

TOWN BUILDINGS COMMITTEE

DRAFT MINUTES

JULY 13, 2016

MEETING STARTS AT 6:00 PM

MEMBERS PRESENT: NANCY MATTHEWS, BOB GROVES, JIM AARON
GUESTS: DALE HOULE, BECKY TORRES

MINUTES FROM 5/18/16 READ AND APPROVED

DISCUSSION ABOUT ELEMENTARY SCHOOL ROOF LEAKS

BOB MET BRIAN FROM HADEN CONSTRUCTION AND REQUESTED AND RECEIVED BID TO REPAIR/SEAL PARAPET FLASHING ABOVE GYM ROOF AND DO GENERAL REPAIRS AND MAINTENANCE ON SCHOOL ASPHALT ROOF. BRIAN RECOMMENDED THAT GUTTER REPAIR BE DONE WHEN NEW ROOF IS INSTALLED. THIS SHOULD BE DONE "IN A COUPLE OF YEARS". COMMITTEE VOTES TO RECOMMEND CONTRACTING HADEN TO DO PARAPET AND ROOF REPAIRS. BECKY WILL CALL HADEN AND AWARD JOB. BECKY WILL ASK BRIAN FROM HADEN TO CALL BOB FOR MEETING AT START OF JOB.

DALE HOULE POINTS OUT THAT PAINT JOB ON SCHOOL IS WEARING OUT AND COMMITTEE SHOULD START PLANNING ON NEW PAINT.

TOWN HALL. DOOR ON LOWER (SOUTH) WALL

NANCY HAS CONTACTED COWLS LUMBER TO EVALUATE DOOR REPLACEMENT. COWLS HAS BID TO PROVIDE AND INSTALL NEW DOOR AND THRESHOLD. THRESHOLD WILL BE RAISED 1/2" TO ACCOMMODATE FUTURE TILL FLOOR. COMMITTEE VOTES TO RECOMMEND ACCEPTING COWLS PROPOSAL.

TOWN HALL. LEAK IN ELEVATOR SHAFT

SOURCE OF LEAK IS STILL NOT CLEAR. BOB WILL ASK BRIAN FROM HADEN CONSTRUCTION TO INSPECT AND EVALUATE.

DALE SUGGESTS COMMITTEE INSPECT FROM INSIDE. MARCUS ROSE (ASSOCIATED ELEVATOR) IS TOWN'S ELEVATOR MAN.

TOWN HALL. LEAK INTO WELL AREA.

CONCRETE CAP IS CRACKED.

COMMITTEE RECOMMENDS REPLACING CAP.

AFTER CAP IS REPLACED CONSIDER CONSTRUCTING STEEL ROOF OVER WELL CAP IF LEAKING PERSISTS.

COMMITTEE AGREES. BECKY WILL CALL AMHERST FARMERS FOR NEW CAP.

PAINT JOBS TO TOWN HALL, OLD TOWN HALL, FIRE STATION

RENAISSANCE PAINTING IS LOW BIDDER

COMMITTEE VOTES TO RECOMMEND GRANTING OF CONTRACT TO RENAISSANCE PAINTING.

TOWN HALL. AIR QUALITY (LOWER LEVEL)

AS PART OF LATEST EFFORT BY BC TO IMPROVE AIR QUALITY IN LOWER LEVEL OF TOWN HALL, BOB MET PETER FROM JAMROG WHO BROUGHT ALONG A CONSULTANT TO EVALUATE CONDITIONS. RESULT WAS PROPOSAL TO PROVIDE/INSTALL DEHUMIDIFIER IN STORAGE ROOM ON LOWER LEVEL OF TOWN HALL. JAMROG PROPOSED TO INSTALL IN NW CORNER OF ROOM.

BECKY BROUGHT-UP POSSIBLE ISSUE OF POLICE STORAGE CONFLICT.

BECKY WILL DISCUSS POSSIBLE ALTERNATIVE STORAGE SOLUTIONS FOR POLICE WITH FIRE CHIEF AND POLICE CHIEF.

COMMITTEE VOTES TO APPROVE PROPOSAL BY JAMROG TO INSTALL DEHUMIDIFIER.

TOWN HALL. DRAINAGE

COMMITTEE DISCUSSES DRAINAGE AROUND TOWN HALL.

RECENT DELUGE RESULTED IN SOIL BEING WASHED OVER RETAINING WALL AND BURYING SILL ON LOWER LEVEL WITH SOIL AND RAINWATER.

COMMITTEE AGREES THAT LONG TERM, CONTOURS AROUND BUILDING MUST BE CHANGED TO CREATE POSITIVE SURFACE DRAINAGE AROUND ENTIRE BUILDING.

COMMITTEE AGREES THAT DRAINAGE ON BOTH SIDES OF LOWER LEVEL SHOULD BE INSTALLED. THERE IS A POSSIBILITY OF EXISTING SUBTERRANEAN DRAINS BUT NOBODY KNOWS WHAT THEY CONSIST OF OR IF THEY ARE FUNCTIONAL.

BECKY WILL ASK BOARD OF HEALTH IF THEY HAVE RECORDS OF SEPTIC DESIGN AND SEWER LINES SO THAT PROPER CARE CAN BE TAKEN. IT IS LIKELY THAT INSPECTION AND POSSIBLE REPLACEMENT OF SEWER LINES BE DONE AT THE SAME TIME AS DRAINAGE IS INSTALLED.

MEETING ENDS AT 7:45