

Town Office Future Options Committee (TOFO)

March 24th, 2008 Meeting Minutes

The meeting started at 7:00 pm and concluded at 8:30 pm.

In Attendance: Bayard Tracy, Joe Scrivani, Mary Maxwell, Dutch Walsh, Ray Hutchins, Fred Szmit, Don Brehm & Andrew Auger. Town residents Patti & John Hudacheck were also in attendance.

Outlined Options for Town Office: The selectman provided the committee with their charge to the committee, a hazardous material survey done by RPF Associates, Inc. and a list of options created by the select board. It was discussed by TOFO committee members that the select board list of options may need to include the option of selling the current building and property to an independent party for private use.

Don Brehm advised that whether the town sells or rents the building the committee should have the building inspector come to the next meeting and give his impressions of the options available and needs of the building.

Dutch Walsh advised that the committee should explore uses for the building by other organizations such as the Conservation Commission.

Fred Szmit advised that the committee would need to consider cost of operations versus use for organizations such as the Conservation Commission that meet infrequently. He also advised that the current town office building would need to have multiple uses if it was continued to be used by committees or commissions in town.

Joe Scrivani advised that space had been allocated in the new town office building for group meetings and that was part of the reasoning for building the new office.

John Hudacheck advised that the Historical Society currently leases it's building from the town.

RPF Survey & Information Needed: Dutch Walsh advised that the RPF survey was incomplete and did not include the appendices mentioned in the report. He also advised that the report was not as in depth as we needed to determine the amount of hazardous material involved. Fred Szmit advised that in order to obtain a more in depth survey RPF would need to be more destructive than we could be currently. Dutch Walsh advised that in his experience it could be done in a non-intrusive way.

Andrew Auger also questioned whether the committee needed a more in depth report.

Don Brehm agreed that there was a need for more information and advised that the committee also work on gather a list of what other work needs to be done to the current building.

Town Survey: Joe Scrivani advised the committee that he had done an informal telephone poll asking residents if they wanted to keep the building or see it removed. He polled 33 people and all but 2 wanted to see the building removed. Dutch Walsh advised that if the committee was going to survey the town that it should be inclusive of the entire town. The committee discussed options for getting polling data from the town. Fred Szmit advised that the committee determine costs for various options before embarking on a survey.

Operating Costs: Bayard Tracy advised that the committee should explore costs for use with different options including options that would qualify for grants. Dutch Walsh also advised exploring all options including those that could be supported by grants. He also advised that institutions such as the New Hampshire Preservation Alliance could assist with this project. He has made an initial contact with the Preservation Alliance and they have scheduled Maggie Steir to look at the building on April 10th. Mary Maxwell provided information on how the Preservation Alliance had worked with the church in West Chesterfield.

Andrew Auger asked if the committee had access to information on the previous costs to operate the building for its current usage.

Joe Scrivani advised that it would be difficult to determine costs unless we know what the building would be used for.

Historical Value: Don Brehm asked the committee if information on the historical value of the current town office building was known. He advised that the removal of a building in the town of Spofford had been delayed because an incomplete investigation on its historical value had been done. Mary Maxwell advised that the Historical Society had photographs dating back to the early 1900's of the Estler Farm but that their information was not complete.

Andrew Auger asked if the building does have historical value does that preclude its removal or renovation. Mary Maxwell and Dutch Walsh both advised that it would be dependant on its historical value and the recommended changes. Government mandates about destruction only apply to those on the historical register. Those mandating handicap restriction etc do not apply to historical buildings in general.

Removal/Renovation Issues: Dutch Walsh advised that companies like TTT Trucking will take most things. Andrew Auger asked if Renew Salvage charged to remove items and inquired as to the removal process.

Water/Well: Mary Maxwell advised that there was a question of whether the select board had left the current water supply usage for the old town office building as it was also being redirected for the new building. Ray Hutchins advised that at a prior select

board meeting the select board had stated that there was no plan to leave water access to the old town office building.

Next Actions:

Contact Building Inspector for Input – Fred Szmit

Historical Implications –

RPF Survey report appendix and quote for further work – Dutch Walsh

New Hampshire Preservation Alliance Report – Dutch Walsh

Renew Salvage Policies – Joe Scrivani

Zoning Board Questions – Fred Szmit

School Board Interest – Dutch Walsh

Current Operating Costs – Bayard Tracy

Next Meeting:

Scheduled for April 15th - 7:00pm at the Historical Society Building

Minutes Approved at April 15, 2008 meeting