

Towns Buildings Committee Meeting  
August 30, 2023

Members Present: Frank McGinn, Jeff Quackenbush, Anna Cook, Stephen Dallmus and Becky Torres.

Absent: Steve Sullivan

Guest: Leslie Bracebridge

Meeting called to order at 5:31 pm by Stephen Dallmus

1. Review minutes from 6/14 and 8/16
2. Discuss and vote on accepting \$1000 specifically for use on Old Town Hall either as previously allocated for a CPC project or immediate repair such as the front entryway to the building.
3. Discuss adding heading to spreadsheet for 3.1 ...  
Grading/sidewalks/paving/retaining walls.
4. Discuss comments sheets for Boiler, HRV and Mini-splits at Town Hall.
5. Discuss SES roof progress including scupper at base of valley at front entry.
6. Discuss meeting with Historic Commission to review completed West School house #2 inspection report.
7. Continue review of Town Hall inspection report.

1. Review minutes from 6/14 and 8/16

Approved the revised minutes of 6/14 JQ motions to approve minutes, AC 2nds

Roll call approve minutes. Yays: Frank McGinn, Anna Cook, Jeff Quackenbush & Stephen Dallmus

Approved the revised minutes of 8/16 JQ motions to approve minutes, FM 2nds

Roll call approve minutes. Yays: Frank McGinn, Anna Cook, Jeff Quackenbush & Stephen Dallmus

2. Discuss and vote on accepting \$1000 specifically for use on Old Town Hall either as previously allocated for a CPC project or immediate repair such as the front entryway to the building.

A Motion to accept \$1000 gift for the use of the 1829 Old Town Hall at 12 Wendell Rd.  
FM motions to approve minutes, AC 2nds

Roll call approve minutes. Yays: Frank McGinn, Anna Cook, Jeff Quackenbush & Stephen Dallmus

3. Discuss adding heading to spreadsheet for 3.1 Grading/sidewalks/paving/retaining walls

Jeff Quackenbush offers to call 3.1 "Site Construction"

4. Discuss comments sheets for Boiler, HRV and Mini-splits at Town Hall.

The HVAC unit at Town Hall was installed in fall 2020. Upon inspection by the Buildings Committee found various installation and maintenance problems with the boiler: (flue pipe with negative slope, water feed turned off, no boiler pressure, drip leak from T/P valve and boiler maintains temperature even when heat is not needed. Also with the HRV regarding duct installation (bends) and filter size. And with the mini split refrigerant line installation. SD provided list of these concerns to BT who will contact Jamrog to address

5. Discuss SES roof progress including scupper at base of valley at front entry.

Scupper to be looked at in future as Gale did not have a detail that adequately addressed the complexity of the installation. A water test at the time suggested that a scupper may not be needed. Roofing is complete, gutters and downspouts left to install. Cole and others came out and spent time going over the envelope of the SES. BT is still trying to contact Karls about cleaning out downspout drainage at SES and rear Town Hall.

6. Discuss meeting with Historic Commission to review completed West School house #2 inspection report.

Historical Commission feels that the repairs to West School House #2 is their responsibility. Matteo Pangallo noted that the building is listed as being Town property. Guess Leslie Bracebridge informed the BC that the "Friends of the Historical Commission" had donated \$2500.00 to go to repairs pointed out by the BC.

7. Continue review of Town Hall inspection report.

Upon further inspection at Town hall, SD found that the sump pump was not working and is in need of replacing. The Committee continued to refine the Town Hall inspection spreadsheet Action levels.

Temporary repairs have been made to the roof section of the Highway Department that covers the salt. SD revisited and "raked" the salt pile smooth. After a rain a re inspection will determine if there is still leaking.

JQ:Jeff makes a motion to adjourn the meeting

FM: seconds.

Roll call to end the meeting. Yays: Frank McGinn, Anna Cook, Jeff Quackenbush, Stephen Dallmus

Meeting adjourned at 6:30pm