

1835 Minutes July 22, 2020 (draft)

Meeting called to order at 6:34PM with Christine McCarthy, Ron Pichierri, Carol Stewart-Grinkis, and Carl Corrinne attending. Attending by phone, Selectboard member, Arden Sonnenberg.

Minutes from June 16 meeting read and accepted without changes.

Report from Carl that all electrical work on the 2nd floor had been completed to comply with codes for occupancy, including emergency exit signs and lights, accessible switches. One plug was relocated at correct height and patch repaired. Budgeted \$2,700.00 from the Facilities Fund via the Administrator's office, was reduced substantially, when the final bill of \$980.73 was submitted and approved.

The Chair reported that final occupancy sign off from the Building Inspector, Sarah, is still pending. Sign off from Joe Booth, ex-Chair, on final construction and control affidavit will complete the requirements. Chair Carl will pursue needed steps for closure which will allow the committee to begin plans for public use.

Sanding of the 2nd floor main room, stage and stairs, and entry hall has been approved by the Administrator's Office via Facilities Fund moneys. Work includes replacement of some boards and adjustment of doors where scraping has occurred. Some prep and minor repairs to the storage room by committee members will be completed before sanding begins. Caution to watch for old nail heads as sanding begins, is recommended by the committee. A satin finish and clear stain will be used. An updated quote from Colonial Hardwoods is pending and if approved, work could begin by the end of July. The Chair is looking into securing a painter for covering new exposed pipes on both floors as budget cuts keep general painting on hold.

Christine updated on Grants she is pursuing to cover costs for ADA compliance issues, Air Conditioning and preservation work. Funds for bathroom upgrades, automatic doors and ramp access may be allocated by ADA. Green Community often help with costs for AC and The Massachusetts Historical Preservation is being contacted to tap their "General Obligation Fund". News of Walmart's involvement with Community Grants in neighboring West Boylston also opened another door for seeking funds. With cutbacks in recent months, grant monies could help make the 1835 ready for many years of public service with an A+ rating!

The final steps for Septic System upgrades are moving forward. Easement issues from businesses owners now focusing on working out a long term lease to payback initial investments for paving rear parking areas. The committee is recommending a 99 year lease to insure any future owners will abide by the terms set now. Snowplowing by the town would be included in the contract for the entire area. Owners of The Brick will be asked to agree to these terms which will complete the go ahead.

New business discussed included:

1. replacement of first floor main room floor with laminate product
2. rewriting news item by Carol to ready for public release marketing tool....1835 updates..where we go from here, etc.

3. Query from Arden on who and how use of 1835 will be handled.  
Should there be a Friends of Town Hall group? What will be the role of Committee after occupancy approved?
  4. How to best use town website to schedule and inform?
- All items moved to agenda for next meeting August 26.

Meeting unanimously adjourned at 7:22.  
Carol Stewart-Grinkis, scribe