August 10, 2026 – Addison Town Hall Building Comm. -Minutes

Present: John Spencer, Chris Stackhouse, Bob Schatz, Ed Keagle, Michael Hollis, Peter Briggs, and Roger Waterman. John opened the meeting at 6:30, no additions to the agenda. The minutes of May 20th were still not available for approval but will be sent out soon. The minutes from July 22nd were approved. Copies of the largely unused, $4,000. Mini grant were circulated. It gave several acceptable uses of the grant. The favorite recommended by the committee was a FLIR camera, which would enable homeowners to see the weak points in their homes insulation and air sealing. Michael said he would revisit his list of best choices for such a purchase. The funds need to be expended by end of 2026.

John reported he had not heard from Zechariah regarding an estimate for removal of the privy vents from the Town Hall roof. We next discussed the 2024 estimate from Clay Point for mitigation of the asbestos from the drywall compound, window sash glazing and furnace gasket. We need to get updated numbers and also seek a much more detailed description of the process. An example of a way to cut costs could be to simply remove and dispose of the whole sash. Chris will ask Solid Waste for information. However, when the sash are removed, the 32" by 80" holes need to be filled immediately. The logical choice may be the "Allied" storm windows Zechariah had priced in his proposal. John will seek more info, such as the price per unit. The committee then needs to agree which windows really warrant storms, and which could be covered with painted plywood on the west gable. The quoted price was $27,800 for all the windows.

John shared the total cost of belfry work and chimney demo/patch is $96,420. Chris moved to recommend the committee ask permission from the Selectboard to spend those Town Hall Reserve Funds at Wednesday's meeting. Second by Michael, 7 yes, 0 no. John offered to print up scope of work details and separate costs for the two projects.

Chris expressed his gratitude for Roger quicky getting the overgrown Lilacs removed from the East gable, and removal of the test hole humps as well. This will make maintenance much easier.

Public comment made the point that the remaining TH Reserve funds of around $80k will not even come close to the basic stabilization costs. He recommended a 501c3 be formed to raise donations for further preservation work. It was explained the Addison Historical Society is already a 501c3 and has a special fund available for such donations. All agreed that much more effort to advertise is needed. It was also agreed that a clear use, project description and schedule is incumbent for such fund raising.

A lengthy conversation was had regarding past and current efforts to make the best use of Addison's buildings and Village Center properties. For more information listen to the recording.

Finally, Chris expressed hope that the Selectboard would grant permission to spend the funds, as he felt the Selectboard had approved the RFP and we had only one well-qualified contractor providing a proposal.

Peter moved to adjourn the meeting, second by Roger, 7 yes, 0 no, at 7:43pm.

Chris Stackhouse- Secretary