2/26/2026 – Addison Town Hall Building Comm. Minutes

Present: John Spencer, Michael Hollis, Ed Keagle, Chris Stackhouse, (Bob Schatz – 10 minutes late).

John opened the meeting at 6:32. Chris asked for two additions to the agenda. John moved to approve the minutes from 2/19/26, second from Michael, 4 yes, 0 no. Public comment led to a discussion on the need and timing of a new foundation. The consensus of the committee is the building is stable for now and we first need a use established in order to know what type of foundation is needed.

Discussion of the revised RFP started with all agreeing we should post it soon on Front Porch Forum. John volunteered to do that.

John next raised the first agenda addition, which was a suggestion from Aaron Gaudette in his 2/23 FPF post. It requested the THBC provide the Town a quarterly financial report he called a "dashboard". This was in response to occasional requests from the public for an accounting of spending to date on the Town Hall. Chris felt this could also serve as a way to stay more in touch with the Addison public, adding we could include reports of volunteer efforts, aside from normal THBC meetings. John moved the THBC would in the future provide the Selectboard and website a quarterly financial report, to be timed in conjunction with the annual Addison Town Report. Second by Michael, 5 Yes, 0 No. The Secretary will seek the current financial data from the Town Clerk, prepare said report for the Selectboard and send the report on to be posted on the website.

Second agenda addition: Chris hopes the committee could discuss his soon to be revised list of Next Steps for ongoing stabilization of the TH. He will send his draft soon to discuss it fully at the next meeting, March 19th at 6:30.

Ed passed out copies of his revised RFP post, and a couple of final changes were made.

Ed had also prepared his full list of potential bidders for the RFP and asked the committee to pick which company they may have connections with, so they could send targeted emails to them soon. Ed will next send the final RFP as well as a sample letter of invitation to the contractors.

A brief discussion was had regarding a recent 2/26 FPF post from Peter Briggs discussing painting the Town Hall "will not hold the building together when the foundation collapses". The building is in no danger of collapse. The priority preservation needs are addressed in the two RFPs about to be re-posted. The foundation was discussed above. The reasons not to paint the entire body are: After normal scraping there will remain large sections of siding with severally alligatored paint which will result in rapid failure when painted over.

The siding and felt behind it is 150 years old and is best removed to allow at least four holes per stud bay to be drilled for injection of dense pack Cellulose insulation. Followed by a new layer of 30 pond felt and new siding capable of holding the paint layers for many years. Those protections are critical in protecting the new insulation in the walls and keeping maintenance costs to a minimum. It's also likely much of the careful caulking would be compromised during the jacking process.

The next meeting will be Thursday, March 19th at 6:30 at the ACC.

Michael moved to adjourn the meeting at 7:18, second by Ed, 5 Yes, 0 No.

Chris Stackhouse - Secretary