

DRAFT

FARLEY BUILDING COMMITTEE

TOWN OF HOLLIS

Minutes of September 28, 2011

Meeting was held in the Hollis Social Library conference room and was called to order by Chair John Anderson at 7:35 PM.

Members present: John Anderson, Dick Brown, Vahrij Manoukian, Jeff Babel, Doug Cleveland, Dave Sullivan and Dick Lates

Review of Minutes of August 22 and September 13: Doug Cleveland moved, seconded by Dick Lates, to approve minutes of August 13. Motion carried. Vahrij Manoukian moved, seconded by Dick Brown to approve the minutes of September 13. Motion carried.

Roof Repair: At their September 26th meeting, the Board of Selectmen approved a request by Dick Brown to engage Deary & Son of Nashua to repair the damaged sections of the Farley Building roof for a price not to exceed \$2000 and to be funded by private donations.

Mothballing the Farley Building: John reviewed the procedure recommended by the Technical Preservation Service of the National Park Service for mothballing a building. He stated his belief that, given the current economic conditions and competing town priorities such as Town Hall repairs, a mothballing of the Farley Building should be sufficient to cover a 10 to 15 year period. John cited a major expense that would be required to properly ventilate the building during the mothball period. He calculated that a total of 42 louvered window installations would be required for the three floors to properly ventilate the 16,872 square feet of Farley building space.

John also referred to the Steffensen Engineering Report of 2007 that suggested that the flat roof supports would not be sufficient to carry the snow load of an unheated building. He will request a copy of the 1991 engineering report from Troy Brown to obtain further information on the existing LDL supports in the roof structure. A contractor estimate will be needed to obtain a figure to install louvers and reinforce the roof. Dave Tremblay, who rebuilt the Woodmont ice house and is currently working on the Woodmont gambrel barn was suggested as a cost estimate source for mothballing the Farley Building. Dave Sullivan offered to contact Lisa Sasser to obtain a cost estimate for installing louvers. John indicated that the mothballing procedures also recommend the installation of gutters (front and back of the building) to carry run-off water away from the building.

Future Use of the Farley Building: Discussion then turned to the possible uses for a restored Farley Building. John noted that Mike Harris had submitted his suggestions for possible future uses:

- Library expansion space (move the children's library)
- Town Hall expansion space (Town Clerk and Building Department)

- Club/activity center (senior center/ teen activity/ photography/ choral)
- SAU office

Dick Lates added that the Hollis Historical Society was in need of atmospherically controlled space for document storage. He added that there seemed to be a town –wide need for secure storage. Doug Cleveland suggested the possibility of providing artist studio space as a means of generating rental income. Dick Brown asked if the Farley bequest indicated any restrictions on the use of the Farley Building. Dave Sullivan responded that, based on reference to the Farley Building bequest in the Worcester town history, he felt the intention of the bequest was to serve education purposes. John offered to research this question further.

Lot Line Adjustment – Middle School and Farley Lots: John stated that the status of the lot line question between the Middle School and Farley properties was technically not part of this committee's charge. The Chair of the Board of Selectmen, the Deputy Superintendent of Schools and the Fire Chief were now in discussion concerning the school needs, the need for a fire lane and the resulting land swap that would be required to relocate the boundary.

Next Steps: Dave Sullivan asked what action the Selectmen would take as a result of the committee's report. Vahrij responded that the report would lead to a warrant article for the March 2012 Town Meeting. He was asked if this would be vote on a single option or a vote on a choice of options. Doug stated that he thought that would depend on whether there was consensus within the committee on a single course of action or there was a split within the committee between moth balling and demolition of the building. Doug asked if there was a reasonably valid price on demolition, and John responded that \$85,000 without including abatement costs was a good number, based on figures provided by Hutter Construction and Harvey Construction. Jeff was asked if the town could realize any savings by having the town assume some of the demolition responsibility, and he replied that the town did not have the proper equipment to undertake a demolition project of this magnitude and complexity.

Next meetings: The chair set tentative meeting dates of October 5, 2011 at 6 pm and October 19m 2011 at 6 pm, location to be determined.

The meeting was adjourned at 8:45 pm.

Respectively Submitted,

Dick Lates, Acting Clerk