

Minutes of the 1835 Town Hall Committee

May 5, 2005

The meeting opened at 6:10 p.m. at the First Church of Sterling. Members present were Vern Gaw, Cindy Secord, Roland Nelson, Ken Stidsen, and Joann Drown. John Mac Millan of Reinhardt Associates also attended the meeting.

The recorder's report was read and accepted, on a motion made by Vern, seconded by Roland.

Vern stated that the committee needs to meet more often, sometimes with Mr. Mac Millan, and sometimes only with committee members.

Mr. Mac Millan stated that he checked the Zoning By-Laws of the Town. The Town Hall building is in the center district. The addition (elevator and staircase) on the south side of the building has plenty of clearance, and will be easily workable. Any work would want to commence with a survey.

Parking is a problem, as there is not enough usable land to provide enough parking places to comply with the code. Roland pointed out that every building in town cannot provide enough space for parking. Vern mentioned that people using the 1835 Town Hall could park behind the Butterick Building.

Mr. Mac Millan stated that the Town Hall building has been in continuous use, and clearly has been well maintained, especially on the inside. The building has been heated continuously and the utilities have never been shut off.

Mr. Mac Millan requested committee member's comments and questions on the Draft of 'Sterling 1835 Town Hall Architectural / Structural Assessment and Feasibility Study for Universal Accessibility of the Sterling 1835 Town Hall Building, dated April 7, 2005. Cindy questioned the omission of the cost of putting the original double doors back on the front of the building. Vern mentioned the elimination of the side door to the basement, and that we would like to get a recommendation for the best possible treatment to the existing siding.

Mr. Mac Millan would like to have the draft report corrected and completed by the next time the committee meets.

Mr. Mac Millan showed the committee drawings of the addition, which is a saltbox style. Members of the committee mentioned that the addition blends with the building extremely well. There will be a window at each landing to provide natural light. Mr. Mac Millan then went on to show drawings of the basement, where the new bathrooms

placement will be, the full kitchen, and storage units consisting of wire mesh partitions, in a series of lockers, for secure storage.

There was a discussion of the best way to provide accessibility to the stage, by a ramp or a lift.

Mr. Mac Millan stated that he needs drawings of the original staircase in order to ascertain if the cost of restoring them is feasible. Vern will try to find needed information. The committee would like to see the original staircases restored if at all possible.

Mr. Mac Millan produced a draft of 'Universal accessibility addition and renovations estimate of probably construction cost schematic phase'. The total estimate of probable project costs is \$439,600.00. Mr. Mac Millan also mentioned that the cost of replacement of the brick foundation would be approx. \$125,000.00.

Mr. Mac Millan encouraged the committee to work on nibbling away at small items, such as demolition of the temporary partitions remaining on the second floor, in order to keep costs down as much as possible.

Our next meeting will be Wednesday, May 18, 2005, at 6 p.m.

Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Joann Drown, Recorder.