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TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE
TUESDAY, JUNE 2, 2009
REGULAR MEETING MINUTES

Members Present: P. Welti-Chairman, G. Feldman, K. Heminway, M. Joyse, G. Magnuson, P. Shupe, L. Spielman

Members Absent: T. Adams, G. Blanchette, A. Leo Miller

Others Present: M. Beaulieu, H. Pearson – MPN, D. Roberson, G. Gillung, D. Wallace-Ad Hoc Pinney House Committee

Chairman Peter Welti called the meeting of June 2, 2009 to order at 7:30 PM.

Citizens Forum – None

Pinney House Restoration Project

Peter Welti told the committee that the asbestos and mold abatement contract is close to being completed and that the Town Attorney's comments have not yet been received. It has been review and signed off by the State, Sue Chandler, and Mr. Santini. The construction documents will follow behind the abatement contract and will have to be reviewed by the same sources. The sign will need to be erected, and it was agreed that the asbestos contractor would be the one responsible for getting it done as the first contractor on the site.

Preliminary construction drawings were reviewed. Hugh Pearson of Moser Pilon Nelson stated that the electrical cannot be put under the road but will go over the road and then underground to the house. The staging area for the contractors will be on both sides of the building due to the lack of space. Lori Spielman suggested that a visual line be made so that the contractors stay within the boundaries. A green snow fence will be installed so it blends in. Driveway access is from the road only and will be gravel. There will not be access through the apartments.

The dirt portion of the basement will have a vapor barrier installed and crushed stone on top, the foundation walls will be sealed and a sump pump area is shown on the plans. The cellar bulkhead door is to be replaced. On the second floor, the windows and chimney work is being shown, and in the attic all insulation is to be removed. Michele Beaulieu passed out a list of recommended alternates (attached).

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The front door is to be refurbished and the other doors to be replaced. The existing cornices are not usable. Moser Pilon recommends replacement of all cornices with a plastic material that is maintenance free. The plans indicate the brick re-pointing and replacement areas. Snow guards are to be placed over the front door and the door from the driveway as well as new gutters and downspouts. Additional shoring will be put in the basement for the structural integrity of the building. The mechanical drawings show keeping the existing boiler, tanks and radiators with dehumidifiers placed on each floor. Minimal outlets and light fixtures are shown with 200 amp 3 phase power at the panel.

A letter was received from John Curtis with some considerations he has outlined and a letter from Moser Pilon Nelson addressing Mr. Curtis's concerns. The Chairman went through each item.

1. A quote for the photographs will be requested from Mr. Curtis. This is not in the purview of the architect.

2. The Committee agrees with Moser Pilon Nelson.

3. Mr. Curtis will be contacted to clarify the definition of "architectural".

4. The Committee agrees with Moser Pilon regarding the cornices; they should be replaced with the maintenance free product. Some of the original material can be removed for display purposes.

5, 6. The Committee agrees with Moser Pilon.

7. The new windows specified will be nice and most original looking. The alternate is to leave the windows in place. The price will be the deciding factor for the windows.

8. The Committee agrees with Moser Pilon.

9. The Committee agrees an archeological study should be done but it is not under the purview of Moser Pilon Nelson. Mrs. Gillung stated that the archeologist from the State wants to come finish his dig, but that she told him to wait for Mr. Santini's approval of the project. Mr. Welti told her that if Mr. Santini approves the documents presented tonight, he can come back on the property. She may contact Mr. Santini directly for permission. The State Archeologist work falls under the Pinney House Committee.

10. Moser Pilon Nelson stated that the ridge vent is needed for ventilation and the crickets on the chimneys protect the building from water damage. Hugh Pearson stated that the original wood shingles were self ventilating. He will consult with Susan Chandler on the ridge vent and he feels that the crickets are not that noticeable. The crickets are well worth the aesthetics.

11, 12. These items are agreeable.

13. Peter Welti stated that the putty has to be abated if the windows are worked on.

14. The bricks will be saved and stacked on site. The volunteers can catalog and clean them if it is desirable. The Pinney House Committee will ask Mr. Curtis if he feels the chimneys should be painted.

Peter Welti needed one other item clarified regarding the demolition by volunteers. He would like to find out if it's permissible for members of the PBC and Pinney House Committee to be on site when the demolition is being done. Mr. Curtis will also be asked if he would like to be on site that day. It will probably be a weekend.

The bushes next to the building should be removed before demolition day. Peter Welti will give the Pinney House Committee several names of tree firms they can contact.

There are no new Moser Pilon invoices to be approved this month. It was decided to give Peter Welti as chairman, the authorization to approve invoices up to $5,000 without waiting for Committee approval.

MOVED (SPIELMAN) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO AUTHORIZE PETER WELTI TO SIGN OFF ON INVOICES UP TO $5,000 FOR THE PINNEY HOUSE RESTORATION PROJECT.

New Business

Mr. Welti asked if anyone had a problem with starting future meetings at 7 PM. No one objected and it was decided to begin future Permanent Building Committee meetings at 7 PM instead of 7:30 PM.

Adjournment

MOVED (FELDMAN) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:30 PM.

Respectfully submitted:

Lori Smith

Lori Smith, Recording Secretary