

Washington Planning Board

Working Meeting Minutes

July 11, 2016

- 0.0 Assembly: 9:00AM
 - 0.1 Members present: Crandall, Kluk, Schwartz, Dulac and Williams
 - 0.2 Alternates present: Terani and Hatch
 - 0.3 Members and Alternates Absent: Russell
 - 0.4 Visitors: None

Crandall opened the meeting at 9:00AM, at Camp Morgan Lodge.

1.0 Washington General Store, Ryan Curran Business Permit:

Ryan Curran met with us to go over his paperwork, which he thinks is 90% done. We looked over the application and added the tax map number. Williams asked Curran about his mention of alcohol sales, he thought it was just beer and wine. Curran said that there is only an alcohol sales license but he can only serve lower percent alcohol, which is beer and wine. Williams asked about his parking plan, Curran had a map; he used the septic design map, and indicated the available parking areas on it. He did 10X20 parking spaces and found plenty of room with parking in the back. He would put up a sign indicating there is more available parking in the rear of the store. Crandall said we need to determine how many parking spaces he needs according to the square footage of the store and number of restaurant seats. Curran had a diagram of the parking and said he has no problem finding a few more spots if needed. Terani asked about the parking in front of Gibson's and asked if a sign could be put up there. Schwartz said it is a state road and it would be up to the DOT.

He indicated that Meridian says the existing septic system is OK for the increased use. Crandall said that we need a letter from Meridian and a response back from DES that it is approved for the increase in number of seats.

Crandall said that earlier we had talked about several restrictions. Williams said that we could write up a list and make the restrictions conditional to the business permit if Curran agrees to them. We discussed the previously agreed to restrictions; hours of beer/wine service, number of drinks and ordering food with a drink.

Kluk asked Curran for copies of the business licenses, which Curran provided. He also had a sketch of the floor plan of the store that he did for the Liquor Commission with floor space dimensions and he will give us a copy of this plan. The plan shows 925 sq ft of retail and 702 sq ft of restaurant space.

Curran had a copy of the Site Plan Review application and we went through it with him. We will need 3 copies of it. Schwartz said that Deb would get a list of abutters together for him so we can notice them for the hearing. We calculated the lot square footage to be 47916 sq ft (1.1 acres). The deed is found at book 1974 and page 0263 and Schwartz will get a copy. We asked Curran to indicate the access points (circular driveway) on his map. We asked him to get DES approval for the added loading on the Septic System once he has the letter from Meridian. He had a letter from the Fire chief and we asked for a copy of the letter from the Police chief to the Liquor Commission.

Crandall set the site visit for Friday, July 15th at 9AM and the hearing for August 2nd at 6PM. Schwartz will notice for both of these dates. Crandall asked Curran if he is comfortable with what he needs to do, Curran said he is. He will have copies for us of everything for the site visit. Crandall will do a draft of the "house

rules"/restrictions and we will give it to him on Friday.

2.0 Meeting House, choice of options:

Members got out their copies of the spreadsheets. Schwartz reported on her notes from an MBAC meeting she attended, with Frank Lemay of Milestone that focused on the Meeting House options. Dulac asked if they did an assessment of the foundation and she said no, they are the general contractor. Kluk asked us to focus on coming up with several scenarios starting with the bare minimum for the project on up to the full project. Dulac asked when ADA requirements kick in. Williams said we are ADA compliant now on the main floor of the building and we will need to continue to be. Hatch read to us from the last working meeting minutes concerning the Meeting House. We took up coming up with the minimum project. Crandall said to "do nothing" is the minimum. Schwartz said that is not even a possibility. Hatch said we had good reason to bring in an expert to look at the foundation, he said the bare minimum is shoring up the foundation in place but we don't know what can be done, do we need steel beams put in place, we don't know.

Terani said we have to look at the Schoolhouse too, with a structural engineer, he thought rehab of the existing support structures is his suggested minimum with tapered piers taking the place of the interior foundation stones. Hatch said the big picture is the town needs to continue its business no matter what you are doing. If you were working on the foundation maybe you could relocate only the parts you need to while the work is being done. Crandall said that it was budgeted to move town business to Camp Morgan Lodge for the duration, he also looked into renting office trailers for relocating the offices that would only cost a couple thousand dollars a month. Hatch said we have real numbers for HVAC, electrical, sprinkler, generator and mechanicals but we don't know anything about the cost of the foundation (rehab). Williams thinks we go with the Foundation rehab as a minimum and then later we can jump to the next minimum if an expert says it can't be done. Crandall thinks we shouldn't ignore all the work that has been done by architects and others. Terani said that the original reason for the full basement was for employee offices, we need a structural analysis. He thinks the critical need is the Safety building and the Task Force said that. Kluk said the point is that we are tasked to come up with plans for multiple buildings and we are not trying to say what project goes first. She wants us to let go of preconceived ideas and come up with new ideas.

Plan A: We came up the minimum as rehabbing the existing foundation, including the existing annex (which holds bathrooms and mechanicals). Hatch asked about a 2-floor annex on a slab. Williams said that Milestone said they could do the foundation and not touch the annex. Minimum needs would include electrical, HVAC, sprinkler, generator. Kluk said the Ladies' bathroom has a hole to the outside; Hatch said a rehab of the interior of the annex would be a minimum. Terani asked if we are going to do this work shouldn't we put in a modern bathroom. Kluk suggested going for 2 unisex (gender neutral), with one ADA accessible. Dulac asked about storage and Schwartz said that we weren't talking about creating new spaces. Hatch said we are talking about reusing the spaces we have. We decided HVAC in this application means heat only. We decided rehab of doors and windows should be done, maybe using grant (LCHIP) money. Kluk said the roof is done and 3 sides are done, what about the fourth side for siding and insulation. Williams thought several items were wants. Kluk asked Williams if he never envisions the siding done on the fourth side, she said we are talking about the minimum to be done over 5 to 10 years. Williams sees the siding being

done in the next year or so. Schwartz said we aren't coming up with phases to be done we are coming up with a bare minimum total project for the Town Hall. Plan B: Next we tackled a minimum plus or mid range idea for the Meeting House. For a foundation it would be a crawl space (4-foot frost wall). We decided on an enlarged rear annex on an on-grade slab to accommodate mechanicals, bathrooms, stairs and a LULA lift. Archives would be housed in the annex or another appropriate location. Heating, sprinklers, generator would all be included, with rehab of the windows and doors and everything else included in Plan A. Plan C: We decided the foundation would be a full 8' cellar with mechanicals and archives in the cellar (and a second egress); there would be stairs to the cellar and to the upstairs in the annex with bathrooms on the main and upper floor. The annex would have a foundation (not a slab) but there would be no excavation or grade change in the rear. Everything included in Plan B would also be included in this plan.

Hatch looked up LULA lifts and said that they use 50% less space than an elevator and only need to be inspected 2 times a year as opposed to monthly for elevators and the cost of maintenance is much lower. They can only lift one story. Plan D: would be the project as designed (the full monty).

Williams asked about septic, Schwartz said it was always planned to be done by DPW.

Dulac asked about next steps, how do we get prices and earmark what we need to get expert help on? It was decided that Kluk will put everything into a spreadsheet and we can put some costs to the elements. Dulac asked Crandall about funders and donations, were they still available. Crandall said that access to the second story was critical to the donators. Crandall said that in the past the two groups came to the conclusion that the Safety group wanted the Barn and the shell of the administration area and the Meeting House group wanted the shell of the annex along with rehab of the main building.

Williams asked about the meeting with the Fire/Rescue group. Crandall said there weren't enough people there due to miscommunication of the meeting. He said Jed Schwartz was speaking with them about a new meeting at the F/R annual meeting tonight.

Dulac asked about the Schoolhouse. Schwartz said she would work on a list of what we think the problems are with the building to make it structurally sound. We need this list in order to ask for money again for professional analysis.

Crandall said that Bill Cole has said he is willing to look at the Schoolhouse again. Schwartz said Cole is a builder, Dulac asked if we need an engineer. Kluk asked Williams if the BoS have someone in mind to look at the structure of the Safety building because they said that was the next step for that building.

Williams said they have no plans to do that. Schwartz gave Williams a copy of the first structural analysis that was done on the Safety building trusses. She had given everyone copies of the second structural analysis done on that building at an earlier meeting.

3.0 Next meeting, purpose and date/time:

We are planning to meet with the F/R members July 21st at 6PM at Center Station (to be confirmed) and our next working meeting will be Monday, July 25th at 9AM, at Camp Morgan Lodge (if raining we will meet at Town Hall).

Adjournment: Time: 11:45 AM

Respectfully Submitted, Nan Schwartz