
1835 Minutes Feb. 23, 2022

The meeting was called to order at 6:37. Minutes from 12/22/21 were reviewed and accepted with no corrections. Attending were Carl Corrine, Jack Chandler, Christine McCarthy, Carol Stewart-Grinkis and guest Dick Maki.

Project Plans for steps to secure a new septic system for the 1835 were developed by SB member liaison Arden and Carol after the Feb. 2, SB meeting where Carol laid out the remaining hurdles. Our meeting tonight worked through the Plan on ways to move the process ahead.

Many issues still remain on the status of the easements from business owners regarding the septic work behind their buildings. We learned that the legal papers from Town Counsel could be presented in two fashions. An *Order of Taking* would require all owners to sign one agreement and the second option would require *individual agreements* and the possible approval from any lenders on the properties. There is now a new owner of one business who must be made aware of the easement issue. The committee agrees that a personal approach to gaining signatures is best and decided to compose a letter to all owners to meet at the 1835 and talk through the options. A home visit over the weekend would offer an opportunity to deliver the letter and the March 9th invite to explain the options. The easement must be settled so the work can be sent out for bid. While the funds have been approved since before Covid, the Selectboard will review and approve project costs updated. Since several months have passed in efforts to clear this important piece of the project, the committee is hopeful this

attempt to acquire the signatures will move us onto the final steps without serious delay and with good neighbors.

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There are several steps to secure costs to relocate the Brick Building behind the 1835 to make way for the septic work, improve handicapped access and clear space for more parking. After several setbacks, Jack and Carl were able to gain access to the building to take photos to release to the moving companies Ron has contacted. We agreed that the town paperwork still boxed there, would be best left there and moved if and when the details are complete. Since the nature of the stored paperwork cannot be accessed fully nor can the possible mold and future storage solutions be resolved by the Town at this time, we will postpone any decisions from those items on the Project Plan. Carl is looking into possible locations for the building to be put to better use and will provide needed site information for consideration.

The committee voted to update the Rec. Director Shari that the Great Hall would be open for her programming through August as she requested. Carol to inform.

The committee voted to update the Building Inspector and Rec. Director on the correct numbers for occupancy related to the number of restrooms. While the architectural structural plans called for 400 and appear on the town website, the present septic codes only allow 80 for each of the two units. Carol to inform.

The committee asked Carl to contact Matt Marro for an update on our ADA Grant for restroom expansion. Has our application moved forward at all?

Discussion arose on the option of our DPW to work some of the Septic Project. Carl to inquire and report.

Carl reported that in his discussions with Kama in the TA's office regarding insurance policies for renters of the 1835, there were

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questions whether the 1835 could be included in the Town umbrella policy that has lower rates. Securing large fees with paperwork to cover short gatherings seems to be a deterrent to those looking to use the 1835. A formal agenda item may have to go to the SB to open options for the future. We believe a universal town policy should be standard.

Also, questions arose on payment protocol for business owners who may want to have their lawyers review easement paperwork as it relates to town responsibilities and liability during Septic System project. Carl to inquire of SB.

Jack reported on his work with the help of Dick Maki in establishing a *Friends of the 1835* group. Officers must be assigned. Committee members willing to take on roles and would like to include someone from Rec. Committee. We are looking for 4 donors to start our funding. We now have a PO Box at the Butterick. A tax # is next and may be able to contact Brian Kindoff in Sterling to help with set up and annual audit. Quick Books has easy format and can be purchased at discount via Tech Soup who works with non-profits, referred by Dick. Christine looking to contact businesses for Open House to promote *Friends* and contact locally connected celebrities to attend. At this time, an anonymous donor is considering a sizable amount to see the proposed acoustic system moves forward in the Great Hall .These kinds of contributions help our

grant requests find favor, as Sterling supporters are recognized as backers of cultural and educational enrichment.

Meeting adjourned 8:30PM

Scribe Carol Stewart-Grinkis