

## **Town Offices Future Options Committee (TOFO)**

May 19, 2008 Meeting Minutes

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

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

Absent: Ray Hutchins

**Minutes of the May 5, 2008** meeting were read. Motion to approve by Dutch Walsh, seconded by Peter Mitchell.

**Roofing slate update – Fred Szmit:** Fred contacted roofer Marvin Smart from Hinsdale to inquire about value / purchase of slate. Marvin was not interested in purchasing. Stated that the slate was of little value to him due to 8 to 9 inch width of slate. He stated that he uses primarily 12 inch slate on his roofing jobs.

**Joe Scrivani has concerns with RPF Associates, Inc.** environmental survey of the building. Joe has issue with the four page **survey report** which references the analytical results of the actual testing of **51 specific areas** of the building and listed in the **Appendices A-F and attached as part of the Survey Report of Findings of the areas of the building that were tested for Asbestos-Containing Building Material (ACBM) and Lead Paint (LP)**. Mr. Scrivani feels that the Town should review the letter and report from RPF to insure that the report was conclusive.

**Town Website:** Fred will contact Town Manager Rick Carrier to explore possibility of linking a report/powerpoint presentation to Town Website for the purpose of making information available to townspeople. Joe Scrivani offered a CD of photographs of the interior of the building taken by ReNew Salvage to be included either with this report, or for the Historical Society.

**A Cooperative business** was presented by Dutch Walsh as another option for future use of the building. This would be a citizen operated local products cooperative formed as a 501 c3 non-profit business that would lease the building from the Town for a period of time and amount agreed upon by the parties involved. This option would likely not involve extensive renovations or any cost to the town. This idea was met with general initial interest as a positive use for the building. Such a use could provide local products to residents of the town, involve residents in planning and operating the facility, as well as providing income to cover operation and maintenance of the building. Dutch will gather additional information and contact potential interested individuals over the next month.

**Fred handed out Pros/Cons worksheets on “Tear Down and Dispose” and “Continue In Use”** to the committee. The use assumptions for “Continuing In Use” included an Early Childhood Education Center as well as the Cooperative use.

**Next Actions: Rehabilitation costs of building – Wesfield Construction – Fred  
Early childhood education update  
Public Hearing on Historical Values – next steps  
Co-op discussion  
Building re-location  
Review pros and cons**

**Next Meeting: Monday, June 2<sup>nd</sup>. (New Town Offices?)**

Meeting was adjourned by 8:45 p.m.

Respectfully submitted by Dutch Walsh

Approved at June 2, 2008 meeting