

March 26, 2025 Minutes from Addison Town hall Building Comm.

Present: John Spencer, Levi Barrett, Michael Hollis, Chris Stackhouse, (Bob Schatz absent).

John opened the meeting at 6:30 pm. Chris wished to add a short report on BRELLA Phase II work happening at the TH and ACC, which was added to the agenda. The minutes from 2/12/25 were moved for approval by Michael, second by Levi, 4- yes, 0 no.

There was no public comment. The committee discussed the merits of pursuing RFP's for a thorough painting of the TH. Alden Harwood had done a draft of an RFP for our consideration, however, as he wrote it, he began to question the wisdom of spending so much money on the existing trim and siding which is badly deteriorated. He had done a site visit and witnessed many loose nails he could pull out with his fingers. Many parts of the trim are missing or beyond repair.

It was further noted by the committee that eventual jacking would damage much of the caulking and painting. Then there's the challenge of installing blown-in cellulose insulation at a later date. Since the inside of the walls are completely covered with tongue and groove wainscoting, the best plan is to remove all trim and siding, drill holes in the board sheathing, possibly install wiring, blow in cellulose, install 30# felt or other building paper, then replace trim and siding.

Chris stated the existing trim is $\frac{3}{4}$ " thick which is too thin to adequately protect the end grain of wood siding, and doesn't accommodate proper caulking against the trim, even if other sidings are chosen. The final recommendation of the committee was to postpone the painting until we know the use of the building and have the appropriate foundation installed.

Next the focus was on how to best write an RFP for the roof work. Initially that scope was to remove the chimney below the roof line, patch the sheathing and infill with matching slate. Plus remove the two metal privy vents, remove the leaking ridge cap and replace it with new ridge cap. Chris had seen the belfry up close in a man lift when stabilization work was done to its south façade. Its roof is in good shape as it is made of corrosion resistant "terne metal". However, all the trim, siding and louvers are beyond saving and should be replaced with new materials needing minimal maintenance.

Levi suggested it made sense to prioritize all the high-altitude work to be done at the same time, sharing a manlift, with potentially two separate contractors. The committee agreed to make this recommendation to the Selectboard. Chris and Alden agreed to meet Friday for a more thorough site meeting to discuss other issues, such as windowsills, etc.

John felt it was important to consider hiring Laz Scangus to do his estimates of the three alternate designs the THBC had described. They would each offer savings, pros and cons to be considered by the Committee, Selectboard, and the public.

Chris reported Miller Pest Control has scheduled their work to spray for the Powder Post Beetles in the TH floor system, in the crawl space. The plan to come Friday May 16th, weather permitting. Chris also discussed the recent email regarding BRELLA Phase II work to be done soon at the TH and ACC. They have already pre-marked in white the areas of concern. DIGSAFE and the utilities did some marking of utilities, and Thursday a separate firm was to

come and park other underground systems or tanks. The actual drilling and monitoring wells will be done next week, Monday, Tuesday and Wednesday.

A motion to adjourn was moved by Levi, second by Michael, 4 yes, 0 no.

John adjourned the meeting at 7:13

Chris Stackhouse - Clerk