

Town Hall Study Committee
06/10/04
Notes by C. Daigle (not meeting minutes)

Belmont Library - J. Marden, D. Morse, C. Daigle, N. Patten, R. Mitchell & L. Frawley in attendance.

Jeff reported that K. Knowlton is no longer able to participate. On a motion by Dave, seconded by Norma, it was voted to elect Jeff as the new chairman. Dave stated they did not need a vice chairman as this was probably near to the last meeting of the committee.

Jeff distributed copies of the rough estimate to replace the roof. Ron reported that Volmer was there for most of the day for their survey of the roof structure. They basically reported what the Town already knew. Ron feels the estimates are low because of the difficulty/cost of doing the work in an occupied building and the significant increase in building materials costs. Can't go with a metal roof because of snow slide onto the street/access sides. Maintaining the character of the village will also drive the cost up with architectural shingles. He feels the estimate may be 35% low.

Ron feels we should not spend any more money on the existing town hall structure because replacing the roof still leaves other inherent shortcomings (access to second floor, HVAC, no parking, electrical, etc.)

Ron pointed out that a project he was involved in, the Lincoln Town Hall, was not included in the list of projects.

Jeff noted that some people think that the existing building should be fixed/used first, before considering replacement. The BOS should put both options on the ballot and let the voters decide.

Ron noted they'd be looking at spending in excess of \$250K for the roof, elevator, sprinkler system, retrofitting the upstairs, boiler, etc.

Linda reported on a NHMA program on how to approach municipal building projects, Right Road.

Linda and Ron noted that current costs for the roof could be doubled from what's in Volmer's report.

Ron noted the report was probably good to assist the Selectmen in making some decisions.

Norma agreed the report was about as good as they can come up with and gives the Selectmen something to use in the decision making process. She also supported not letting the current building deteriorate.

Ron noted the roof has needed fixing for some time and it's not a time-critical project. He repeated his recommendation that no more money be spent on the building.

Linda stated it would be a waste of taxpayer's money not to use other available funds.

The members discussed historic preservation. Ron said the DOT historic report didn't even get to the area of the village that has the true historic value. Linda said it was limited because of the Rte 140 scope. Dave asked Ron what he felt about the Gale School. Ron said he has always felt the building should be retained because it does have historic value to the community.

Dave felt that recommendations #1 was a statement, or opinion. He felt that it should be removed. He also felt that there should be a recommendation to preserve the existing town hall building for some town use. Ron and Dave felt that the recommendations should be listed by priority and the recommendation placed in the #1 slot

should be the most important. They felt that recommendation #10 was the most important and should be moved to #1 in the list of recommendations. Further discussion did not reach any consensus in editing the list.

The members discussed whether the Selectmen should appoint one building needs committee for all buildings and one for the town hall, etc. The final consensus was that there should be one building needs committee and they could have subcommittees if they needed to.

Norma agreed that if the roof needs to be fixed to keep it going for 5 years, it should be fixed. Everyone knows we need a new town hall, it just needs to be better planned. There should be a building needs committee of 7 construction/building people and they should look at all the town buildings to develop a comprehensive plan.

The roof report should be added to the draft report as an attachment. There is also a page of code compliance that needs to be added.

On a motion by Dave, seconded by Linda it was voted to accept the report as written, with attachment and present to Selectmen.

Jeff said the committee should make a recommendation on replacing/repairing the roof. Ron asked, since the quote was low, how high would the committee go and still recommend this work? The cost may be \$175K just for the roof and that leaves everything else that needs to be done.

The members discussed repair versus replacement and for what use of the building.

The final majority recommendation (Jeff, Norma, Linda, Dave) was to replace the roof (not repair) for the purpose of using the building in the future for some town use (storage, community center, some town offices, unknown).