

Town Hall and Hildreth House Construction Committee
1/25/16 Meeting Minutes
Hildreth House

Members present: Laura Andrews, Al Combs, Jack Guswa, Connie Larrabee

Members absent: Bill Barton, Pablo Carbonell, Rick Maiore

Others present: Tim Bragan (Town Admin.), Marie Sobalvarro (Assist. Town Admin.) Lucy Wallace (Board of Selectmen), Debbie Thompson (director, Council on Aging), Steve Kirby (Vertex). Drayton Fair (LLB Architects), Aimee Lombardo (LLB)

Jack called the meeting to order at 11:10 a.m.

Town Hall No discussion of Town Hall.

Hildreth House

Open issues update:

- Main entrance decision: Tim said Building Inspector Gabe Vellante said the committee might designate any door the main entrance, although, as pointed out during discussion, the main door must meet handicapped accessibility code or receive a waiver from the code. After discussion the committee designated the door by the kitchen as the main entrance for this phase of the project.
- Retention basin:
 - 1) Vertex says it is not in the budget though no one knows when it was removed. Drayton clarified that it is in the budget, but not on the latest plan.
 - 2) Engineered water retention plan: Drayton has not heard back from Cal Goldsmith and will keep trying to contact him.
 - 3) Future potential housing at Hildreth House: Lucy explained the research being done to see if housing was feasible on some of the Hildreth House property, particularly septic capacity. After discussion about difference kinds of drainage options, Drayton said that a solution could be found that would accommodate housing since they were planning to use the natural depression behind the building. There are no immediate plans for housing, but now LLB is aware that housing is a possibility.

New issues:

- Steve would like access inside walls to check for asbestos-lined pipes or any other surprises. Not resolved.
- Aimee would like access to interior of porch roof to see how it is constructed. No access panel exists. Al said the Red Team would figure out the best way to find out what the framing is.

Aimee said the estimate will take two to three weeks and the numbers should be back by the end of February. She recommended that we wait to see the numbers before we address add alternates. We are still on schedule for a March bid.

Next meeting is scheduled for February 8 at 11 a.m. at the Hildreth House.

The meeting was adjourned at 12:10 p.m.

Laura Andrews, recorder