

Minutes

Approved

Middletown Springs Building Committee May 3, 2012

Public Present: Art Castle, and Chris Larson, Select Board.

Members Present R. Chesnut-Tangerman, D. Munyak, M. McCormack, P. Kenyon, P. McWilliams, L. Castle, F. Bradley, S. Moyer, D. Wright, T. Hurcomb and M. Beattie.

Call to order: 7:12 PM

A) Elections: Robin Chesnut-Tangerman opened the meeting with an announcement that Ron Masleh had resigned as Chair. Acting in his position as Clerk Robin asked for nominations for the Chair position.

Dave Munyak and Robin were nominated with seconds. Robin spoke in favor of Dave for Chair. On the call for the vote Dave Munyak was elected unanimously.

Dave Munyak, now Chair, called for nominations for a Vice-chair. Robin was nominated with a second, and elected unanimously.

Dave called for nomination for Clerk. Maureen was nominated with a second and elected unanimously.

B) Members of the Committee: The first order of business was a confirmation and clarification of the present membership of the Building Committee: Dave Munyak, Patty Kenyon, Fred Bradley, Mike Beattie, Laura Castle, Robin Chesnut-Tangerman, Tom Hurcomb, Shirley Moyer, David Wright, Maureen McCormack, Patty McWilliams, Carl Haynes, and Ron Masleh.

C) Building Committee Membership Policy: Chris Larson stated that members need to have the approval of the Select Board and that all members present had such. Further, anyone can join but s/he should expect to read past Minutes so as to be up-to-date with the committee when joining. Members should understand we are a fact-finding committee that only recommends to the Select Board. This policy was moved by M. Beattie and approved by all present.

D) Library Correspondence: Maureen had attended the Library Board meeting at which Robert Geiszler, the Vermont State Library Consultant on Library Construction spoke. The Library Board asked Maureen to convey two items: a) that to bring in grant money they must be the prime agent of the building; and b) they would be looking at 1600 to 2000 square feet for their needs.

Michael Beattie pointed out that combining the two buildings could amount to a great saving for the town as the library would be paying the costs of a foundation and roof etc.

E) Funding: Tom Hurcomb stated that he had done some exploratory Internet research on funding. He detailed some examples of sites in Vermont that had received funding to bring back into use an area of a town that was considered a “blight” on the town. The Vermont Dept. of Natural Resources had provided funds for a Brattleboro and St. Albans project. He also found what appeared to be state funding for Brownfield projects. He noted that the Preservation Trust of Vermont made many references to town offices- some located in Rutland County. Tom felt certain we should identify our tasks and proceed with sub-group work on them.

Dave thanked Tom for taking the initiative on this funding research.

Shirley expressed a concern that the Town Office project should not infringe on the present store parking or the Farmers Market.

Chris Larson expressed a concern that a) we have a time frame for purchase of the property; b) there is a need to inquire if there are Brownfield funds that could help purchase the property, if so we need to discover this soon. A discussion followed about seeking Brownfield money to help with construction.

F) Information Meeting: It was agreed that we try to identify questions that could structure our sub-group work prior to holding the public information meeting.

Patty McWilliams wanted to know why the information meeting was set up so early. Robin explained it was because we need to get the public engaged and to feel involved as soon as possible.

Dave stated that sub-groups should remember that we don't make any commitments. We can make phone calls as representatives of the Building Committee and speak to others who can help in our search.

Action Items:

- Fred will contact Tara Kelly to learn how to proceed on the Brownfield issue.
- Tom will contact John Diego on this same issue and begin research on possible Brownfield money that may be available.
- Patty McWilliams will speak with Jonas Rosenthal, the Poultney Town Manager, regarding funding references.
- Dave will continue to work on his narrative and completing his list of Town Office uses.

Dave read what he had compiled on the uses of the Town Office. Members added uses and Dave asked all if they knew of more uses to email him.

G) Other Business or Concerns: Maureen stated that the Library Board asked if there is a size on the limit for any building at Parker's Corner. Both Dave and Mike Beattie spoke to this. It appears there is no limit by statute, and until we research the septic issues there may be none.

Dave said there are 3 options on the septic:

- 1) Install on site. A preliminary design for a system that would accommodate 24 employees has been prepared.
- 2) Utilize a septic holding tank system that would be pumped out periodically as the Pawlet Library is doing.
- 3) Tie into the existing school leach field that would require a modified permit, negotiation with the school and Carl Haynes who owns the land that the leach field is on, and that could be problematic if the school were to cease operation in the future.

Until we know these answers we should not think negatively of what might be.

Patty Kenyon said we should have a meeting with the Library Board at some point and have a regular contact person with them. Maureen volunteered to be the regular contact.

Homework for all members; Come up with questions and tasks for sub-group work. Each member is to come with a list.

Meeting days will be the first Wednesday and the third Thursday each month at 7 PM. The next meeting day will be Thursday, May 17.

Move to adjourn at 8:45PM

Respectfully submitted,

Maureen McCormack, Clerk