

Hildreth House Improvement Committee
Minutes of the 10/22/14 meeting
5 p.m. at the Hildreth House

Members present: Laura Andrews, Pat Jennings, Connie Larrabee, Fran Nickerson, Ann Taylor, and David Vannicola. Others: Erin McBee (liaison, Planning Board), Ken Swanton (resident), Bruce Nickerson (resident)

Connie called the meeting to order at 5:05 p.m.

The Committee approved the minutes of the September 22, 2014, meeting.

Bill Submitted: After reviews, members approved for payment an invoice for \$1,000 from Design Technique for time spent revising the cost estimate. Connie said that we don't know what balance remains in the funds, but Lorraine Leonard said there is still money available.

Window Update: Connie reported that Littleton Lumber re-quoted the windows at \$38,000 for materials only. Since the Board of Selectmen suggested at its last meeting that the town hire a carpenter for all town work, we agreed that we should be able to split the project into materials and installation. Resident Ken Swanton, who is the chair of the Historical Commission, said that the Commission completed several of its projects that way. Connie will follow up with Lorraine.

Parking Update: Connie received the modified parking plan from Cal Goldsmith. According to Goldsmith, if the parking layout is maintained as it is now, without removing ledge from the central area, the cost will not be lowered much.

CPIC Update: The Capital Planning and Investment Committee is scheduling meetings to review the projects recommended by the Board of Selectmen at its 11/4 meeting. We agreed that the Council on Aging board should ask for an earlier session than last year, when the CPIC questions came just before Thanksgiving. Connie said she would pass the recommendation to the COA board.

Public Comment: Ken Swanton said that from his discussions with some seniors in town, they are worried about tax increases. He had several suggestions for decreasing project costs and presenting the plan. He suggested that the HHIC seek funding from the Community Preservation Committee again, even though its deadline for applications has passed. He also recommended that we change our "Phase 1" designation to "Public Phase" and "Phase 2" to "Private Phase" and remove the ~\$200k Phase 2 design/development costs from the Phase 1 cost estimate. This would reflect the intent to contract out to a private housing developer the bulk of the Hildreth House expansion along with senior housing.

Vote: Motion – "The HHIC recommends to the Council on Aging that it remove the design/development costs for Phase 2 from the Phase 1 cost estimate." Passed unanimously.

Connie adjourned the meeting at 6:05 pm

Laura Andrews, recorder