

Town Offices Future Options Committee (TOFO)

April 15, 2008 Meeting Minutes

The meeting was called to order by Fred Szmit at 7:05 P.M.

Present: Bayard Tracy, Mary Maxwell, Joe Scrivani, Fred Szmit, Don Brehm, Andrew Auger and Dutch Walsh, Peter Mitchell

Absent with notice: Ray Hutchins

Town resident Nancy Brooks attended latter half of the meeting.

Guests: Chet Greenwood, Town Building Inspector, (invited by Fred Szmit)

Minutes of the March 24, 2008 meeting were read. Motion to approve by Don Brehm, seconded by Joe Scrivani.

Building Inspector Input: Chet Greenwood gave a brief report on the existing condition of the building, and considerations that would affect re-use of the building. Mr. Greenwood's report on necessary improvements was prefaced with "depending on the use of the building". Areas addressed were the following: Life Safety improvements would need to be addressed if the building were to be used for public occupancy/use, and would vary depending on the specific use, (i.e. children). All areas of the building are not handicap accessible, (including the bathrooms). Ventilation is poor in the building and would need to be addressed depending on the re-use. The foundation is questionable according to Mr. Greenwood. He also pointed out that the existing water source (well) is also the water source for the Fire Station and the new Town Office Building. Mr. Szmit indicated the location of the well as being close to the main entrance of the existing building, questioning whether this could be a factor. Mr. Greenwood indicated that the building was not energy efficient and that the only new windows were those in the Selectman's Meeting Room. Mr. Greenwood stated that a thorough building analysis would need to be conducted to determine the condition of all systems, including the structure. Dutch Walsh asked Mr. Greenwood if he had read the structural/mechanical report performed by Banwell Architects. Mr. Greenwood said he would have to get a copy of that report.

Historical Implications / NH Preservation Alliance Visit: On April 10, 2008, Maggie Stier, Field Service Representative of the New Hampshire Preservation Alliance and National Trust for Historic Preservation, and another representative from the Alliance, (Heidi), met with Mary Maxwell, Neil Jenness and Dutch Walsh at the Town Office Building. The purpose of the site visit was an inspection of the exterior and interior of the building to determine historic significance of the building and its relationship to other historic buildings in the town center. The ground floor and basement of the building were inspected, and photographs taken of the interior and exterior by Ms. Stier. The result of the visit was that the building should be saved as a vibrant part of the community. Its historic significance in relation to the town center, history of the town, and relationship to the other buildings in the town center is important and should be preserved.

Mary Maxwell mentioned that the original building may have been built by a family member of the Jordan Marsh Department stores.

RPF Associates, Inc. (Asbestos / Lead Paint) Survey and Appendix: Dutch Walsh obtained the appendices of the RPF Associates report on the analysis of the building for hazardous materials (asbestos and lead paint), and reported that RPF performed a thorough examination of the building, including borings, and the tests indicated only a minimal amount of non-friable material asbestos in some window caulking and roof flashing. The non-friable asbestos containing building material was “observed to be in good condition and, if left undisturbed and properly managed, is unlikely to cause any major fiber release.” Lead paint sampling indicated the existence of trace amounts of lead paint. A proper renovation plan could eliminate existing lead paint in this building.

Renew Salvage: Joe Scrivani presented a written report regarding specifics of the Chesterfield Town Office which included lot size, land value, and a synopsis of his meeting with Eric Kruger, President of ReNew Salvage of Brattleboro. In addition, Mr. Scrivani presented to all members of the committee a packet of material from ReNew Salvage, which included the company mission, along with photos of two demolition projects that ReNew has accomplished in the region. A third document presented was a Work Estimate/Quote for the removal of selected items from the building (re-usable items such as doors, windows, flooring, hardware, roof slate) from the Town Office Building by ReNew Salvage for re-sale by ReNew at their facility in Brattleboro. The estimated retail value placed on the items that ReNew would remove from the site is \$6,048.50. The total contract price for the removal of these items is \$2,700. ReNew’s contract quote, based on their walk-through on April 8, 2008 is good for 60 days. Work could be scheduled for late 2008, or early 2009 and would require 4 days. The second stage of deconstruction of the building would be removal of the structure after ReNew stripped reusable items. This work would be contracted with an excavator. ReNew has worked with Dave Manning (DMI of Brattleboro) . Bids for this work could also be obtained by the Selectboard. Joe Scrivani has contacted Dave Manning and Dave has confirmed that this proposition with ReNew is a workable one. Cost of the demolition of the building and site work has not been contracted, but is estimated to be in the \$20,000 range. Peter Mitchell and Dutch Walsh felt that the estimate for the items to be removed and re-sold by ReNew Salvage was very low, and that the roof slate alone has a value closer to \$15-20,000.

Zoning Board Questions: Fred Szmit reported that the building is located in the RA Zone. A new lot would need to be created if the building were to be sold as a separate building outside town ownership. Creation of a separate lot would be difficult given surrounding town owned land, proximity of fire station and school. This would require a variance at the very least.

As for interest in the building by the Town School Board for future use, Fred stated that he had contacted Judy Idelkope (Chair) and there was not interest at this time. Dutch Walsh had also spoken to Judy regarding the establishment of an early childhood education center in the building, and Judy stated that there was some interest in pursuing this option.

Current Operating Costs: Bayard Tracy reported that the current operating costs for the building were approximately \$5,500 annually. This cost represents oil and electric.

Next Actions: Fred Szmit to contact Neil Jenness to attend next meeting.

Next Meeting:

May 5, 2008 – 7:00 p.m. at the Historical Society Building

Meeting was adjourned by 8:45 p.m.

Respectfully submitted by Dutch Walsh
Minutes approved at May 5, 2008 meeting