

TOWN HALL PRESERVATION COMMITTEE

Meeting Minutes

August 18, 2010

The majority of the meeting we discussed the email from Barbara Stadtmiller- Copied Below - and we were pleased to have Barbara join us at the end of the meeting and provide clarification.

Discussion of the cost to renovate and ways to lower the cost were discussed. There was a lot of support for removing the second floor, returning the main hall and renting out the addition. Removing the second floor would lower costs. The committee will form specific ideas for renovating the building (uses) and then ask the Fire Chief to review for safety, i.e., sprinkler system needs, occupying part of building.

Estimated cost of sprinkler system \$150,000.

There was discussion about bathroom requirements based on the maximum occupancy.

The idea of finishing part of the building for rental then using funds generated to complete the rest.

Discussion about what the town Council wanted from the Town Hall Preservation Committee. Do they want to know what can be done within the deed restrictions or ideas for how to proceed if the deed restriction was removed.

Notes prepared by N. Van Scoy

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From: Barbara Stadtmiller <BStadtmiller@hooksett.org>
To: hooksettnancy@yahoo.com
Cc: Evelyn Horn <ehorn@hooksett.org>; Carol Granfield <cgranfield@hooksett.org>
Sent: Tue, August 17, 2010 11:00:13 AM
Subject: RE: REMINDER: Town Hall Preservation Committee Meeting

Hi Nancy,

Evelyn forwarded your email to me so that I could get back to you. I wanted to make the meeting, but I have a mandatory class on Wednesday regarding my final project. However, I think I can lay out everything that I have received from Terry Knowles with the AG Office and will be available all day today if you have any questions.

1. Given the time that has passed, it is unlikely that a descendent will look to enforce the reverter clause. The clause itself should be void as well over 21 years have passed, but that would not prevent a legal battle that would cost time and money. Thus, research into

descendents should be performed before a final decision is made so that the removal of the “town hall only” purpose from the deed will not cause problems.

2. The removal of the “town hall only” purpose from the deed would be accomplished by showing that more money was spent renovating the current municipal center than the current assessed value of the Old Town Hall . This is considered a “swap” of the new building for the old. If the Committee, and/or the Council on the Committee’s recommendation, decides to pursue this swap, we have the figures prepared to present to the AG and courts. I do not yet have all the specific steps for the process as it is still undecided if the Town will go in this direction. If not knowing the full process is a stumbling block in the decision making process, I can contact Terry Knowles and ask her to send over additional information. However, I have been assured that the process is much simpler than petitioning the court to change the purpose without the availability of a “swap”.
3. Regardless of what the Town decides regarding the deed and a potential “swap”, it would not affect the historical significance of the building or its place on the NH and Federal Registers.

Additionally, I will be exploring a project with the Town for my final graduate project. Helping to coordinate the renovations through volunteers, donations, and grant money would be an excellent use of my talents and knowledge; and I would be very willing to discuss this with the Committee, the Council, and Carol.

Please let me know if there is any additional information that you are looking for or if there are any questions that I can pass along.

Have an excellent week,

Barb