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October 19, 2010

Town of Huntington Selectboard (SB) Meeting
Date: Saturday, October 9, 2010 @ 9:00 am
Location: Town Office, Upper Level

Approved
Minutes

Attending:

Board Members: Ed Booth (Chair), Jim Christiansen (Vice-Chair), Dori Barton, Joe Segale

Absent Members: Wayne Curley

Others: None

Recorder: Joe Segale

Ed Booth called the meeting to order at 9:00 am.

Comments on a working draft of a scope of work for renovations to the ceiling in the first floor of the Town Office were discussed. Wayne Curley had prepared a draft scope of work and comments were solicited from Tom Keefe, an architect who has been providing advice on Town Office issues. Keefe provided comments earlier in the week. Issues raised by Keefe include whether or not the framing for the ceiling could handle the additional weight of a new drywall ceiling, the need to check for the presence of asbestos, and several other design related questions. After looking into the space between the existing dropped ceiling and the old ceiling, and into the attic space through the access panel above the kitchen area, the following items were discussed:

- It was not evident whether or not the existing ceiling could handle the weight of a new drywall ceiling. Additional work on the ceiling's framing may or may not be necessary to accommodate the weight of the new drywall. Therefore, the project could be much bigger than anticipated and it may not make sense to pursue a complete new ceiling at this time.
- The old plaster ceiling above the kitchen and entry area shows signs of water damage, had a hole into the attic space and was in bad shape. The access panel to the attic is located in the corner of this room. This section of the ceiling should be repaired and a new attic access panel that provides easier access and seals properly should be installed.
- The existing ceiling panels in the suspended ceiling should be replaced. Some are damaged. They may be absorbing the odor and replacing them could be a short-term fix and may not be too expensive.
- There does not seem to be an immediate need to replace the exterior door.
- It may be prudent to check for the presence of asbestos to inform the planning of other renovation projects for the building.
- Rather than replacing the ceiling, a better medium-term fix may be to purchase and install a fresh air/heat exchanger, similar to the unit in the first level.
- Before spending too much money on the existing building, there needs to be a long term plan that considers space needs and develops and evaluate the feasibility of different options such as complete renovation of the existing building, complete replacement/reconstruction, other locations/new building, etc

The discussion was tabled for further consideration at a regularly scheduled Selectboard meeting.

Adjourn:

- Joe moved, and Jim seconded, to adjourn Approved by unanimous vote at 10:00 am.

Next Meeting: October 18, 2010

Date Unapproved Minutes to Town Clerk: Saturday, October 9, 2010
Date Minutes Approved by Selectboard: Monday, October 18, 2010
Date Approved Minutes to Town Clerk: Tuesday, October 19, 2010