

MINUTES FROM NOVEMBER 17, 2022 – MEETING #4

Location: Strafford/Remote

Attendees: **Town of Strafford:** Lisa Bragg; Shelby Coburn; John Freitag; Curt Albee; Rockwell Fuller; Anni Praetorius; David Paganelli, Greg Colling, Morgan Smith, Beverley?,
gbA: Tom Bachman

OLD BUSINESS:

- 1.1 Town would like land swap to include enough land for future expansions.
- 1.2 Surveyor has been hired by town. Surveyor needs to delineate limits of floodplain/floodway.
- 1.3 Possible funding sources include:
 - State and Federal grants but this will trigger Division of Historic Preservation involvement.
- 1.4 Encroaching in the river corridor/flood zone will impact State and Federal funding eligibility.
- 1.5 Caitlin Corkins and Elizabeth Peebles are willing to assist/advise with historic preservation concerns regardless of funding.
- 1.6 Typical preservation considerations for this building will include:
 - Use of compatible materials - don't distract from building or surrounding district.
 - Preserve the building's contribution to the district.
 - Addition should not rise above or interfere with the gambrel roof.
 - Protect and preserve wood floor, window trim, base board, and other interior historic features that remain.
 - Site review to see if an archeological study is needed where building expansion might be.
 - Building can be raised above street to address water infiltration if that makes sense.
 - Exterior stair removal is not seen as problematic
- 3.3 An accessible parking space on the south side of the building will be shown to begin discussions with the neighboring property owner.

NEW BUSINESS:

- 4.1 The assistant's office will be closed off for acoustic privacy. Glass will be added in the common wall between the meeting space and the assistant's office. Glass will be added in Lisa's wall so that she can monitor the counter.
- 4.2 Data equipment can be located on exterior of the building if that saves space.
- 4.3 If the parking area is not included the new porch will extend to the front of the building to protect folks from sliding snow. If parking is included entry to the porch will be from the south, again, to protect folks from sliding snow as they enter the building.
- 4.4 gbA will see if there is a way to better screen the breakroom area from the entry.
- 4.5 Morgan has no issues with the addition but has some reservation with the courtyard.
- 4.6 It is assumed that an additional catch basin at the front of the building (north) will help with drainage issues at the front of the building.
- 4.7 The committee does not want to pursue cost associated with lifting the building.
- 4.8 Tom Barden will carry money for relocation of existing generator.
- 4.9 Tom Barden will be asked to price separately the following alternates:
 - Courtyard/parking in lieu of no courtyard/parking.
 - Slate roof on addition in lieu of standing seam.
 - Window replacement in lieu of window restoration
 - If window replacement triple glazing in lieu of double glazing.
- 4.10 Providing cost estimate is in place gbA will see if Tom Barden can join the committee meeting via zoom either December 15 or December 22 to go over the cost estimate.

END OF MINUTES

NEXT MEETING: TBD, depending on Barden schedule possibly December 15 or 22.

COPIES TO: Attendees

These minutes are part of the official record. If corrections need to be made, please contact gbA as soon as possible for inclusion in the next minutes.