



Thursday, June 2, 2022

Community Development Department Conference Room, 7:00PM

Present: Brad Dinsmore (Alternate), Frank Farmer (Alternate), Peter Griffin (Regular), Renee Mallett (Regular), Carol Pynn (Regular), Derek Saffie (Regular), Wendy Williams (Regular)

The meeting opened at 7:00PM with the pledge of allegiance and introduction of members.

Steve Bedard of Bedard Preservation & Restoration LLC and Dennis Senibaldi, Windham General Services Directory, were in attendance.

Mr. Bedard, with Mae Williams, was commissioned by the Committee to execute the assessment report of the Town Hall.

Ms. Williams opened discussion to the Committee.

Ms. Mallett asked Mr. Bedard his opinion of the possibility of rot being found behind sheathing; the General Services Director had previously expressed their belief that rot was likely more prevalent than what could be assessed through examination with clapboards and sheathing in place. In response, Mr. Bedard stated that while rot is always a possibility, rot would usually occur around window sills.

Mr. Bedard stated he did not believe there is a siding issue, but rather a moisture and paint problem that could be addressed per his assessment.

Ms. Pynn asked Mr. Bedard about the uncertainty of paint adhering to the existing clapboards, to which Mr. Bedard replied that with proper preparation there should not be a paint issue.

Mr. Dinsmore asked Mr. Bedard if the basement sills were still intact. Mr. Bedard could not reach the sills through the basement crawlspace to make a proper assessment.

Mr. Senibaldi presented his estimate for replacing the clapboards, which otherwise followed the recommendations outlined in Mr. Bedard's assessment. He estimated a cost of \$240,000 to cover the costs of replacing all clapboards, trim, windows, and other restorative and preventative measures outlined in Mr. Bedard's report.

Mr. Senibaldi contacted several paint companies, but could not find one capable of analyzing the paint on existing clapboards to determine the composition of the layers.

In regards to the discussion on painting the existing clapboards, Mr. Bedard again stated his opinion that once the moisture problem is resolved, with proper preparation and high quality products, painting the historic clapboards should not be an issue.

Mr. Dinsmore asked Mr. Senibaldi if the type of paint could be specified during the bid process; reply was affirmative.

Mr. Griffin asked Mr. Senibaldi if he would suggest removing and replacing all the clapboards. Mr. Senibaldi replied affirmatively, expressing his opinion that without doing so it would be difficult to assess what's underneath the

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sheathing. When the siding was replaced on the “new” section of the Town Hall, a significant amount of rot was discovered.

Ms. Williams asked Mr. Bedard for his assessment of the condition of the Palladian window. Mr. Bedard stated that he did not discover any condition issues.

Mr. Bedard addressed the Committee, providing his opinion on LCHIP grant eligibility for the project. His assessment was based upon LCHIP grant eligibility, and deviating from the plan to replace the clapboards would certainly make the Town Hall ineligible for an LCHIP grant. He stated the majority of the clapboards are in good condition and would not need to be replaced.

While the eave trim is in good condition, Mr. Bedard assessed the rake trim as being in poor condition.

Mr. Bedard suggested that if clapboards and trim are to be replaced, every piece of wood should be back primed, and all cuts painted before being installed.

Mr. Senibaldi asked for Mr. Bedard’s opinion on selecting spruce or cedar replacement clapboards. Mr. Bedard replied that cedar is probably the better choice, but modern cedar typically has a curve on the heel which should be planed before installing. He continued to describe the process of installing clapboards to match the historic appearance; replacement clapboards should follow the pattern of existing clapboards.

The Committee discussed replacing the windows that had been installed in the 1990s. Mr. Bedard suggested that the window sashes could be replaced and high quality storm windows installed, which would result in an R-Value similar to that of a new window.

Mr. Griffin asked Mr. Bedard if the storm windows would be able to be opened, weather permitting; the reply was affirmative.

Mr. Griffin asked Mr. Senibaldi if his estimate included the removal of ductwork in the basement of Town Hall. Mr. Senibaldi replied that the town General Services department has the manpower to do the work themselves, and removing the ductwork should make the entirety of the basement crawlspace reachable.

Mr. Senibaldi informed the Committee that regardless of the plan chosen to address the needs of the Town Hall, he intends to engage Mr. Bedard as a consultant on the project.

Mr. Farmer asked about the schedule for the presentation for ARPA funds request. Ms. Williams intends to make the presentation for funds to the Board of Selectmen at the June 6th meeting.

Ms. Williams asked Mr. Senibaldi if his estimate included addressing the moisture issues as outlined in Mr. Bedard’s assessment. Mr. Senibaldi replied affirmatively.

Mr. Bedard stated that Mr. Senibaldi’s estimate is not unreasonable and his own estimate should be increased by 10% to 15% to account for inflation and rising costs.

Ms. Williams asked Mr. Senibaldi if he had submitted a separate ARPA request for the Town Hall. Mr. Senibaldi replied that he had not, but he does maintain a list of all infrastructure projects in town for CIP, which included the Town Hall.

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Ms. Williams asked for clarification on Mr. Senibaldi's estimate, particularly if it included the items Mr. Bedard had identified as short term projects, such as site walk. He replied that while site work, such as removal of bushes, would be performed by General Services, the project should be considered in its entirety and not split between short term and long term. Mr. Senibaldi thought that should the Committee receive funding for the project, much of the short term projects could be addressed soon after, but the longer term, like addressing the siding, would not likely begin until summer of 2023.

Mr. Griffin asked if the appearance of modern cedar clapboards with historic pine clapboards would be compatible. Mr. Bedard answered that the difference should not be noticeable. A short discussion ensued regarding the reuse of historic clapboards, to which Mr. Bedard ultimately stated that in past projects only 10% of historic clapboards removed from a building were reusable.

Mr. Senibaldi stated he would support an ARPA fund request for \$240,000, which would ultimately be \$220,000 when accounting for the \$20,000 already allocated for the project from CIP.

The Committee discussed the bid process, including ensuring the contract is awarded to a contractor with a sufficient skill set. Mr. Senibaldi informed the Committee that he could draft a bid document with very specific requirements, and each bidder would be evaluated on their proposal and demonstrated skills.

Mr. Griffin expressed he would like to have the restoration process documented and photographed, and asked Mr. Bedard if there is a possibility a public television station may be interested in producing a documentary. Mr. Bedard did not think there would be interest in filming a documentary of the project, but it could be something filmed by local community television.

Ms. Mallett stated the Committee's decision now will affect future eligibility for LCHIP grants. In response, Mr. Senibaldi suggested he would not hold back on a decision in order to remain eligible for a grant.

Mr. Bedard suggested that a decision on replacing or restoring clapboards be delayed until the Committee has more certain knowledge of the funding situation. Mr. Senibaldi said there will be a decision on ARPA funds within a month.

Ms. Williams informed the Committee that the LCHIP grant process has not been started yet, and the plan is to apply in 2023 if the restoration route is taken. Mr. Bedard related that in that case, if an LCHIP grant was received, the project would likely not be started until summer of 2024.

Mr. Griffin expressed his agreement in raising ARPA request to \$240,000 and delaying the decision on the clapboards until the ARPA request is approved or denied.

Ms. Williams asked if there is any further comment from the public. After confirmation there were no further comments, the public hearing was closed.

Mr. Griffin made a motion to increase the ARPA request to \$240,000; seconded by Ms. Mallett, approved 5 - 0.

Andrew Purington of 124 Rockingham Road took the podium to present a proposal to the Committee. Mr. Purington asked the Committee to recommend the sale of lot 8-B-1860 to himself. The Town owns the lot, which is a right-of-way adjacent to Mr. Purington's property. As a condition of the sale, Mr. Purington stated he would allow right-of-way access to the fire department and residents of Seavey Pond, in addition to performing routine maintenance.

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Ms. Mallett made a motion to inform the Board of Selectmen the Historic District/Heritage Commission has no recommendation either way as the property is not on the Historic/Cultural Resource List. Mr. Griffin seconded the motion.

After discussion Ms. Mallett amended her motion to as follows:

Motion to inform the Board of Selectmen the property is not on the Historic/Cultural Resource List, therefore the Historic District/Heritage Commission has no recommendation.

Mr. Griffin agreed his second still stood; motion passed 5 - 0.

Ms. Williams opened a round table discussion of Committee members.

Mr. Farmer informed the Committee he has possession of the 49 remaining Nutfield 300th medals, along with \$50 proceeds from sales of the medals. He suggested reducing the sale price of the medals to \$5, from the previous \$10.

Mr. Saffie made a motion to reduce the price of the medals to \$5; seconded by Ms. Williams. Motion failed 2 - 3, Mr. Griffin, Ms. Mallett, and Ms. Pynn voted against.

Mr. Farmer gave an update on the historic district signs, informing the Committee that the manufacturer will soon provide proofs, which must be accepted within 24 hours. A special meeting will be called to vote on accepting the proofs.

Mr. Griffin informed the Committee he had received a donation of \$250 from the Woman's Service Club towards the landscaping of Indian Rock Park. There was some discussion of the procedure for accepting donations and Ms. Williams will confirm the proper process. Mr. Griffin expects a donation to be made in the near future for the Governor Dinsmore wall.

Mr. Dinsmore suggested placing 52 Turtle Rock Road on the Historic/Cultural Resource List, as one of the last remaining early camps on Cobbetts Pond.

Mr. Farmer informed the Committee that Peter Gumaskas photographed the interior of the Armstrong House, and the condition of the house is very poor.

Mr. Griffin made a motion to adjourn at 8:58PM; seconded by Ms. Mallett, 5 - 0.

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