

**Town Hall Building Committee
Bantam Annex
80 Doyle Road, Bantam
Regular Meeting
February 20, 2013**

A Regular Meeting of the Town Hall Building Committee was held at the Bantam Annex, 80 Doyle Road, Bantam, on Wednesday, February 20, 2013 at 7pm.

Present: William J. Buckley Jr., Chairman; Lynne Brickley, Ann Combs, Peter Ebersol, Jack Healy, David T. Wilson, and William Deacon, Jr.

Absent: John Langer, Vice Chairman; Jeffery Zullo and Lisa Losee.

Public Present: John Martin, Architect.

Call to Order: Chairman William J. Buckley, Jr., called the meeting to order at 7pm. Mr. Deacon was appointed to act as a voting member.

Approval of Minutes: Ms. Combs made a motion to approve the minutes of the January 16, 2013 meeting as corrected. Ms. Brickley seconded the motion which passed. There was one abstention, Mr. Buckley.

Report on Digitizing Records: None.

Report on Park and Recreation Needs: None.

Cost Analysis (Expanded Charge): Mr. Martin reviewed his cost analysis of renovating the existing Town Hall and annex to bring them up to code. The building official and fire marshal were consulted in preparing the estimates. The total estimated costs are \$1,410,000 for the Town Hall and \$1,055,000 for the annex. Mr. Ebersol asked whether the annex would need to be renovated for future use even if a new town hall is constructed. Mr. Healy stated that the assumption is that the annex would be demolished.

The Committee discussed comments regarding moving the Town Hall to a new location. Ms. Brickley stated the importance of keeping the Town Hall in the center of town for the community. Mr. Healy stated that there are deed restrictions in place which prevent the property from being re-zoned anyway, while the annex property could possibly be re-zoned.

The next step is to prepare an analysis for the March 20th meeting of the 20-year maintenance and operations costs of the proposed building vs. the existing Town Hall and annex. Mr. Buckley also asked that narrative statements be prepared to provide detailed information for categories included in the analysis.

Possible Questions from Public: The Committee reviewed Mr. Wilson's revised list of questions. Members were assigned questions from the list for which to research responses. Ms. Brickley

suggested adding the question “there’s never anyone in the Town Hall when I go there so why is more space needed?”

Members of the Committee felt that it would be good to present the project to the Historic District Commission for their input.

Final Report/Public Sessions: Mr. Deacon suggested inviting the Board of Selectmen to the dry-run before the public sessions. The tentative date for the public sessions is in May. This will be discussed further at the next meeting; the Committee agreed to wait for Mr. Healy and Mr. Martin to prepare their analyses before moving on to the next phase.

Correspondence: Mr. Buckley received an email from Ms. Losee excusing herself from tonight’s meeting.

Mr. Ebersol made a motion to accept Alissa Bumstead’s invoice of \$130 for Recording Secretary duties. Mr. Wilson seconded the motion which was passed unanimously.

Adjournment: Mr. Healy made a motion to adjourn the meeting. Mr. Wilson seconded the motion which was passed unanimously. The meeting was adjourned at 8:16pm.

Respectfully submitted,

Alissa Bumstead
Recording Secretary