

Approved Town Hall Committee Meeting Minutes

April 22, 2009

Present: Craig Salomon, Ben King, Jane Palmer, Rich Goeselt, Paul Cuetara, Red Mabey, John Hubbard; Absent: George Chauncy

The first order of business discussed was the urgent need to replace the main roof of the Hall which has several bad leaks. Red has a structural engineer coming this week to inspect the roof framing since there was some question by the bell tower contractor concerning whether the roof framing would require some reinforcement first. If the framing gets a green light Red will submit a RFP to reroof the main part of the hall ASAP. If additional strengthening of the roof is required Red will contact the committee and we will plan the next step. The committee decided to not do any major reroofing of the two-part roof over the back addition, other than a band-aid patch on a leak. The back addition has serious mold and construction problems and is most likely a teardown and rebuild prior to adding a new handicapped ramp in the rear of the building.

The next item for discussion was the need to remove the earth mound and the deteriorating entrance ramp in the front of the building. We all agreed that the front view of the approach to the building was an eyesore. Craig suggested that we shoot for a target of Memorial Day to have the work complete, involving removing the earth mound and concrete ramp with a temporary set of wooden steps to access the front door. It was suggested that we accept the offer of some of the seaman from the two boats in dock at the Ship Yard that the town is hosting. John Hubbard will coordinate this effort and supervise the activity as the use of town equipment is also required. The hope is that this effort could also include some landscape improvement around the Hall.

The committee than discussed the general condition of the Hall and agreed that it would be appropriate to have an architect experienced in the restoration of historic buildings to do a complete survey of the Hall to advise the committee guidance in the next steps to make the building more useful to the town while also providing guidance to preserve and restore it's historic character. Among the specific recommendations we seek are:

- 1.0 Suggestions for interior changes that reflect the Hall's original use
- 2.0 Evaluating the exterior clap boards as to whether they are salvageable or need all be replaced.
- 3.0 Suggesting a different roof design for the back addition that would be more in keeping with the external shape of the main Hall when it is rebuilt.
- 4.0 Suggesting ways to reduce the echo chamber effect with sound deadening ideas that would not be historically offensive so that meeting voices could be more clearly heard.
- 5.0 Conduct an energy audit of the building.

Paul, John, Steve, and Red will work together to prepare a RFP for the above purpose. We did not suggest a target date, but Rich put forward the end of May as a target. Red will e-mail the RFP to committee members for review.

Respectfully submitted, Rich Goeselt, vice chair and secretary