

Phase 2 Hildreth House COA Subcommittee
Friday, July 26, 2019
Hildreth House
Minutes

Present: Guy Oliva, Connie Larrabee, Sharon Briggs, Carl Sciple, Beth Williams, COA Director Debbie Thompson
DAI architects Tom Lam and Chris Sullivan, Permanent Building Committee member Rick Maione, Assistant Town Administrator Marie Sobalvarro

Guy called the meeting to order at 9 a.m.

The minutes of the July 19, 2019 meeting were approved as submitted.

DAI Update:

The architects have contacted Pam Marston of the Historical Commission and confirmed that the proposed new building would not be in the Town Center Historic District. The architects believe that part of the proposed terracing encroaches on the district but Marie Sobalvarro disagreed. In either case, the architects will update the Historical Commission on the plan as it develops. They had emailed the fire chief and Planning Board but had not yet received a reply from either one. Tom and Chris planned to go to the Fire Station after the meeting to see if the chief was there. Marie suggested they should also consult the building inspector, who has final authority over fire code issues.

Having consulted with their structural and mechanical engineers, the architects estimated construction costs for the building at \$2-3 million, including site work and a sprinkler system. The estimate doesn't include the cost of a cistern or an emergency generator.

The group looked at six new renderings of the proposed building: interior and exterior perspectives, elevations, and an updated floor plan. Chris explained that he was able to reduce the height of the building 10 feet, which will help address concerns that the new building would visually dwarf the existing house. The new design also showed a covered drop-off at the entrance closest to the parking lot, and a modified roofline at the entrance off the new driveway separating the two buildings, as well as a wrap-around porch and patio in back.

Returning to the question of whether the new building could be attached to Hildreth House by a connecting breezeway, the architects again asserted that connecting the addition would probably add an estimated quarter million dollars to the cost of the project. But they said no changes are necessary to make Hildreth House comply with the state fire code as long as the new building is 30 feet away and not connected. The group agreed that connecting the buildings and upgrading Hildreth House could be an add alternate if funding allows. Chris distributed a printed copy of the state fire code for the group to review.

Discussing the site plan, the architects said there is no need for a retaining wall; the building would be pinned to the existing ledge, and the proposed terracing would take care of the downward grade.

Asked about parking, Chris said the plan would eliminate two existing parking spaces and create three spaces along the new driveway. The group agreed the only place to create additional parking would be behind Town Hall, but not as part of this project.

Chris and Tom went through the updated kitchen plan and discussed the audio-visual options in the multipurpose room. Connie said the COA has money in a gift account that has been donated for kitchen equipment and furnishings.

For the next meeting, the architects will continue to refine the plans and expect to have an updated cost estimate. They identified two challenges that still need to be addressed: the water and sewer connection to the new building, and rerouting the electrical service.

The meeting was adjourned at 10:08 a.m.

The next meeting of the Phase 2 Subcommittee is scheduled for Friday, August 9 at 9 a.m. at Hildreth House.

Respectfully submitted,
Connie Larrabee, recorder