

**Approved Minutes
Middletown Springs Building Committee
Middletown Springs, Vermont
July 3, 2012**

Public Present: Nan Gilmour, Martha Heitcamp, and Jenny Munyak

Members Present: D. Munyak, D. Wright, T. Hurcomb, F. Bradley, M. McCormack, P. McWilliams, and M. Beattie.

Call to Order: 7: 15 PM

I. Minutes:

A. Approve minutes from 6/21/2012: Moved and with a second and one addition. All in favor.

II. Property Acquisition:

A. Survey Status: David M. presented the SB with the letter urged by the BC at the last meeting for the SB to expedite needed survey work. He asked for an update yesterday but has not had a response. Mike B. had a conversation with Mark Courcelle hired by the SB to do the survey. Courcelle said that few dimensional records are available as the property description was based on buildings that are no longer present. The BC will continue to pursue this issue with the SB.

B. BRELLA Application: The SB reviewed the application and questioned why tanks were to be pulled prior to purchase. Dave M. explained that there is a need to see what soil is under the tanks. They agree it makes sense but the SB does not want to spend town money to do it. The SB did approve the schedule as composed. Trish Coppolino said the schedule is fine.

C. Tank Removal. Trish spoke with **Ed Bove** and **Trish believes they RRPC can pay for tank removal**. Dave called Ed and he said he couldn't pay for it. Technically he can, but he won't, as he has no precedent for doing that for any other town. Tom H. will call John Diego, of LBG, to inquire whether there is anything else that can be done. David M. emailed Trish about these discussions.

III. Scheduling:

A. –

IV. Building & Site Design:

A. Library Board Update: The Library Board had been invited to attend so we could hear directly from them of their concerns and needs. Three of the five-member board did attend: Nan Gilmour, Martha Heitkamp and Jenny Munyak. Dave M. welcomed the LB representatives and reviewed some understanding we had about funding, coordination of the design and other issues including the benefits to both the library and the town office for combining. He urged them if they were interested in combining with the town office to move quickly on details of their space and design needs and if not to move quickly to

determine if their present site is a viable site for their needs or not. The narrow driveway and the possibility that the site cannot hold a large enough septic for an expansion should be assessed as soon as possible. David W. will contact a contractor and inquire about an estimate for doing a septic assessment. The BC asked to hear their concerns and any questions they had about getting involved with the BC. One major concern is the fact they enjoy a lot of independence and they would not want to give that up. Another concern was on the safety of the water to serve the Parker site. Dave M. informed them of the technical assessment that a) septic appears approvable and b) that any water at the town office would have to meet safety standards. A second major concern is that many users of the library do not want to give up the charm of the present library and are concerned about what would happen to the old chapel if it were not used as the library. Could a larger building be built to “fit” with the quality of the town? Mike B. and David W. spoke to this issue. Another issue was the safety for children using this site. This issue was discussed at length with many examples on the use of this large site with its drop off area to the south with reference to both aesthetics and safety. Nan G. said the LB knows its present lot is too small and that the consensus from the last LB meeting was that the LB would like to continue working with the BC. David W. explained the purpose of the VT Preservation Trust Grant we just received was to assess the surrounding area of the green for its historic quality, as well as how our town heritage might continue with any new structure. The LB also relayed several comments relayed to them about concerns some folks have about moving to the corner, and for not building at all. Some have suggested we purchase portable trailers, or add on to the elementary school. The BC welcomes all who have concerns and ideas to come forward, and the BC will continue to be as transparent in their work as possible. One concern of the BC members present is the continued lack of attendance of some BC members, and how the work required of the members then falls on only those same who attend regularly.

B. Other library/town office field trips: No trips completed at this time.

C. Historic Study on Town Green: Tom Keefe, the VT Preservation architect, agreed to send us a report that would enable us to post parts of it for town information. We should receive it in the next two weeks.

D. Design Team: Dave M. gave a disc to Michael B. to share with Mark M. on which he had scanned the historic photos of prior buildings facing the green. Next design work will be to get the site plan completed. The engineer, Frank Parent, has been told by the SB to explore the well placement on the green. Once this is done and the survey completed a site design can be sketched out.

V. Funding Opportunities:

A. Brownfield funding: Dave M. asked Tom H. if he would go through the LBG reports and identify what needs to be addressed as part of the clean out process and determine if we have the proper documentation; also using our reports to get some estimates for digging out the soil and carting it away.

B. Historic Preservation Funding: Tom H. suggested we meet with the Vermont Dept. of Economic, Housing and Community Development office staff and tell them what we are trying to do. Also, we should send the Rutland County legislative delegation a summary of our narrative history and then invite them to a BC meeting. We would do the same for our Washington delegation. These folks should be aware of what we are trying to do so

they could direct us to sources for funding. Let them tour our town office, Parker Property, and possibly the library. We should work up the summary for the next meeting. It was suggested we send the summary to the VT Dept of Economic, Housing and Community Development, as well.

C. Capital Campaign: Reminder to BC members to send in \$34, as matching grant money to the Historic Society. David Wright was asked to talk to Joe Teer.

VI. Community Support:

A. Neighbors: status on contact by Carl: No report.

B. Informational meeting: Not discussed at this time.

C. Public Relations: Not discussed at this time.

VII. **Other Business:** Tom H. said it looks like the town planning commission is **evaluating the benefits of applying** for a Village Center Designation. All BC members should read through the list of state funding sources and notify others what sites you have researched. Other ideas for possible funding were discussed.

Next meeting July 19, 2012

Adjourn: 9:54 PM

Respectfully Submitted,

Maureen McCormack, Clerk

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