

RICHMOND BUILDING COMMITTEE 2012
RICHMOND VETERAN'S HALL
February 28, 2013 7:00 PM

Members Present:

Neil Moriarty
Kim Mattson
Norma Thibodeau
Sandy Perry
John Boccalini

Members Absent:

1. Minutes January 11, 2013:

Page 2, 7. Management Summary for the 2012 Richmond Building Committee-2012 Report.

Under III. Findings, i. half way across the sentence change the r to a t. Sentence should read, i. No Richmond Public building was found **out** of compliance of State of New Hampshire Safety or OSHA requirements.

Page 3, Top of Page: **Motion was made by Sandy Perry to amend the 2012 Richmond Building Committee - 2012 Annual Report. Seconded by John Boccalini. All in favor. None Opposed. 1 abstention. Motion carries.** Stick this entire sentence.

Motion made by John Boccalini to accept the minutes as amended. Norma Thibodeau seconded. All in favor. None opposed. 1 abstention. Motion carries.

2. Public:

No comments.

3. Comments on Bond Hearing for property purchase:

Discussion at the bond hearing was very positive. A few comments for the Committee to consider included a wetlands issue and the building ready to fall down. Concern that the sills are not in good shape. Selectman Gillis asked Richard Drew to look over the soils maps and his report was positive. The soil maps show that the property is considered well drained soils. The soil maps are prepared on power point for Town meeting to share with the voters.

The present owner was a first time home buyer in 2000. John Boccalini obtains the home inspection which is very detailed to qualify for the FHA loan. Any concerns listed on the inspection were updated to code to allow the loan to go through.

Since that inspection all windows but 3 have been replaced, the floors were sanded and refinished in July of 2012. Upstairs floors and all walls were repainted upstairs and downstairs.

Septic was pumped and inspected in 2012 for a possible problem and both the inspector and the State of NH DES saw no problem with the present condition.

The Sill was replaced in the garage a few years ago.

The bonding could be a problem, but Chairman Gillis has done research to secure options for the voters to consider. The plan would be to pay the loan off in 3 to 4 years. Roughly the cost would be 32 cents per \$1000.00. If the bond went for a longer period of time it would become a contracting loan and the interest rate goes up.

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

Power point now has: Interior photos of the house, the owner's letter, inspection report from 2000, wetlands map, and topography map. Any of the issues that might come up we believe we have documented information to answer questions from the voters.

By virtue of its age this home is considered Historic and could add to Richmond's Center of Town. The home could take the town in many directions including the present situation, but the important issue is the land. The Veterans Hall is the only building we could put an addition on. The other option is a new municipal building which would be extremely expensive and unnecessary according projections on growth by Southwest Region Planning Commission.

4. Should the Committee do anything in preparation for the Town Meeting?

It was discussed that this was covered under 3. Comments on Bond Hearing for property purchase.

5. Discuss Potential "free" Architectural Service from Yale:

Sandy Perry didn't really follow up on this until the committee knows if the property will be available for the committee to research further.

5.a. Contact Keene State College and Franklin Pierce on potential assistance on Architectural Service - action.

Chairman Moriarty also delayed as the property needs to be purchased before any further complimentary services are researched.

6. Vet's Hall Acoustics:

We have submitted our report to the Selectmen with some possible solutions to help with the acoustics. It's now up to the Selectmen to move forward with some remedies. It was suggested that the committee may want to go to Mill End about a price of a bolt of material that would be suitable. The only budget would be if the committee did the windows we could get money form the Energy Committee. Years ago there were large curtains that were on rollers and hand painted. They were saved from the dump and signed over to the archives, unfortunately they are to fragile to use and according to the new state regulations they probably couldn't be used. The front wall is also a spot for presentations and needs to either have a screen or white wall.

7. Any other item the committee wishes to discuss:

7. a. Future of Committee:

If the purchase is not approved will the committee continue at the same capacity. The committee will meet and either continue their research or disband. The other alternative if the property isn't purchased is to research building a new municipal building on the piece of property in 4-corners overlooking the mill pond.

7. b. Richmond Telephone building:

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

It was asked if the Richmond Telephone building was discussed with the Selectmen at the bond hearing which it wasn't. The Building Committee asked the Historical Society to approach the present Select board with their interest in restoration. Hopefully, the Society will follow up if they still have the interest. The Building Committee also asked the Selectmen in their letter of recommendations to either have the building fixed or take it down before it falls down. It is a part of our history and we need to decide what to do with it.

8. Set next month's agenda:

1. Alternatives:

-

Motion by John Boccalini to ajourn. Seconded by Kim Mattson. All in favor. None opposed. Motion carries.

Meeting adjourned @ 7:43.

Respectfully submitted:

Kandace Mattson
