

Good Morning,

After looking at both the 2020 plan and the 2017 plan I have to say that there is not much that I like about the 2020 plan other than it looks pretty.

2020 Plans

- 341sq ft compared to the 561 sq ft that I currently occupy

The first architect asked me to think about not only where I wanted to be next year but also in 5 and 10 years. This space is pushing me back 10 years. I'm planning on having 2 customer stations so that I can have both Bobbi and I working at the busiest times.

- No Vault.

The town should have a vault for our records. I can only hold so much in my fire cabinet.

- Who is going to clean the walls of windows?

We have trouble finding people to clean the offices now (and they barely vacuum). My customers come in with their kids and dogs, the glass would stay clean for a millisecond.

- The service area only looks to allow one person at a time at the counter.

Again planning on having 2 working stations.

- There doesn't seem to be an easy flow for customers to different offices.

The Town Clerks office sees the most traffic, why are the customers walking all the way into the building to get service?

- With the elevator at the back of the building anyone needing to go to the second floor will have access to the first floor even when we are not open.

On these plans there doesn't seem to be anyway to shut off that corridor from the back Supervisors of the Checklist and Welfare Officer absolutely do not need that much space.

The Supervisors files consist of one filing cabinet which will be moved back to where ever the Town Clerks office is going to be. I've received to many complaints from the Secretary of States office because I can't readily access them. So all they need is a meeting space.

- Why are there 2 breakrooms?

2017 Plans

- I really like the idea of having the customer counters open right into the lobby. We could have roll down doors to lock up when not open (like Amherst Town Hall)

- It seems like the space for the Town Clerk office is comparable to what we have now.

- The elevator is at the front of the building so that the lobby can be closed and the first floor not accessible when we all are not open.

- More storage throughout and there is a vault.

- Counter space might have to be a little bigger to allow for two stations.

On a side note, I believe that there should be a "copy room" of some sort. Some centralized room that holds the copier, all supplies, postage machine and anything else that we all use. No reason to pay for one for each office. Also my goal is to be open at the same time as the rest of town hall, with Mondays being our late nights.

I hope that this gives a little insight into what I believe, at least, the Town Clerks office needs.

Sincerely,

Belinda Yeaton
Mont Vernon Town Clerk

I'm assuming that your request for my feedback was primarily due to my role as a Town Library Trustee. The Trustees have submitted feedback under separate cover, but I'd also like to take the opportunity to comment from my personal perspective as both a resident of the Historic District and a member of the 2015-2018 Building Use Committee.

I live where I live because I am a big fan of history and of buildings that have a story. My husband and I have spent twenty years putting our house back together. When we moved in, it was in a condition that reminds me a little of where the Town Hall is right now. It had some beautiful features that needed to be celebrated and saved. It had some unfortunate "upgrades" that needed to be undone. It had some serious code violations. The electrical system was so dicey that we had to have a signed contract with an electrician to upgrade the service to qualify for a mortgage. It had some obvious foundation issues - like a 6" drop from one side of the dining room to the other. We now say that we're 20 years into our 10-year renovation project.

Mont Vernon is blessed to have many buildings with a story. The Select Board charged the 2015-2018 Building Use Committee with looking at three of them - Town Hall, McCollom Building and the Daland Memorial Library. We spent three years doing exactly that, spending \$50K in taxpayer dollars in the process and making recommendations that resulted in approval of an additional \$175K at Town Meeting in 2018 to begin implementing the first phases of the plan. In 2019 the Library Trustees and Cemetery Trustees relied on the plan while investing \$25K approved at Town Meeting and \$14K added from Cemetery funds to continue site design work for the Library and Cemetery access way.

Participating in 2015-2018 Building Use Committee was the most satisfying volunteer project I've ever participated in. While I understand that the Select Board's charge to this committee was much more limited, I hope that you all will take the time to review the work of the committee that preceded you.

2015-2018 Committee Overview

Full CP Williams 2017 Report

I very much support moving forward with a comprehensive plan to enhance our Mont Vernon landmarks by 1) keeping their exteriors as true to their roots as practical, 2) bringing the working spaces of our town employees into the 21st century and 3) preserving the two most iconic interior spaces - the main reading room at the library and the second floor of the Town Hall.

The Heritage Commission should be playing a more central role in this effort. It is why it was formed and why it was initially funded. We should leverage their ability to secure grants and private funds to support the necessary renovation projects while minimizing the tax burden.

There is work for a committee to do in continuing to plan for a Town Hall renovation, but it should be in concert with planning for McCollom and the newly purchased library building. There were certain "givens" that directed the earlier committee's work that may have changed. Does the Historical Society still need to remain in Town Hall? Which departments need to be close to each other? Which departments need to be separate?

Instead of choosing between two potential Town Hall layouts out of context, I strongly support returning to the vision of a comprehensive, phased plan that was established at Town Meeting in 2018.

Thank you for the opportunity to provide feedback.

Cindy Raspiller

To the Town Hall Renovation Committee:

Thank you for giving me the opportunity to share my feedback on this new plan.

I will begin by saying that I have a long history in this town and a great deal of our history was tied to both McCollom where my son went to elementary school and the Town Hall where the kids had their Christmas play and we went to Town Meeting. The walls of the upstairs at Town Hall are alive with this town's history.

Year after year of frugality, being careful not to do anything that would impact our taxes, our buildings crumbled and the need to do something was unavoidable. In 2015 the Future Use of Town Buildings Committee began and I was appointed to be part of the conversation. I agreed because I was so afraid they would tear these beautiful buildings down. All eight of us on this committee came from with very different agendas. But by the time we finished gathering all the information and listening to our neighbors and each other, miraculously, we all came before the town in total agreement with a plan that could be phased, partially funded by grants, and included all the buildings. Step 1: the town voted to purchase the current library building. Step 2: we formed the Heritage Commission and now we were ready to begin.

This is from a letter to the editor in 2018:

"Almost three years ago, the Mont Vernon Selectmen, having concerns over the structural state and use of our Town Buildings, appointed a group of interested citizens to assess the condition of our Town Buildings and to develop a comprehensive plan for town space needs over the next 20 years. The buildings to be studied included the Town Hall and the McCollom Building and possible use of the Daland Library. The committee quickly realized that we needed professional help and at the 2016 Town Meeting, our request for funding to pursue an engineering and space utilization study for the three buildings was resoundingly supported.

We've learned a lot over these past three years. We've learned that the investments made in the McCollom building were both wise and timely. We've learned that the Town Hall has fewer challenges than we feared and, with the right investments, can serve us well for many more years. We've learned that the town does have valid future uses for the library building once it is no longer needed as a library. Perhaps most importantly, we've learned that there are many foundations in NH who award grant funding for projects like the one in front of us as we work together to preserve these town treasures while making sure that they serve the town's administrative needs."

How did we get here? Who decided this was not a good plan? Did the town know their investment had been dismissed? In a deep search to follow how this path went awry I searched for meeting notes and the last year they were posted (is that allowed) was 2019. Our committee made multiple presentations to the town, posting weekly meeting notes, as we gathered more information. How did your committee pay for new plans without the town participating?

This was what I found on 6/20/19 6:30 Town Hall Meeting Room

In Attendance: Kim Roberge, Mike Cardoza, Charles Schuessler, Bill McKinney

Committee discussed work done by previous committee Building Use Study Committee dated 9/5/18, as well as reviewed draft report by Committee dated 9/28/15. Also reviewed Historic Building Assessment and Feasibility Study done by CPW Architects dated 2/15/18.

Reviewed what committee is tasked to do by the Selectmen. Committee was formed to put together a Request for Qualifications/Quote/Proposal (RFQ) for facilitating a remodel/restoration of the Town Hall only to house all of the Town Offices and selectmen/other meeting space but not to include Police Dept, Fire Dept, Highway Dept, or Library.

What happened? How did this project get derailed and replaced?

Where did the Selectmen get the funds to hire a new architect? I am sure I didn't vote for this.

As a library trustee, my feedback is included in our group letter and I am in total concert with the trustees. I can only support a plan that follows what we began and includes all our historic buildings. But as a former member of the Future Use of Town Buildings Committee, my concerns are with the total lack of transparency. We learned that people might not come to the meetings where we shared our information, so we went to the town and made sure they were fully aware of our progress. It was your job to make us all fully aware of every step and to make a case as to why you tabled what we had done.

Thank you,

Jill Weber
69 Frankestown Turnpike
678041

Thank you for the opportunity to provide feedback. We could not agree more that the Town Hall is in need of renovation and we fully support moving forward in due course.

While the request envisions comparing and contrasting the two plans you shared, we'd like to take a step back and put these plans into context. The town has invested a significant amount of taxpayer money and volunteer time into understanding the current condition of our key town buildings and developing a plan for their future. In 2015, the Select Board established the Future Use of Town Buildings Committee (Committee) to develop a strategic plan forward for the Town Hall, McCollom Building and the Daland Memorial Library. The Committee arrived at a shared vision - a comprehensive, phased plan to preserve and enhance these iconic Mont Vernon landmarks to meet the needs of the town.

Voters agreed that the buildings needed a professional review and appropriated \$50K at the 2016 Town Meeting. Over the next several months, the selected architect conducted a comprehensive review of the buildings, and the Committee finalized the broader plan that was shared with the Select Board in late 2017. The Committee envisioned a long-range, phased plan to not only address the structural and mechanical issues in each building but to also create adequate modern working space for each town function. Completing the new Library project as the first phase would allow the existing library building to be used as swing space while the interiors of Town Hall and McCollom Building were renovated and then to function as future meeting and office space. The Committee believed that adding the library to the town portfolio would eliminate the need for unsightly and inconvenient temporary trailers during construction and, more importantly, eliminate the need to use the second floor of the Town Hall for office space. In every public forum there was widespread voter support for preserving the second floor of the Town Hall. At Town Meeting in 2018, with the unanimous support of the Select Board, four warrant articles (5-8) totaling \$175K were approved to begin implementing the plan. Since then, the Library design RFP was completed; the architect was selected; the Library conceptual design was completed and presented to the town; and the Library site permit applications were completed and approved by the State of NH. These efforts were very much in keeping with the phased plan envisioned by the Committee and approved by the Select Board.

Considering this history, the Library Trustees believe that town resources should be expended in keeping with this phased approach. It is important for voters to understand that there is a plan, and we are following it, while focusing on keeping the tax rate stable. Without a well-defined and communicated plan, voters can easily see these priorities as competitive rather than complimentary, eroding support for all of them. The comprehensive phased plan supports the fundraising efforts of both the Heritage Commission and the Mont Vernon Library Charitable Foundation to reduce the future tax burden of these necessary town investments.

The Library Trustees do support continued work by the new committee to understand the needs of the town organizations that will reside in these three buildings, but we believe that it is premature to develop final design drawings for the Town Hall.

Sincerely

Mont Vernon Library Trustees

Cindy Raspiller – Chair

Jill Weber

Jane King

I took a look at the DEW and Williams layouts for the proposed Town Hall renovation.

First, I'd like to point out deficiencies in both plans:

- Neither plan has provision for access to the clock tower. This is a major oversight
- Neither plan acknowledges the recommendations of the MONT VERNON BUILDING USE STUDY COMMITTEE, from 2015, updated in 2017
 - This study was the work of 10 or 11 of our volunteer citizens. Was this presented to DEW or Williams?
- No provision has been made for relocating the history museum
- Do we really want or need to stuff all town offices together in one building? It would be nice, but it appears that there is no room for future expansion if our town grows and/or requires services that we haven't even thought of yet

The Williams Plan:

What I like about the Williams plan is that it preserves the 2nd floor "auditorium" – a splendid resource for our town that has been ignored for at least the past 25 years that I have been in this town. Perhaps it has something to do with ADA compliance, but since there is an elevator in both plans, we can utilize this space for many different town functions.

Another feature of the Williams plan is that it makes use of the partial basement for storage

The DEW Plan:

This layout results in the second floor being cut up for office space. While an attempt has been made to create an open feeling by using glass partitions, it still destroys a great open space that can be utilized for town functions

While I like having the ADA ramp in the back of the building, as it is now, I hope the front entrance is still utilized as a main entry.

Before going ahead with either plan, I would like the Select Board to seriously consider the recommendations of the MONT VERNON BUILDING USE STUDY COMMITTEE. We also need to consider how we will use the Daland Library building that the town now owns. How does the plans for a new library – for which considerable private funds have been identified – fit in? Also, are we just going to evict the Historical Museum without working with them to identify alternatives?

There is still a lot to be done and I am not supportive of renovating the town hall until we have a comprehensive plan for all our buildings, and current and future needs

Tony Immorlica

Thank you to the volunteer members of the Town Hall Renovation Committee for their continued efforts to collect and compile information and feedback necessary for a final vision for the historic preservation of the Town Hall building. As a member of the community, a stakeholder, and supporter of the renovation project I respectfully submit the following feedback for consideration.

I believe it is essential for the current members of the committee to thoroughly review the recommendations of the Building Use Study Committee before committing to any one schematic plan. The study of the buildings cost the town \$50,000 and took years to complete. A comprehensive plan was developed to address all the needs of the municipal buildings in town, not just one project. The former committee came to a clear consensus on a few critical items that they presented to the town in their final report that have been disregarded in the new DEW plan.

Choosing the Final Plan : Slide 23 (attached file)

- Preserving the layout of the Town Hall second floor for future town uses like large meetings, theatrical performances, and events which could bring revenue.
- Accessibility is critical.
- The current library would provide additional meeting space, swing space during renovation and additional office space.

The DEW plan doesn't seem to take into consideration the recommendation to preserve the integrity and layout of the 2nd floor of the Town Hall as a Selectman's' meeting room and flexible event space. This space is historic and in my opinion should be preserved as a large flexible space instead of chopped up for current 2021 space needs. Will we work remotely in the future? Will meeting room space increase or decrease? Storage? Record retention rules? If we renovate it, will it qualify for historic preservation grants?

Accessibility to all buildings is critical. Adding elevators and proper ADA compliant bathroom facilities is essential. Reminder that the current library building has neither an ADA entrance or bathroom. Grants for ADA upgrades are available.

The purchase of the Daland Memorial Library building by the town in 2018 secured its future use as valuable swing space during Town Hall renovations and as critical future town office space. If the comprehensive plan was followed, the new library project would take its place as the lead project, followed by the start of Town Hall renovations, and finally the reconfiguring of McCollom Building. If there were a phased Master Plan that was being followed by town leadership, decisions as to what to do with the Town Hall would be easier to make. The current plan is not accounting for the possibility of 1,200 additional Main Street, Historic District, square footage available in the current library that could be used to house the complete function of the Town Clerk and support staff. The space constraints on the 1st floor Town

Hall design could easily be resolved with the addition of the current library square footage added to the space needs plan.

The Library Trustees, the Sophia G. Daland Trustees, and the Mont Vernon Library Charitable Foundation have been successfully working together since 2015 on a strategic plan to build a new library with funds raised outside of taxation. So far a preliminary schematic plan has been created based on a current Library Needs Assessment, \$2.3 million dollars have been raised from private fundraising, and the public phase of the Library Capital Campaign is ready to begin with the hopes of raising final funds in 2021. Presenting the tax payer with a \$2 million dollar Town Hall Renovation Project that has no funding and a preliminary schematic plan at best not only doesn't follow the recommendations of the Building Use Study Committee but also sends the message that the library project is being pushed to the back burner. The Heritage Commission is just getting off the ground with non profit status and has yet to raise any significant funding with the new "Seven to Save" status. A professional fundraiser was recommended to raise funds and help with grant writing. This has yet to be done.

I believe it would be in the best interest of the committee to return to the phased comprehensive plan that anticipated the successful construction of the new library building and thus the acquisition of the old building as potential office space. It is short sided in my opinion to try and configure all the current and future space needs of all the town offices in one building. Lastly, any thoughts as to the destination of the Historical Society Museum and collection? Where will the history of our town be housed? Who has considered the space needs of this entity?

Please see the attachments for a review of former committee work that should be reviewed and considered when making critical choices for renovations that will last the town another 100 years plus. The DEW and Williams plans as presented, do not satisfy the needs of the stake holders or the community. I think additional architect work is necessary before any significant funds are allocated to final construction plans or bids based on the current schematic plans.

Thank you,
Bonnie Angulas

CP Williams town hall proposal: my thoughts

1. There is no basement. I do not support raising the structure to construct a basement which most likely would be dampish which would not be conducive for records to be stored.
2. First floor: redesign
 - A. One roomy handicapped restroom to be used by both male and female.
 - B. Main office should be near the front door. Would not have to include space for the treasurer. Area should be camera monitored.
 - C. The following could share a common area as they are not there full time as the two in the main office: tax collector, assessor, building inspector, supervisor of the check list, welfare, etc.
3. Second floor: ok especially with maintaining the stage

Michael Petrovik design: my thoughts

This plan seems like a renovation not a preservation. I thought this with the presentation in 2020

1. Redesign the second floor.
 - A. One larger meeting area rather than two.
 - B. Keep the larger of the two handicapped restrooms. Do not need two.
 - C. Glass: not attractive, who is going to keep it clean?
 - D. Where's the stage?
2. Do you really need two bathrooms on the first floor? Could it be incorporated into one roomy handicapped restroom that could be used by male and female?

Meg Baker

Good morning Laurie,

One thing that stood out to me on the proposed sets of plans, and confirmed with my personnel, is there is no mention on the plans for attic access. This would include the access to the clock tower. Also, the report done in 2017 seems to have the best, least impactful design for the second floor, allowing for a larger meeting hall. So far that is all we have for input on the renovation and designs.

The DPW buildings consist of the Highway Garage at 6,880 square feet, Pole Barn/salt shed at approximately 1,900 square feet and the Transfer Station office trailer at about 160 square feet. I have attached a picture of the foundation plans for the Highway Garage for reference of that. I am not counting the old one bay sign shed/old salt shed building as that is not being used due to the condition of the building.

Within the next ten plus years I see us needing a new office trailer/building for the transfer station, refurbishing or replacing the pole barn/salt shed, and looking into adding another building near the Highway Garage for cold storage/future equipment storage. If this future cold storage building were setup appropriately it could be used as extra storage for all departments. Adding onto the current building does not look to be a viable option.

Regards,

Benjamin D. Crosby
Public Works Director
Mont Vernon, NH
(603)672-0055 (office/shop)
(603)400-3199 (mobile)

Dear Committee Members,

I have reviewed the proposed plans on the website for the Town Hall renovations. I would like to suggest that the building maintain the look of a traditional New England Town Hall on the exterior. I am not in favor of adding modern touches, like large windows, to a historic building. I also want to save the second floor stage area. This part of the building is a small piece of our shared New England past, and once lost can never be regained. I would hate to destroy something that future generations could marvel at in the future. I would also like to have a project budget that is adequate, but fiscally responsible. The project should create a first floor design that creates comfortable working spaces.

Thank you for considering my suggestions, and thank you for your dedication to our town. Sincerely, Sandy Van Sciver

16 Grand Hill Rd

The following are my comments on the dew plans. I did not address the Williams plan because it is obvious that the selectmen are not considering it. I hope the formatting comes through intact.

1. No access shown to the clock tower. are the electrical repairs going to fix the deficient wiring there also?
2. Do we need a vestibule for the clerk and the tax collector? Could we just have a counter with plexiglass and add the square footage to the office?
3. The tax collector needs to be next to the selectmen's office as they take payments when the tax collector is not in the office.
4. On the first floor, do we need back stairs. As discussed in our meeting, that is a hazard for wheelchairs and it takes up a fair amount of floor space.
5. The town clerk needs storage, a vault for private paperwork.
6. Having so many walls cuts the ambient light. Can we combine offices to eliminate some walls?
7. Should we contact other towns and ask what works for them and what has been a problem?
8. Glass off the stage so it is kept intact but can be used for small meetings.
9. Show me the code that indicates that we need 4 bathrooms.
10. Is the large meeting room big enough for meetings on controversial topics at only 413 sq. ft.? this is essentially a 20x20 room.
11. Is there enough space in the large meeting room for staff xmas parties and the like?
12. Where is the long term storage? As of now, it is in the clock tower (uncatalogued I might add)
13. Is there space for the staff to hang up their coats and store their boots?

Could we ask dew to look at ways to cut costs on this project?

Finally, I am aligned with lee's thought that we are making guesses about the needs of the future. Nrpc said that our maximum buildout is 5000 residents (as I recall). We could look at towns that have that population and see what their town hall needs were.

I like the CP Williams plan better because I like the elevator in the front of the building so that it does not break up the meeting room upstairs.
I think that we should preserve the stage with a large meeting room with a couple of smaller meeting rooms separated off at the front of the building.
We certainly do not need bathrooms upstairs or a breakroom.
The downstairs could be a modified version of the DEW plan with the elevator moved to the front.

Laurie

My opinion of the Town Hall renovations.

I think the plans from last year look great and I wished they would have passed at last year's Town Meeting. The new plan looks good as well. The Supervisors of the Checklist do not meet often enough to need a dedicated office. We would be happy to share a space to meet with access to our files. In the new plan, I don't understand the large space for the Assessor. Do we have a town assessor? Neither plan mentions a place for the Historical Society.

I Last Monday the Supervisors met in the meeting room. I couldn't help but notice the outside paint peeling. Moisture from the dirt under the floor gets behind the clapboards and pushes the paint off. A vapor barrier similar to what was done on the McCullum Building should be included in the renovation. Let's not paint until after the foundation and moisture problems are solved. There is so much more that need attention and the longer we wait the more expensive it gets. I hope you will present a plan at town meeting this year with some new funding and a plan for the Historical Society move.

I think you should decide on one plan to present not two plans.

Peter Ecklund

Looking at the proposed renovation plan I can't but help myself from asking, Didn't we just not to long ago refurb the town clerks office. Now I know it's been some time since I have set foot in the office of the town clerk as with COVID it has been closed and working somewhat remote. I just ask that we look at using our money wisely. To throw money at an office to refurb it and then in a few years move it to a different location does not seem fiscally responsible. In the proposal that was posted it lists putting all the department offices to include maybe DPW and Library. If we are not sure what is going to be under the roof how can we appropriately plan the renovation of the building, we should know what is going to be in the building before drawing up plans. If we move to town clerk to the town hall, what is to become of that space?

-Mike Jolin

Good Evening,

It's strongly recommended the Town Hall Renovation Plan Committee take the following points into account in its deliberations.

1. The "basement" should not be reconfigured as storage for irreplaceable Town records. Other than comprehensive water proofing, the crawl space should not be considered in any renovation plan.
2. Since the goal is locating all Town offices in the Town Hall, the first floor should be designed to provide the necessary work areas for full-time (individual office spaces) and part-time (shared office spaces). There is sufficient first-floor square footage to accommodate these office spaces as well as required record storage.
3. Eliminating second-floor office space would allow preservation of the stage, an architectural feature highlighted in the Williams Assessment report. As Chair of the Heritage Commission, any planned removal of historic architecture has the real potential of drastically reducing the very grant resources indispensable for the Town Hall renovation. It would also eliminate the costly construction of the bathrooms shown in the DEW plan. Eliminating second-floor office space would also provide the floor space required for highly attended Town meetings. Additional storage could well be provided without offices.

Development of a current architectural – design plan is critical when granting agencies review applications for limited funds. The CP Williams report is approaching its 5-year expiration as a citable document.

Charlie

+++++

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To the Selectboard,

I have reviewed the two renovation plans of the Town Hall building and would like to add my input. I am most concerned with the second floor.

The Williams plan, in my opinion, preserves the beauty, function and historic nature of the Town Hall. I do not support the other plan that glasses off parts of the upstairs and ruins the functionality of the stage. The upstairs of the town hall, again in my opinion, is the most beautiful part of the most beautiful building in our town. Why on earth anyone would want to change the layout to the extent suggested is quite confusing to me.

I believe the upstairs can be left largely as is; setting it up as a Selectboard meeting room for the majority of the time. I like the idea of having a couple of movable spaces that could be used as office space for the people that use space occasionally. Imagine the flexibility that room could once again give our town. Options like a larger capacity Selectboard meeting, a play or movie, a dance or farmer's market are all ideas that would be completely eliminated by chopping up the upstairs and putting a glass wall in front the stage.

I find the newer plan to be without creativity, and a poor use of our collective space. I urge you to reconsider the Williams plan. It was, in fact, the plan that came about by a committee of people from our town. They sat on that committee for close to three years, if memory serves. The idea that people would be asked to work together to come up with a plan, and then have that plan scrapped seems like a waste of their time. I remember attending meetings about the Williams plan and was impressed that the people on that committee started with very different view points about the best use of our town buildings. By working together they came up with a plan that they believed best served the town. I appreciated their efforts and I trusted their suggestions. I did not appreciate the new plan that seemed secretive in its planning. And, I might add, the town rejected that plan. I believe we should be working with the original Williams plan that had well thought out ideas and an enormous amount of input from our citizens.

Thank you so much for your consideration. I appreciate the opportunity to add my thoughts on this important matter.

Sincerely,

JoAnn Kitchel

Sent from AOL Mobile Mail

To the Town Hall Rehabilitation Committee:

I have looked over the two plans previously submitted to the town and have made the following notes/suggestions for your consideration.

DEW

handicap lift in good location in both plans

Forget the fancy inside plexiglass enclosure

why did they not use the basement area?

two meeting rooms on second floor is good for small (TTF monthly meetings) or large groups (selectmen). However: When the selectmen meet there is often a need for Laurie to make additional copies and/or find data from the filing cabinet. Thus they need a small meeting room on the first floor

Move tax collector(& or town clerk) & adjacent storage to second floor & put small meeting room on first floor

having a break room on each floor excellent for incidental food access or clean-up after a meeting

combining welfare office with supervisor of the checklist is questionable as welfare needs to meet in private however the supervisors only meet a few times a year

back staircase seems to be overlarge as a secondary exit

Does each person need their own storage space? I know the TTF only use one filing cabinet. Things like paper & file folders are held by Laurie. Is storage for office supplies & back-up filing cabinets or everyday usage

Williams

first floor layout is definitely preliminary - perhaps use DEW layout with modifications

interesting that the basement is usable for storage - DEW did not include that area

leaving second floor as large meeting room not really building efficient

back staircase uses less space in this plan and it is a secondary exit

remember having all areas needing plumbing next to or over each other is more cost efficient

Submitted by
Eileen Naber

These are my thoughts based on the conversations I've had with taxpayers in town regarding the plans and my own opinions.

There are several expenses that I don't feel are necessary and their exclusion could bring down the cost of the project as proposed.

The DEW plan uses a lot of glass, especially in the upstairs which they presented as allowing the original construction to show, however they're changing the whole floor plan so not really retaining much of the original construction. As I have learned in conversation, this is a major sticking point for many of the taxpayers. Plus glass is very expensive. Couple that with the fact that the DEW plan shows a huge space planned for Supervisor of the checklist etc which to my knowledge is not a manned office. I don't see the need to break up the upstairs for this purpose. I'd like to see that upstairs space stay as intact as possible, and not lose the stage. The stage is a very important part of the upstairs and the history of the building. I feel that the upstairs should stay relatively untouched beyond adding the necessary bathrooms, lift and perhaps a few closets for storage. Maybe the addition of a pocket door would allow for closing the stage off to make a separate meeting room, but nothing as permanent as a glass wall should obstruct it. I also don't believe there needs to be a break room on both floors. I've never heard of more than one break room for the same company in a building this size and with a staff of this size. This room could be used instead as a shared office for the Supervisors of the checklist, welfare etc. and if two groups needed to meet at the same time the pocket door on the stage could allow for two simultaneous meetings and the offices could still be used for their purposes. Also using this space as an office would save the expense of running plumbing etc beyond the needs of the upstairs bathroom(s).

The CP Williams report attempts to make use of the basement for storage, but I feel the improvements needed down there make that too expensive as well and the DEW plan addresses storage without tapping into the basement.

For both plans, we may be able to save money and space by including single unisex bathrooms on each floor (I do not know the codes surrounding this issue but a quick search at nh.gov shows that separate facilities are not required for a building with employee occupancy of less than 15). With today's fight for inclusion and the current debate over gender identity and discrimination it gives the opportunity to also use this to our advantage and save the town some money by not providing two separate gendered bathrooms per floor. If there is truly a concern we could perhaps consider a staff bathroom and two "customer" bathrooms, one on each floor, but given that the building doesn't have the amount of traffic that a larger city's Town Hall needs to accommodate, I don't know that more than two bathrooms (one on each floor) is important, especially given the small number of employees and customers that will inhabit the building at once on a daily basis. NH 2902.1 states that restrooms should be calculated by halving the number of employees in the building. Assuming that the full staff would number 3-4 two bathrooms appear to be enough for code (again this is from a quick Google search and no actual knowledge). As things currently stand, large meetings are held at the school anyhow, and if the meeting room on the second floor of Town Hall were to be split into smaller spaces it would further inhibit the number of people occupying the space at one time required to necessitate 4 bathrooms.

Becci

The Progress Plan has no room for Supervisors of the Checklist, so I think the first plan (colored drawings) would suit our needs better. What happens with the Historical Society?

I appreciate that you asked for feedback on the information you put out at town voting and meeting day. I recognize that there are a lot of meetings that happen that I have not participated in, and my information may be incomplete, but do want to give my feedback based on what I recall and have seen over the last few years.

- First, I recall as a taxpayer funding a significant Building Use study that would comprehensively look at all of the buildings and their use in town. Where is that?? I would REALLY like to see that again, and review it in the context of the proposed plans to the Town Hall.
- I expect and support the library project going forward. I would like to consider the second floor of the town hall renovation use in the context of a successful library project, taking those new meeting spaces into consideration.
- I am concerned about the second floor plan proposals in both of the architects' drawings. It has been a few years since I saw the second floor live, but I recall it being a beautiful space, with lots of natural light and windows. Isn't there a stage there too? I don't like the DEW plan that turns it into sectioned office space. And while the Williams plan seems to keep it as an open room for meetings and chairs to be set up, what is happening on the stage area in the Williams plan? It isn't entirely clear but it looks like they erect a wall up there? Is that wall currently there? New?
- I was very disturbed by the report of the broken Town Hall windows and that they were not repaired. It seems like a dramatic bid to fund the \$80,000 window project to not replace/repair a literally broken window. There was money in the budget in the line item for general town hall maintenance, - in the order of \$8000 - \$10,000 and I can not believe that broken windows couldn't be repaired out of that budget and at least the broken glass picked up. That seems like gross mis-management and I am disappointed in the Selectmen/Town representatives for not taking care of that at least out of general operating funds. Maybe there is more to that that I am not now aware of, but that was the impression it gave me, and it did not increase my trust in the Selectmen's ability to manage funds and maintain our buildings.
- The Selectmen, and Tim Berry in particular, seem to be very passionate about the window repair and keeping them authentic. I have owned 2 historic homes, and have both maintained old windows and replaced some with modern vinyl windows. I do not support the assumption that these windows need to be historically repaired rather than replaced. I would like to see a quote on new windows and have that information provided to the tax payers side by side with the refurbish/storm window proposal. Storm windows will need to be removed, washing is more difficult, the space between the windows and the storms gets super dirty and grimy, and who will clean those sills well? If the current building isn't being at all maintained, I am concerned about our ability as a town to manage historic windows and new storms, vs new vinyl, maintenance free windows. It seems there is an overall assumption that the general public is ignorant of how to maintain a historic building. That is not true or fair. There is a lot of expertise in this town with HVAC systems, historic renovations, and design planning, and what has been presented does not seem comprehensive but seems to be piecemeal proposals.

Again, I am sure there are facts and background that I am not aware of, and I apologize for seeming critical. I appreciate the time and effort of those that are willing to serve, and recognize that it is a huge drain on time and a true community service to serve as Selectman. However, since our feedback was asked for, I wanted to support that request by sharing my impressions and reservations, and explain why I voted against some of the Ballot initiatives at Town Meeting.

Sincerely,

Heather Allain
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