

Town of West Newbury

Board of Selectmen

Minutes of Meeting

Monday, September 9, 2019

ATTENDANCE

Board of Selectmen David Archibald, Richard Parker

Town Manager Angus Jennings

Carr Post Committee Robert Janes, Rick Atwater, Peter Ringenbach, Marlene Switzer

**Also in Attendance Kathleen Swallow, Stephen Swallow, Ann O'Sullivan, Dick Cushing,
Kevin Bowe**

Sullivan, Spencer &

Vogt Lynne Spencer, Curtis Perrin

The meeting was called to order by Chairman David Archibald at 7:13 p.m.

ANNOUNCEMENTS

- This meeting is being broadcast on local cable TV and recorded for rebroadcast on the local cable channels and on the internet.
- The Carr Post Building Committee will meet with the project consultants at 6:00 p.m. in the First Floor Hearing Room, and may offer recommendations at the Board of Selectmen meeting at 7:00 p.m.
- Mosquitos carrying the EEE virus have been detected in the Town. Spraying will take place tonight.

REGULAR BUSINESS

A.) Vote to accept funds gifted to Carr Post Building Gift Account, and to authorize use of funds.

Motion made by David Archibald, seconded by Richard Parker to accept \$3,000.00 gift from John McGrath

Yes 2 No 0 Absent 1

Motion made by David Archibald, seconded by Richard Parker to accept \$1,000.00 gift from Kathleen Gove

Yes 2 No 0 Absent 1

B.) Presentation by Sullivan, Spencer & Vogt architectural/historic preservation consultant team; and Board review and recommendations regarding draft proposal to the Community Preservation Committee for restoration of the Soldiers & Sailors Memorial Building (Carr Post)

Angus Jennings, Town Manager introduced Lynne Spencer, Principal of Historic Preservation at Sullivan, Spencer & Vogt and Curtis Perrin Project Manager. This firm specializes in restoration and rehabilitation of historic properties.

Angus began the meeting by stating that the voters have the decision of what happens to the building. He also asked the Board to support the Community Preservation Committee application for funding to meet the application deadline. He announced that the Carr Post Building Committee met earlier this evening.

Lynne Spencer and Curtis Perrin began a slide show of the current condition of the building. There is also a cost estimate which was included as part of the agenda packets. The first building assessment conducted in 2013 revealed that the building was in tough condition at that time. The Town voted emergency funds to stabilize the building which was in effect a band aid. The slides show the signs of age and a lot of deferred maintenance. The tower is the part of the building that has suffered the most. Water has infiltrated the brick work and the problems have been compounded. Structural stability of the building has been compromised. The architectural team is recommending complete reconstruction of the tower. The floor has also given way and there is mold. Discussion took place regarding the major systems, HVAC, Electrical and Plumbing which would all need to be upgraded. Bathrooms would need to be ADA accessible and there would need to be a lift installed if access to the second floor is desirable. The kitchenette would need to be renovated. The roof is in fairly good condition and would require some repair. The gutters would need rehabilitation. The wood windows with thermal pane would have a higher R Value and could be a project for preservation carpentry students to undertake. The fireplace is not functional. Parking would also be a major issue as the building is located along a state highway. This would need to be addressed if active use of the building for significant public assembly is to be achieved. The Conservation Commission would also have to review the proposal as the site sits in the 100 foot buffer zone.

Discussion took place regarding funding sources for this project. Community Preservation Committee funds are one option. These funds also have competing applications pending. Another option would be bonding the cost with the debt service paid from CPC funds; the Town Manager has reviewed this approach with bond counsel and it is allowable, and other communities in Massachusetts have done so. The bonding market is currently favorable for this option with interest rates low.

Further discussion took place as to how to complete the project. The first option would be to stabilize the building and the exterior envelope, roof repairs, gutters and reconstruction of the tower as the first phase. There is vulnerability at the present time and the windows are currently retrievable. To protect this work the HVAC system may also need to be installed to provide a minimal amount of heat. The cost of this phase of the project would be approximately \$500,000.00. The cost for the complete renovation of the building would be approximately \$1,500,000.00.

Another consideration is the timing of the project. If this were to be approved by the voters in November there would need to be time to proceed with the bidding process. This process would take months and need to begin to protect the building for any further deterioration from weather.

Further discussion took place as to the funding of this project. A combination of Bonding and CPC funding was suggested, but no decision was made. The Board will give this issue further consideration at a future meeting, in order to finalize a funding proposal.

Motion was made by Chairman David Archibald, seconded by Selectman Richard Parker to submit an application to the Community Preservation Committee for the entire project amount of \$1,500,000.00 with details to be worked out in the subsequent process.

Yes 2 No 0 Absent 1

Motion was made by Selectman Richard Parker and seconded by Selectman David Archibald to adjourn the meeting.

Meeting adjourned at 9:28 p.m.

Respectfully submitted, Mary DiPinto

Meeting minutes approved by 3-0 vote of Board of Selectmen September 30, 2019