

## Minutes from THCC from 1/19/24, held at Addison Firehouse

Present: John Spencer, Levi Barrett, Chris Stackhouse, Laz Scangas, Bob Schatz, Ed Keagle, Mike Hollis, Alden Harwood, and Jill Stackhouse.

John opened the meeting at 2:05, the minutes from 1/11/24 were corrected, (spelling of Mike Hollis), then approved, 3-yes, 0 no.

John reported the Selectboard approved spending of \$2,300. for survey work, needed to get Laz going. The funds are available from a "Town Hall Fund" the Town has been adding monies to for years.

John hoped the SB might share a portion of the remaining ARPA funds, beyond the 300K committed.

Laz was agreeable to the EPA funded testing by Stantec, for asbestos and lead, on the TH. Chris will stay after Andrew LaRoe at ACRPC and meet the testers when scheduled.

Laz and Chris will work towards a list of energy related line items in the TH budget, so Maddi Shropshire can help advocate for MERP grant funding. Bob Schatz, Levi Barrett, and John Spencer will work towards grant funding asap. Especially those grants with near term deadlines. Special mention was made of the ADA access grant for up to \$100K, with no match required. Laz recommended the USDA Rural Development grant for the Bond, which could have a lower interest rate, as well as free money at the end of the project.

The committee hoped a 5013C, called the "Friends of Addison" could solicit funds that could help cover the budget overage.

Laz next reviewed the proposed floor plans, explaining spaces and functions. He felt the design was already "Bare bones" and cutting the \$300K overage would be a challenge and painful. Chris asked if the new stairs under the existing stairs would meet code, Laz said "yes". It was noted the State Fire Marshall, Josh Maxham, had visited the TH last year and gave a written ruling the old stairs would be permitted since we had a second staircase at the opposite end of the second-floor hall, plus we are sprinkled. That letter will be sent to John, Levi and Laz.

A short discussion was had regarding the first-floor bathroom and closet. Cheri wished to have a larger cleaning supply closet, instead of a second clothes closet. Laz will consider it after the engineers and HVAC system has been designed.

Laz will soon send his engineer to study the TH structure. Chris volunteered to carefully cut any inspection holes required. Laz agreed and will schedule with Chris. Laz was informed matching wood wainscoting is intact, behind the sheetrock and plywood on first floor of TH. He was surprised and explained he had planned to gut the interior walls of both floors, to install wiring and spray foam as well as a layer of continuous insulation, then either SR or re-install the wainscoting. The committee expressed its' hope the wainscoting could be preserved, and

perhaps wiring and dense pack cellulose insulation could be installed from the exterior, prior to a new weather resistive barrier. This is a complex but solvable challenge, which Laz will work on with his team. A related question was would the combustible wooden wainscoting be permitted since the TH will be sprinkled. Again, Laz will confirm.

TH stabilization was discussed. Levi reported finding multiple leaks under the ridge cap and Privy vent pipes at the ridge. He saw even worse wetting of the brick chimney and adjacent roof sheathing. The chimney itself was in poor structural condition. It was agreed existing funds should be spent in the spring to repair all leaks, remove the privy pipes, and tear down the chimney, so the roof could be capped with slate. John recommended "Stewardship Slate" as a good company to invite for an appraisal and estimate. Levi further described the work he'd done in the TH basement, to minimize the moisture levels in the crawlspace and furnace pit. Laz looks forward to getting a survey of the surrounding grades and finding solutions to the wet site conditions.

Laz reminded us he will need a "Flow Test" by the Fire Dept. John S. said he'd contact Tri Town and Brad (Addison Fire Chief).

Chris asked the committee to consider an alteration to the large bank of 6 windows on the north façade. He recommended restoring the first-floor fenestration to its' original layout. That would mean four windows, but directly below the second-floor windows. Levi offered photo shopped images that showed existing and proposed versions. Chris explained there would likely be discomfort from such a large bank of windows, even new insulated glass. There would be radiant heat loss from anyone near them, higher noise levels, and increased energy use. Two of the four windows removed from the north bank could move to the south wall. The other two would be canceled for savings on the budget overage. There was public comment against changing the unique character the windows gave the TH. It was also recognized restoring the fenestration to its' original 1872 Town Hall identity, made some sense. Levi made a motion to have the architect make the change, seconded by Chris. No discussion, and the motion was passed 3-yes, 0-no.

John shared he had the waiver of Liability forms for volunteers.

The next meeting was scheduled for Thursday, 2:00, at the Clerk's Office.

The meeting was adjourned at 4:25.

Chris Stackhouse- scribe