



TOWN OF BROOKFIELD, NEW HAMPSHIRE
267 Wentworth Road Brookfield, N.H. 03872

SELECTMEN'S MEETING MINUTES
April 16, 2013

ATTENDANCE: Selectman William Nelson, Selectmen Rich Zacher, Selectmen Brian Robischeau, Marilou Maclean, Administrative Asst Jessica Robischeau, Rose Zacher, Harriet Wilson, Craig Evans, Ernie Brown, Bill Gaver, Tom Hill, Diana Peckham, Geary Ciccarone, Patricia Golden, Steve Michalsky, Craig Evans, Ed Comeau

Meeting called to order at 7:00PM. Selectmen Robischeau led us in the Pledge of Allegiance.

The purpose of this meeting was to discuss the options for the repairs of the Townhouse and the fate of the Schoolhouse.

Schoolhouse Discussion:

Marilou Maclean started by stating she spoke with Plan NH regarding planning a charette. The cost of a charette is \$5000. There are grants which may be available to pay for the charette. Ed Comeau stated in his opinion that it should be carried out within the Town and no to hire an outside person to moderate the charette. Geary Ciccarone spoke with Jim Freeman pointing out the many issues surrounding the Townhouse & Schoolhouse. Mr. Ciccarone stated that Schoolhouse is structurally unsound due to the foundation tipping outward. He felt the subfloor was sound, however, it needed to be reinforced. There is some beetle infestation under the building which needs to be addressed. The Schoolhouse roof structure is in need of trusses every 2ft. In his opinion, the roof is unsound. As a quick estimate, the floor joists and lumber- material price only at about \$1500. The roof trusses- material only would cost approximately \$900. Mr. Ciccarone went on to explain the building should be converted to one furnace and look into a different type of heating. It will be cheaper to run and more efficient. He will draw plans on what needs to be repaired and will submit them to the Selectmen. Discussion was made on the price for demolishing the Schoolhouse where Jessica Robischeau stated Ed Nason quoted \$8000.

Townhouse Discussion:

Mr. Ciccarone moved his discussion to the Townhouse repairs. There was a discussion regarding the falling plaster on the interior walls. The repair will be labor intensive. Marilou Maclean stated she would like to review all options for this repair before a decision is made. They discussed oil vs. propane for heating. An additional 1000 gallon tank would need to be installed. Steve Michalsky suggested installed an electric heat pump where a compressor would be installed outside the building and an air handler would be placed in the crawlspace. It is generally 95% efficient and there is little maintenance. The unit can also be 'reversed' in the summer, air conditioning the building. The electric company may also offer a subsidy to help with the price of the unit. The pros and cons were discussed.

The discussion ended with a list of items which needs to be addressed and estimates to be obtained which included prices for fixing the Schoolhouse, demolition of the Schoolhouse from Baldwin Excavating, rebuilding the bathroom either in the front of the Townhouse or the rear and renovating the handicap ramp.

The next meeting is scheduled for May 8th, at 7pm in the Town Office.

Meeting adjourned at 8:30 PM

Respectfully Submitted,

Jessica Robischeau
Administrative Assistant

CORRECTIONS APPROVED ON 5/14/2013:

- 1) *Under the Schoolhouse Discussion: Third line down, in the middle: "within the Town and **NOT** to hire"*
- 2) *Under the Schoolhouse Discussion: Fifth line down "Mr. Ciccarone, **IN HIS OPINION**, state that the Schoolhouse **MAY BE** structurally unsound"*