

Grange Committee Minutes

January 10, 2014

Meeting called to order at 10:12 a. m.

Members Present: Rob Brigham; Judy Dales; Ted Donlon, chair; Valdine Hall, treasurer; Stephanie Herrick, clerk; Robbie Hurst

Members Absent: Anne Stevens

Guests: Rick and Linda Ely could not be present because of the weather, but their e-mail message is below.

The **minutes of the previous meeting**, July 11, 2013, were approved. Kristin Leahy will post the minutes on the Town website within the requisite 5 days. It is noted that our meetings are open to all.

REVIEW DRAWINGS OF BUILDING FOR SUBMISSION TO THE STATE AND TOWN FOR PERMITS: Valdine distributed the drawings prepared by Barbara Getsinger. The Board approved \$1840, which was the cost of the drawings.

Ted reported that, Eric Gilbertson our liason with the PTV, is satisfied with the drawings. His only comment was that the post on the back porch should not be the same as the one on the front, so that it does not look like it is the original. (The posts on the front need to be repaired as there is damage from birds.) We went over the plans beginning with the outside. We can do a railing and not a solid wall for the ramp that goes into the lift. The half wall on the porch works, but the stairs down can use a railing. We agree that the roofing over the side entrance works. We discussed what is required for railings and would prefer metal as requiring less maintenance if allowed. We need to show the access doors to the septic storage tanks that go under the front porch before submitting the drawings. The drains on the back porch should be a bit larger so that snow could be shoveled off.

Judy noted that the downstairs will only seat 48 people for eating, which is on the small side. There is a regular lavatory and a handicapped accessible lavatory on the ground floor.

We passed around the Elys' comments below and discussed the drawings with these in mind.

Rick and I support the idea of the Grange renovation. However, we view the proposed 14 foot deck in the back as a potential nuisance. It is far more than necessary for an emergency exit and it will inevitably attract crowds on blues jam and dance evenings (which we otherwise support). We also believe the deck may violate setback requirements from the stream behind the Grange. If the proposed rear exit is limited to a simple landing and stairs, each of the normal 3 ft or so width, the project has our support.

Sorry we can't be with you. We would be obliged if you would communicate the results of your discussions early in the week.

Summary of our discussion: The back downstairs cannot be right next to the building because there is a window on the ground floor. We should ask Barbara about moving the stairs a foot or so to the end of the porch. We looked at ways to narrow the length of the porch and the configuration of the windows don't allow it. Options discussed were a non-smoking policy for the porches, and shutters or roll down blinds on the back. We agreed to take 4 feet off the depth and 10 feet off the length, thus limiting the depth to 10 feet and the length to 20 feet reducing the area by more than half to respond to their concerns.

PROPOSED TIME LINE FOR PROJECT: Rob and Ted need to give us an estimate of the cost so we can submit our application. We need to hire someone with a lead abatement certification to cut out the back door. Nathan Day might be asked.

REQUEST FROM SHARON LING FOR WOOD SCRAPS IN BASEMENT: We will look at what is there, get the door opened, and then give her an answer.

The Wetlands Permit was recorded by the Town and the VDEC notified of its recording. **We must remember to notify them prior to the start of the project.**

It was remembered that Bob Weber of Accessibility Systems, who sells and services **lifts**, estimates the cost at \$19445 including his labor. This does not include the framing done by the carpenter, and a full wall is preferred by the board rather than the half wall in the drawing.

Dean Stratton will be asked by Ted for an estimate to do the foundation work when the weather permits. Ted will also talk to Ivan Menard.

Ted spoke to Jack Kaufman about plumbing. A point-of- use hot water system and a radiant slab were suggested. A Renai direct-vent heater using propane would also be used. Ted will ask Jack for an estimate.

The next meeting will be Saturday, Feb. 8, at 10 a.m. at the Town Hall.

The meeting was adjourned at 12:00 p. m.

Respectfully submitted,
Stephanie Herrick, clerk