



Farley Building Committee Minutes January 26, 2021

The meeting was held via Zoom and was called to order by the town administrator—Lori Radke at 4:00 pm for purposes of organization.

Members present:

Mike Leavitt, Budget Committee representative
Doug Cleveland, Planning Board representative
Karla Vogel, Heritage Commission representative
Michael Bates-Historic District representative
Kevin Anderson, Community Volunteer
Lynn Schur, Community Volunteer
Dr. Jeanne Smith-Cripps, Community Volunteer
David Sullivan, Community Volunteer
David Petry, Select Board representative
Lori Radke, Town Administrator (non-voting)
Joan Cudworth, Director of Public Works (non-voting)

Committee Organization – Lori Radke opened the meeting and called for nominations for Chair, following introductions. Mike Leavitt nominated John Anderson to be the committee chair. Approved.

Town Administrator informed the Committee that the Select Board expected a final report before the end of the year.

Kevin Sullivan-He said he would like to see a diverse set of goals which included repair of the building, restoration to destroying the building.

David Petry-Talked about the importance of setting goals and listing uses and options as there are several people who expressed an interest in donating funds toward the project. Mr. Petry asked Lori to check into setting up a way people can donate either via a warrant article or other means. The donations collected would go directly toward the building.

Kevin Anderson-He asked if the funds are solely for restoration or rebuilding or would it go toward mothballing if that was the case. Dave suggested tracking the money so in case the recommendation was to mothball, donors could be notified.

Doug Cleveland-He suggested walking through the property, both inside and out. He also suggested photos be taken during the tour. Mr. Sullivan said the inside was in much better shape since it has been mothballed.

Lynn Schur-Lynn asked if an engineering study was ever done on the building. Mr. Petry believed that the school district set aside \$85,000 to spend on maintenance. The school never used those funds but instead turned the building over to the town. Stefanson, an engineering firm, was hired in 2007 to look at Town Hall and at the same time submitted a report on the condition of the Farley Building. Additional reports were completed in 1990, and 2013 (mold inspection).

Kevin Anderson- He asked if there were any floor plans. David said the building is pretty straight forward and easy to navigate once inside the building.

Karla Vogel-She suggested as a goal is to come up with a list of uses by way of including the public. Lori suggested using survey monkey to send a survey out to the community. Mr. Petry suggested holding another public hearing.

David Petry- He suggested looking at how the Farley building fit into the master plan. Mr. Petry mentioned that the building might come with the condition that it has some educational component. He said the SAU office is currently in an outdated facility and will need a new location. There are town employees spread throughout town, such as the town clerk working out of a commercial space where the town is paying monthly rent. A thought is to move town employees to Farley and use Town Hall for Community meeting space. There was mention of reviewing the plot plan. There is plenty of land and space surrounding the building. Mr. Cleveland mentioned that part of the middle school is on the Farley property and the boundary lines need to be resolved. Mr. Petry mentioned that issue may have been resolved. He also mentioned using the facility and space study to help the Committee decide what direction to take.

Mike Leavitt- He asked about getting some updated costs. Mike mentioned that the 2011 report included some rough costs. Mr. Petry suggested that we can define the layout and use commercial pricing for costs if we know the uses. There may be some things inside the building that can be salvaged. We need a couple of layout options defining office and meeting space. It was said that any changes will need to meet current ADA codes.

David Sullivan-He had visited Westford town hall. Similar to Farley, it was an old building that was restored and now houses the Town Hall. They salvaged many of the components and used them. The building looked nice.

Kevin Anderson-Are there any limitations due to water? Mr. Petry explained that the water source comes from the school district well. He said a well would need to be installed to get off the school well.

Michael Bates – He asked if the building needed to be used for education. Mr. Petry explained how it was gifted to the town. He suggested looking at the deed. Mr. Bates said he and Karla met with Nadine Miller, NH Division of Historical Resources. She said there may be some state funding. She also suggested keeping an open mind. A part of the building could be used as a private entity to defray some of the public costs.

Kevin Sullivan- Nothing was ever found that indicated the building had to be used for education. One way to honor Mary Farley's wish is to use the third-floor space for an art studio. Ms. Vogel asked Mr. Petry about the \$85,000. Mr. Petry said that the school just turned it over to the town because it

needed too much work to meet codes. Ms. Vogel wanted to be sure the school district did not require it to be used for education. Mr. Peytry confirmed. He also suggested if it is not stated in writing that it be used for education purposes, the Committee should consider meeting it in spirit to satisfy the public. A few years ago, there was interest and possible donor to use the building for stem education.

Kevin Anderson-Suggested one of the goals to research the deed and registry to be sure the Committee doesn't miss anything.

David Petry-The final report should include possible tear down and rebuild and tear down and other uses. The NH Preservation Alliance has strict deadlines and restrictions both financially and scheduling, making it complicated. He used the Lawrence Barn as an example. He said there is a lot of work if we go down that route. Mr. Sullivan said there is a cost associated with using the NH Preservation Alliance.

David Petry-One goal is see if it could be listed as a National Historic building. We should also consider looking into "This Old House." Mr. Sullivan said the building did not meet their criteria to be a historic structure on its own.

Discussion closed.

The next meeting is scheduled for Saturday, February 6, at 10:00 am at the Farley Building. The Committee will have an opportunity to tour the building at this meeting.

Meeting adjourned at 4:50 pm.

Submitted by,

Lori Radke
Town Administrator

GOALS/OBJECTIVES

1. Identify an inventory of uses
2. Survey the Public-Hold public hearings
3. Develop a warrant article to secure donations
4. Drill a new well
5. Research the deed and registry
6. Draft a final report to share with the Select Board and the public by the close of 2021.

