

Lee Facilities Committee Minutes of Meeting of May 3, 2017

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

Visitors: Annie Gasowski, Anne Tappan, John Tappan, Katrinka Pellecchia

Call to Order: Called to order by Chairwoman Shanda at 6:30 pm.

Public Comments: None

Approval of Previous Minutes: Minutes of meeting held on April 19, 2017, approved as written.

OLD BUSINESS:

Charge to the Committee: S. Bugbee informed the Committee that the Select Board had extended its lifetime and that the Board is looking forward to the Committee's report on August 30, 2017.

Church Property: S. Bugbee stated that the Select Board's negotiations for the purchase of a portion of the Church property abutting the Town Center lot. It has been determined that there is insufficient frontage for a free-standing house lot and hence the portion is of value only to its abutters, the Church or the Town. John Tappan has noted that the presence of the cemetery lying near the projected lot boundary must be considered in the definition of the potential purchase as a cemetery requires a 25' buffer zone from a boundary line. Although the actual location of the cemetery is unknown at this time, the Select Board has asked the Committee to provide guidance concerning the size and shape of the potential purchase. After some discussion of various alternatives and after it was agreed that the odd-shaped lot belonging to the Church that extends around the Town lot should be a part of the purchase, the following motion was proposed by D. Shanda.

Motion: The Facilities Committee recommends the purchase of a portion of the Church property as shown on the attached map and the "wrap-around" contiguous property to the west while paying due attention to the required buffer zone around the existing cemetery. (Seconded by M. Nelson and passed with 6 "ayes" and 1 "nay")

Town Hall "Needs" Adjustment: W. Lehman and D. Barney reported on a discussion they had with Randy Stevens. Randy has laid out the floorplan of his suggested design near the Town's equipment building. Wayne and Dwight presented a table comparing costs for the Stevens' and A.G. Architect's plans. In their opinion the functions of the Town Hall require an absolute minimum of 4600 sq. ft. There was some discussion of the pros and cons of adding a basement to the design. D. Barney suggested that it might be advantageous to construct a one-story building with the possibility of later adding a second story. This possibility was also discussed. John Tappan has developed a table comparing the size and functions of the rooms in the two floorplans. He noted, for example, that the A. G. plan includes an area for storage and workspace for the Town's Commissions and Committees while the Stevens plan does not. It was noted that such a space is necessary and if not included in a new Town Hall plans must be made for providing it in the remodeled old Town Hall or in the Public Safety Complex. D. Barney suggested that the current space occupied by the Town Clerk might be an excellent location for the storage and workspace needed for the various working groups.

Historical Society "Needs" Adjustment: Mark Nelson reported on meeting with members of the Historical Society, the users of the Lee Historical Society Museum (aka Freight Depot) to determine their space needs. Mark met with Phyllis Smith and Jan Allen on May 1st.

Important points coming out of the discussion that they had:

- The Historical Society does not think they need the new construction as proposed in Option 2D and 5.
- Reverting the current Town Hall to a museum property, whether involving the movement of the Freight Depot or not, would greatly improve the space need situation of the Historical Society. They would be happy to lend this new space to town groups that need meeting/event space.

- Should the Freight Museum be moved, as proposed in Option 2D, attaching it to a slab on grade is acceptable. Should it not be moved, the Historical Society is of the opinion that the current foundation, while a bit damp, is not compromising the integrity of the building above it. (Mark agrees.)
- No bathroom would be needed as long as the library was open when the Historical Society museum was open. Should drinking water be needed, they could employ bottled water dispensers. If the Town Hall becomes a museum, they will have a bathroom.
- The Historical Society would like to include the Hobo Shed as part of their collection, and use it both as an exhibit, and a place to store larger collection items. Lining up the old town hall (w/ tax collector's office), the freight depot, and the hobo shed makes great sense to them.
- The Historical Society would like some access to office space, both to locate their file cabinets (freeing up exhibit space), and to meet with the public (Lee residents) who try to get information on their properties. The office that they would use does not have to be co-located with the museum.

What all the above might do to the estimated costs of making Town Hall Center changes is as follows*:

Actions needed according to: >	AG Architects	Historical Society
New Construction	\$608,000-750,000	0
Renovations	\$68,125- 81,750	\$150,000 (for both Freight Depot and the moved Town Hall)
Relocation of Depot	\$25,000-35,000	\$25,000-35,000 (assuming onto slab)**
Relocation of Hobo Shed	0	\$15,000 (to make room for Freight Depot)**
Total	\$701,125- \$876,750	\$190,000 - \$200,000

*based on cheapest option (2D) from AG architects and assuming their numbers are accurate (and ADA improvements are included)

**depends on moving the Freight Depot, which is optional

Library "Needs" Adjustment: D. Schanda reported on her meetings with Katrinka Pellicchia, and Annie Gasowski concerning a possible reduction in the expansion and remodeling of the Library as proposed by A.G. Architects. She presented a sketch of a reduced expansion and a table showing the space needs of the various components and an estimate of cost reductions associated with reduced square footage. The reduced plan considers the basement as storage area only so that an elevator is not required. She emphasized that the costs shown were very rough estimates and require further analysis. There was considerable discussion of the revised plan and the support of the two Library representatives was noted.

Use of Annex: There was a brief discussion of the future of the Annex without a decision being reached.

Next Meeting: May 17, 2016

Submitted By _____
David Meeker