board
August 30, 2012, 7:00 p.m.
Town Hall

Present: Lisa Sieverts, Tom Buttrick, Rob Germeroth, Bud French, Susan Hansel
Also present: Rick Monahon, Dave Upton, Maury Collins
Guests: approximately 25-30 Town Residents

Documents are available on the Town Website at
<http://www.townofnelson.com/town-buildings>

The open meeting was called to order by Lisa Sieverts, Chair. Lisa gave a brief history of the town buildings project that began three years ago at the request of the Select Board. The Town Building Committee was asked to “go back to the drawing board” after the town voted against a warrant article for its original recommendation. A grant from the New Hampshire Preservation Alliance has allowed the town to hire Rick Monahon, architect, to do an assessment of the three town buildings, make recommendations and to give an estimate of the cost for each building. Rick has been working since May on this project. Lisa said the results of this report will be posted on the Website and those who wish to may sign up for email reports and updates. In addition, the Buildings Committee intends to have monthly meetings to share information. The next one will be in Munsonville on September 20th at 7 p.m. at the Chapel by the Lake.

Rick Monahon then presented his drawings, assessment and cost for each building, starting with the Library basement. The drawing shows a concrete access ramp with a handrail outside. The finishing of the basement would include insulation, climate control and an ADA compliant bathroom. There would be a climate controlled and locked area for the Town Archives, a storage room for the Library and a multi-purpose room for meetings. Electric fixtures and lighting would be enhanced. The estimated cost: \$101,300.

The Town Hall repairs would include a drainage system both around the building and underneath. The building would be jacked up slightly on the south side to allow for leveling the floor. The heating system would be moved to the crawl space underneath the building, insulation would be added, windows reinstalled and new storm windows added. More space would be added to the hall by making the storage closet at the back smaller. Estimated cost: \$145,500.

The Old Brick Schoolhouse is structurally sound. All necessary work on the first floor is being done this summer to address state-mandated security requirements, so Rick focused on the use of the second floor and making it

usable as a possible meeting place for up 112 people. He mentioned the necessity of having a bathroom, an additional stair and lift at the rear assuring another egress, the need of a sprinkler system for gatherings of more than 50 people. Windows would be reinstalled and there would be a central heating and air conditioning system throughout. A generator that would serve all three buildings was suggested in these plans. Estimated cost: \$454,700.

Lisa stated the Buildings Committee will have three separate warrant articles to put before the town for each project separately.

A brief discussion of choices and options was held with questions from the audience. Lisa urged everyone there to come to the next open meeting with their friends and neighbors with ideas and suggestions.

All three Selectmen were present. No decisions were made.

Respectfully submitted,
Susan Hansel
Recording Secretary