



Thursday, April 6, 2023

Community Development Department Conference Room, 7:00PM

Present: Frank Farmer (Alternate - Seated for Renee Mallett), Peter Griffin (Regular - Vice-Chairman), Carol Pynn (Regular), Derek Saffie (Regular - Secretary), Wendy Williams (Regular)

Mr. Griffin opened the meeting at 7:04PM with the pledge of allegiance.

Mr. Griffin seated Mr. Farmer as a regular in place of Ms. Mallett.

Mr. Griffin provided an overview of the Windham town hall restoration project.

Roy Sorenson, joined by Beverly Glynn and Howie Glynn, presented an overview of the "Old Town Hall Project" - the restoration of the original Salem town hall (now museum). Mr. Sorenson shared the history of the Salem Historic District and summarized the history of the original town hall. The remainder of the presentation focused on the restoration process and its funding.

Mr. Sorenson discussed the scope of the project and the fundraising efforts he had undertaken. Mr. Griffin shared the Commission's progress on becoming familiar with the LCHIP grant process. Mr. Sorenson noted that the LCHIP board places significant value in historically correct preservation/restoration even if they are not funding that specific aspect of the project. He also recommended only using contractors associated with the New Hampshire Preservation Alliance.

Ms. Pynn asked if there was any insulation added when the clapboards were replaced. Mr. Sorenson stated that the contractor did wrap the building before installing the new clapboards, but did not add any additional insulation.

Mr. Griffin asked if there had been any thought of restoring the original configuration of the doors on the building. Ms. Glynn replied that while they did not plan to restore the original configuration of the doors, the existing exterior and interior doors will be replaced with historically correct doors.

Ms. Williams asked if the LCHIP grant only funded the restoration of the windows. Mr. Sorenson confirmed that the LCHIP grant only covered half of the estimated cost of the windows, but their original proposal for a grant to replace the clapboard did not include using the historically correct wood.

Brian McCarthy asked Mr. Sorenson which aspects of the project LCHIP was involved with. Mr. Sorenson stated they were only involved in the windows and did not have any role in other areas like electrical, etc.

Mr. McCarthy plans to contract with a structural engineer to evaluate the integrity of the Windham town hall. Ms. Williams stated that the engineer needs to be approved by the New Hampshire Preservation Alliance.

Mr. McCarthy asked Mr. Sorenson if the \$350,000 goal included any contingency funds for unanticipated expenses. Mr. Sorenson confirmed that it did.

Mark Samsel asked if the building was heated and set up for year-round use. Mr. Sorenson answered that it is, and that the Salem Historical Society has their office in the building.

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Mr. Griffin shared the recent history of the Windham town hall concerning its active use for town business. Mr. Sorenson suggested that modifications can be made to the interior to make it suit its day-to-day uses, while still keeping the exterior historically accurate.

Ms. Pynn asked if the fundraising goal had included replacing the roof. Ms. Glynn estimated the roof wouldn't need to be replaced for another ten years.

Ms. Pynn asked about lead mitigation when removing the clapboards. Mr. Sorenson stated that he ensured the contractor was certified to safely handle lead paint.

Heath Partington informed the Commission that \$120,000 has already been allocated for the restoration of the Windham town hall.

Ms. Pynn made a motion to approve the minutes of the March 2nd meeting; second by Mr. Saffie, 5 - 0.

As a Town Common Beautification Committee update, Mr. Griffin shared that the town hall project will take priority.

Mr. Saffie gave an update on the status of the *Nutfield: Then and Now* book. He had reached out to the Derry Museum but received no response.

Mr. Farmer will have a sign update for the May meeting.

Mr. Griffin gave an update on the London Bridge Causeway. Chris Sullivan has completed his plan for the park and submitted it to the school board. Mr. Sullivan is now working on a plan for Clyde Pond.

Mr. Griffin shared Dennis Senibaldi's request for input from the Commission on replacing the flagpole at town center. After discussion the Commission expressed no concern.

Mr. Griffin informed the Commission that the trustees of Searles School & Chapel were planning on replacing the rear door of the classroom as the door is rotted and falling apart. The wood door will be replaced with a door of a composite material. After discussion the Commission expressed no concern.

Mr. Griffin reminded the Commission about funds carried over from the previous year for the purchase of a plaque in honor Edward Searles to be placed at the Governor Dinsmore wall.

Ms. Williams read an email from the Windham code enforcement officer regarding a building permit for a property on the Historical / Cultural Resource List. The email contained a brief description of the proposed renovations at 13 Nashua Road. Mr. Griffin will follow-up with CDD to get specific details of the project.

Mr. Farmer received a quote for repainting the caboos, freight house, and station building at Windham Depot. Mr. Griffin recommended getting additional estimates for the May meeting; contractors must be approved by the New Hampshire Preservation Alliance.

Ms. Williams made a motion to adjourn at 8:25PM; second by Mr. Saffie, 5 - 0.

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