Chatham Building Committee Meeting

July 28,2014

Chairperson: Ron Briggs.
Present: William Perry, Susan Logan, Barbara Eastman, Maryann Eastman
Guest: Maureen Westrick

Also present were two members of the town of Chatham, NH

After discussion, it was determined that the proposal that Maureen Westrick, Architect, had given to the Committee, would be tabled at this time, as the Town is not yet at a stage of planning where they are ready to move on her proposal. The Selectmen wish to give her a check in payment for the work she has done on our behalf so far. To that end, the Committee agreed on a dollar figure of $1000 as a reccomendation to the Selectmen. (based upon her normal hourly fee, the number of trips she made to look at possible sites, her attendance at meetings over the last several months, and the site planning/drawings she has done to assist us.) As requested, Westrick presented the Committee with a revised bill for services to this point. The bill and the Committee's reccomendation will be presented to the Selectmen at the Selectmen's Meeting on Tuesday July 29,2014.

Bill Perry suggested that from the feedback that he received from the members of the town, a smaller building for offices and records storage might be a better way to go, especially if we invested the money to improve and upgrade the existing Town Hall, thereby keeping the building in use.

Some of the issues with this building are: roof needs replacing, sillwork/basement work needs repair, needs to be in compliance with ADA and fire safety regulations (with regards to lighted exits, two exits, wood stove for heating, running water for bathrooms, and a septic system.). Bill will gather those estimated costs for each of the issues listed, and other if the present themselves, and share that information with the Committee at next meeting or before via email.

It was re-stated that by running meetings in a private home, storing records in places that are not fire-safe, and having the Trown Clerk's Office, Tax Collector's Office, and Treasurer's Office in a private home not only puts us in non-compliance with ADA Laws, Right to Know Laws, and Insurance issues, but that it is also endangering the family homes where these meetings and records are being stored.(Lawsuits).

The Committee was asked:

-Where is the list of items that we are in non-compliance with? A: It is listed in the RSA laws of the State of NH, in the ADA laws federally and in the Right to Know Laws of same.

-Who assesses us for that? A: There is not one agency or person who is responsible to oversee each Town, rather the Town is responsible for reading, understanding, and implementing the RSA's as written.

-Who inspects us? No one, However, if someone does complain, file a lwsuit, or sustain an injury on property used by the Town, all Town business will be halted by the State until everything is in compliance, and the lawsuit settled. (which could take years and be extemely costly).

With regards to the Town Hall:
Fox/Blake will be giving the Selectmen an estimate for lifting the building, installing 4 foot frost walls,replacing the sills, and using the existing granite foundation to face out , keeping the exterior appearance intact.

A suggestion was made to consider placing the septic across the street, and tying it in to the new building, which could be easily done.

Another suggestion was to raise the building, put a full basement under it and use that as records storage. Then to remove the Outhouses, woodshed, and existing office from the back of the building and make offices there for the Tax Collector, Treasurer, Town Clerk, Selectmen and Planning Board. The concern there is it is possible that the building is sitting on ledge and a full basement would be expensive to build because of the ledge. The other concern is for the back of the building, there might not be enough room to put offices out there. It is a small parcel of land to start.

Mailer:
A town-wide mailer will be composed and printed, and sent to every household advising people of the challenges, the needs, and the partial soultions to these issues. This mailer will be sent out before the next Public Informational/Feedback Meeting is held, currently scheduled for Wednesday September 24, 2014 at the Chatham Town Hall at 6:30 pm. The target for the mailer beign available is Tuesday September 9th for State Primary Election. We plan to have extra mailers available for voter to take after voting.

Assignments:
Ron Briggs, will test the soil for septic design, look for ledge under the building,do a soils map

Bill Perry will: obtain solid costs for Roof replacement, foundation lift, get a fire marshall in to inspect the building and tell us what we need to do,and obtain Wayne Infinger to get Insurance quotes for the building.

Susan Logan will: write a concise background statement about why we need to make these changes,i.e.; building a new building, repairing the old.

Barbara Eastman will: write a page on the history of the Town Hall and the Parsonage to be incuded in the mailer.

Maryann Eastman will: revise the informative fact sheet/outline, add to it, and add the pages from Barbara and Susan.

Meeting adjourned at 7:40 pm

Respectfully submitted by Maryann Eastman. Please notify me of any omissions or additions, or corrections. Thank You.