

Hildreth House Improvement Committee
Minutes of the 6/9/14 meeting
4 p.m. at the Hildreth House

Members present: Laura Andrews, Pat Jennings, Connie Larrabee, Ann Taylor, David Vannicola. Members absent: Richard Blinn, Fran Nickerson

Others present: Drayton Fair (LLB Architects), Cal Goldsmith (GPR Engineering), Aimee Lombardo (LLB), Erin McBee (Planning Board liaison), Debbie Thompson (COA director) Lucy Wallace (Board of Selectman liaison)

Connie called the meeting to order at 4:05 p.m.

The Committee approved the minutes of the March 18 meeting.

Drayton and Aimee presented LLB's phase-in plan. Drayton said he would send a copy of the PowerPoint presentation.

Phase 1 Scope is to add lower level parking, make driveway improvements (including widening the driveway), accommodate storm-water retention, raise the porch, make second floor bathroom handicapped accessible, install the lift, and reconfigure pantry area for the lift.

Phase 2 Scope is to add upper level parking, enlarge storm-water retention, add parking turnaround, add sloped walkway access, extend covered porch, and add handicapped-accessible vestibule.

Phase 3 Scope is to renovate kitchen, remove west staircase, reconfigure first floor handicapped-accessible bathrooms, reconfigure first floor storage/pantry, add large dining room, add upstairs multi-purpose room, build new egress staircase in addition, and renovate the mechanical systems.

We reviewed and discussed sketches of the building and landscape during the three phases. Drayton presented two temporary roof options for the lift area before the large addition is added, a dormer and a gable.

Total parking would increase from 17 currently to 30 after Phase 2, Cal said.

Cal pointed out that the Planning Board would need to review plans for widening the driveway and for storm-water retention.

Connie asked about the location and timing of the sewer line. Nobody knew the location, but Lucy said the work was to be done this summer.

Aimee pointed out that most of the project cost would be in Phase 3. Lucy suggested combining phases 1 and 2 and Cal agreed that it would be more efficient and less expensive to do them together.

Connie asked if the plan would preclude housing in back. Drayton said it would not.

Next steps: Drayton said he would send the plans to the cost estimator to calculate 1) Phase 1, Phase 2, and Phase 3 separately and 2) Phase 1 and Phase 2 together.

Drayton estimated that he would need a month to get the information.

The next meeting is scheduled for Monday, July 14, at 4 p.m.

Connie adjourned the meeting at 5:15 p.m.

Laura Andrews, recorder