

**The Dunbarton Town Hall & Theatre Restoration Project (DTHTRP)**

Meeting Minutes

Wednesday October 21, 2014

**Trustees Present:**

<p>Tiffany Dodd, Chair and Treasurer          Margaret Watkins, Vice President          Shelley Westenberg, Secretary          Clement T. Madden          Jon Wiggin, Fire Chief</p>
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**Guests present:**

Brian Pike, Ron Wanner and Ted Vallieres, Selectmen

Line Comeau, Town Administrator

Dennis Mires and Stephen Peach, Architects

Over 30 members of the public

***Motions made:***

- None

Meeting was public session to receive commentary from the public regarding the design for Phase 2. Elements of the design were shared, including the central entry to the foyer, the ADA access to upstairs, the plans for an elevator, the elimination of the current library's vestibule, the addition of library storage, and the required ADA bathrooms and bubbler.

Two different schemes for the addition were shown. One had a connecting piece, and the other has the addition flat against the old building.

Andrea Douglas asked if there will be gutters. D. Mires said the snow beats gutters up. Drainage is the alternative.

A book drop is planned for the right of the entrance way, and will be protected from the elements by an overhang.

Punched windows on the addition's sides were featured on the second scheme.

Phil Kimball asked about about the roof line and snow buildup and removal. Mires said there will be internal roof drains, and snow dumping on people will not be an issue.

A flat roof concerned Fred Mullen. Mires said the roof would be structures to take the load. Mullen asked what kind of roof material would be used. Mires said they would like to look at what materials are being considered to replace the existing shingles on the Town Hall.

Andrea Douglas asked where the basement stairs will come up. Mires said there is an internal code-compliant stair from the basement under the stairs in the addition.

Fred Mullen asked about access to mechanicals in the basement. Mires said you would go in through the main door and then down to the basement. The stairs are 5 feet wide.

John Stevens says the basement access needs to accommodate oversized loads. Mires says the outside pit entrance could be configured to accommodate that.

Jeff Trexler asks if the chimneys can be removed or will that violate the historical guidelines? Tiffany Dodd says that interpretation is key to the following of the code. Fred Mullen asked if the chimney that was used for the 2<sup>nd</sup> floor stove could be capped before the ceiling line. Mires said that had been done on other projects in the past. Stephen Peach said right now they are not in the way. Margaret Watkins asked if anyone would object to getting rid of the chimneys. Joanne Antonia said "Yes."

Andrea Douglas said the windows are hard to open and close. Tiffany Dodd said that is an existing condition.

Don Larson asked the elevator dimensions. Peach said 5'8" x 4'3" with a 3 foot door. John Stevens asked if it was possible to use a LULA. Mires said it wouldn't meet code for the occupancy load.

Kris Hanson asked if the roof on Scheme A could be changed to a full gable.

Ken Koerber said that if you want the building to be preserved, you have to uncouple the addition from the historical building.

Jeff Trexler said the roof shingles have to be slippery for the snow to slide off.

John Stevens asked if the NW portico's egress has to be code-compliant, and Mires said "NO." Brian Pike asked if the electrical and heating will have to be revamped on all 3 floors. Mires said no, that the upstairs electrical will have to be done, but the library and below will remain the same.

Bob Ray asked the reason for the flat roof with a gable. Mires said: 1. To articulate at difference between the addition and the existing building, 2. To address the snow, and 3. To make it a "more civic" entryway. Bob Ray suggested changing the pitch of the roof on view number 2. Brian Pike said he is confused about the occupancy load: Is it 170 or 250? Mires said he uses 7 square feet per person for 240 people, and with chairs, it's 10 square feet, for 170 people.

Jeff Trexler asks if there is any plan for noise remediation. Tiffany Dodd says that is not part of the design. Events will have to take into consideration library opening hours.

Fred Mullen asked if for future planning we can marry the two heating systems? Mires said yes. Tom Groleau asked if there are plans to upgrade the lighting and sound system for the stage. Tiffany Dodd said that will be for a later date and will be left up to the Friends of the Town Hall. Shelley Westenberg said there are ways to use the stage without upgrades, and many musicians bring their own sound systems.

A show of hands approved the design with no transition or connecting piece. Consensus favored a full gable with no flat roof.

Dave Stilson asked if the septic can handle the load. Tiffany Dodd said Jacques Belanger has assured that it will. Fred Mullen pointed out that the town had 200 plus people there for Town Meetings with the septic not suffering at all.

A suggestion to make the pitch of the roof different from the pitch of the existing building was raised.

A concern about parking led Rick Antonia to say that people have always parked with little problem for town functions in the Hall in the old days, and that the Church sometimes has 200 plus people attending services there and the common and the road accommodates the cars with no problem.

Tiffany Dodd mentioned that the meeting space in the foyer allows for meetings to take place without heating the entire building.

\*\*\*\*\*These minutes have not yet been officially approved\*\*\*\*\*