

Meeting minutes: Dunbarton Town Hall Restoration Committee
Wednesday, June 24, 2020

Present: Margaret Watkins, Clem Madden, Enid Larsen, Beth Boucher, Curt McDermott, Don Larson, Shelley Westenberg, Committee Members; Dave Nault, Selectman Representative; John Stevens, Advisor; Dennis Mires, Architect.

Selectman's report on recent building upgrades:

Selectman Nault enlightened the committee on recent renovations made possible through the generosity of Jeff Trexler of Trexler Engineering. Mr. Trexler drew up plans free of charge to the Town for a structural reinforcement of the roof, and construction has almost been completed. All structural brackets have been improved and reinforced.

There was much discussion between committee members, advisors and selectmen regarding the vast contributions Mr. Trexler has made to the town of Dunbarton, the school and the Town Hall restoration. He not only provided the plan free of charge, but also helped put the project out to bid and helped to choose the company eventually hired. The Selectmen used their personal funds to buy a gift for the Trexlers, and Committee members will do the same. Mr. Trexler's expertise and generosity have been invaluable and we remain grateful to him and his wife Marcia.

The Selectmen will ask a couple of companies to look at the sprinkler system for both floors and will ask Fire Chief Wiggin to inspect the cistern. There will be no need for a generator. It could be a wet or dry sprinkler system. The Select Board will contract the workers and encumber the money to pay for it, either during the second half of this year or next.

Also, the Committee will be applying for an LCHIP grant to help repair the crumbling front steps. Margaret Watkins and Beth Boucher will work on writing the grant application. Will consider application in 2021 or 2022 if it works for the maintenance timeline.

The Select Board will also look into lighting and electrical systems for the upper floor. Beth and Kurt report that the Peterborough Town Hall has an LED system which was dimmable and offered to follow up on that type of system.

Presentation from the Architect:

The cheapest and easiest way to gain access to the second floor is by installing a LULA. It requires the least footprint. A bump-out addition centered on the back of the building for symmetry will be 13 feet by 34 feet. It will enclose the outside entrance to the basement with a 5-foot-wide stairwell leading upstairs, and a landing over the door to the basement. Three risers in total will separate two landings. The first floor of the bump out will house a handicapped accessible bathroom and a vestibule for possible storage. The LULA will be housed in the northeast corner of the bump-out. The library entrance on the first floor will be relocated to a central position on the east wall of the existing building relative to the bump-out.

Rebuilding the steps down to the basement is part of the scope of the project.

Upstairs there will be an opening between the two windows for the entrance to the hall. The windows will remain, with some sort of fireproofing, (e.g. shutters). Another handicapped bathroom will be on the second level. The stairs will have a railing at the top, but will be enclosed on the bottom with a half-wall.

The roof will be flat with a drainage system to help with the snow buildup on the new slate of the existing building. There will be no structural impact to the existing roof.

A portico reminiscent of the front of the building will complete the look of the addition.

The existing structure's heating system will be upgraded as a town maintenance item only if it does not sufficiently heat the downstairs/library. The town will work on the duct work items as the need arises. The heat system for the foyer will have one condenser sitting outside, with a cassette in the ceiling for each floor. It is electric heat and cooling-- a pump system.

The outside fire escape will be removed.

Architect Mires entertained questions regarding moving the bathrooms into the main structure, storage options, and whether a ramp or steps into the addition from the outside would be preferable. The architect stated that the least disturbance to existing parking and snow removal is preferable.

A motion was made by Don Larsen to accept the preliminary drawings by Dennis Mires the Architect and ask him to complete the hardline schematic design which will lead to a budget number. The motion was carried with a second by Curt McDermott.

Selectman Nault suggested the Committee find out if this tax season is normal before we decide the timeline of when the project would come before the Town in a Warrant Article.

The next round of drawing will come from the architect in mid August. This means we may have the ability to look at the pricing of the project by the end of September.

Miscellaneous items of discussion:

- The Town Hall Concert series is on hold indefinitely due to CIV19. Many thanks to Beth and Curt for their hard work on behalf of this effort.
- Old Home Day, slated for August 17, may be postponed or cancelled for the same reasons.
- We hope to have a visual depiction of the revised project for voters to view on Election Day. November 3.
- The meeting on July 22 will be used to discuss the project's timeline. Place: Town Common. Time: 6 pm.
- August's meeting will be on the 26th. We should get the drawings 10 days before.

Respectfully submitted,

Shelley Westenberg

