

Lee Facilities Committee Minutes of Meeting of April 19, 2017

Present Members: Deborah Schanda (Chairwoman), Dwight Barney, Scott Bugbee, Wayne Lehman, David Meeker, Mark Nelson

Visitors: Randy Stevens, Annie Gasowski, Paul Gasowski, Anne Tappan, John Tappan, Katrinka Pellicchia, Peg Dolan

Call to Order: Chairwoman Schanda called the meeting to order at 6:30 pm.

Public Comments: Annie Gasowski spoke of her concern that the Committee continue to have a holistic program for the Town Center and not focus only on the Town Hall component.

Draft of Secretary for the Committee: David Meeker was prevailed upon to serve as secretary (until such time as there arises a complaint).

Approval of Previous Minutes: Minutes of meeting held on April 5, 2017, approved as written.

Updates and Announcements:

AG Architects: D. Shanda reported that the Select Board has decided that it will not renew the contract with AG Architects at this time.

OLD BUSINESS:

Lee Church Property: S. Bugbee stated that the Select Board has not yet initiated a discussion for a possible purchase by the Town of the Church's property adjoining the Town Hall lot. John Tappan stated that he feels the proposed expansion of the Library and conversion of the old Town Hall into meeting space will require additional parking and that purchase of land from the Church is necessary regardless of the site chosen for a new town hall. For this reason, and others, D. Shanda and D. Barney spoke in favor of contacting the Lee Church concerning a possible land purchase.

NEW BUSINESS:

Stevens' Plan of a New Town Hall: Randy Stevens described the floor plan of a new town hall that he developed after learning of the estimated cost of construction provided by AG Architects at a recent Select Board Meeting. The proposed floor plan is 100' x 50' and Randy believes that the building could be constructed for approximately \$170/sq. ft. His preference is for siting the new building on the Stevens Field but noted that his floor plan was site independent. There was considerable discussion of the merits of the various options with respect to many different criteria. J. Tappan compared the cost of septic fields and wells at the two sites. Mark Nelson noted that the Stevens Field site would enable utilization of many energy conservation measures that could be eligible for grant support.

Rehabilitation of the Town Hall: Randy Stevens expressed concern for the current plan for restoration of the Town Hall. He stated that he believes its brick veneer construction may make jacking up the structure problematic. He suggests that once the building is vacated floor boards near the walls can be removed so that methods for the replacement of the rotten sills can be evaluated. He feels that without that direct information any plans for restoration are speculative. There was some discussion of the level of ADA compliance required for the building considering its probable use in the future.

Select Board Charge to the Committee: D. Shanda thanked Randy Stevens for his help and advice to the Committee in meeting its charge. She then stated that in her opinion the Committee is required to provide the Select Board with low, medium, and high expense

alternatives for the rehabilitation and future use of the Town Hall, Library, Historical Train Depot, and Tramp Room. After considerable discussion it was agreed that meeting the necessary ADA compliance issues represents a low cost alternative while the plans previously developed and presented with the help of AG Architects represents a high cost alternative. It was then agreed that the high cost plan represents the “wants” of the various stakeholders and that each of those groups should be contacted again and asked to supply the Committee with an estimate of their “needs”, that is, the minimum modification and/or expansion needed for them to meet their current and, perhaps reduced, future activities. Toward this end, D. Shanda volunteered to meet with the Library group, D. Barney and W. Lehman will meet with the Town administration, and M. Nelson and D. Meeker will meet with the Heritage Commission and Historical Society. Reports of the planned meetings will be expected at the next meeting of the Committee.

Expansion of the Facilities Committee: D. Barney suggested that Randy Stevens can provide valuable advice to the Committee and should be asked to join it as a volunteer. There was general approval of this suggestion until S. Bugbee explained that the Select Board had decided not to appoint any additional members to the Committee. Given this situation, Randy agreed to provide informal advice and consultation to the Committee as required.

Adjournment: The meeting adjourned at 8:10 p.m.

Next Meeting: May 3, 2017

Submitted By _____
David Meeker