

TOWN OF HEBRON  
TOWN OFFICES COMMITTEE MEETING MINUTES  
FEBRUARY 17, 2015

PRESENT: Roger Larochelle, Paul Hazelton, Tripp Swartz, Ivan Quinchia, Patrick Moriarty, Ellie Lonske

OTHERS PRESENT: Norman Larson (Christopher P. Williams Architects), Karen Corliss, Bob Brooks, Don Franklin, Nadine and Mark Hession, Betsy and Phil Twombly, Ron and Jan Collins, Jinny and Bruce Barnard, Paula Cummings, Barbara Nicholson, Jerry Lauther, Phil and Linda Kriss, Elaine Crandall, Alison York, Ray Norton, Bill Lucarelli, Kathy Begor, George Bolln, Barbara Quinchia, Lee Alexander, Suzanne Smith, Tom Caldwell, Camille Bharucha, Parker Griffin, Chief Austin

ABSENT: Mark Coulson (Town Offices Committee member)

Meeting convened at 7:00 P.M.

Roger Larochelle informed the audience of the reason for the presentation this evening was to share the design that the Town Offices Committee had been working on to combine all town offices in one building. Mr. Larochelle reported that in order to arrive at costs for the addition and renovations to the Academy Building the committee would need to go through the bid process. Mr. Larochelle relayed to the audience that the committee had diverse thoughts as to what should happen to the building but addressed these points:

1. Save the Hebron Academy building – need to be actively used
2. Consolidate the functions and still address the various needs of the employees
3. Goal – prudent use of tax dollars moving forward

Mr. Larochelle introduced Norman Larson and emphasized that the committee had enjoyed working with Mr. Larson on this project.

Norman Larson informed the audience that he has been involved with the preservation of early architecture structures since 1991. Mr. Larson started the presentation with the firm's involvement in the design charrette and preparing the Structural Analysis Report on the Academy Building. Mr. Larson reviewed the current issues with the Academy Building and addressed ways to correct the structural issues. Mr. Larson reviewed with the audience his role in working with the Town Offices Committee to provide an architectural design that would encompass all town services (Selectmen's Office, Tax Collector, and Town Clerk) in one building, on the same level, but utilize the original Academy Building structure. Mr. Larson reviewed the three architectural design layouts presented at the August 2014 Town Offices Committee presentation. After this presentation, the layouts were available at the Selectmen's Office for the public to review. The employees had an opportunity to comment on the layout and make suggestions on reconfiguring the interior layout to address their specific office needs. A final plan was designed based on the comments. Mr. Larson impressed on the audience that continuing to utilize the building on a daily basis would be in the best interest of preserving the building. Mr. Larson noted that any money that can be put into the building to improve the energy efficiency would be money worth spending due to the length of ownership.

At 7:55 p.m. Roger Larochelle opened the meeting to questions from the audience. Bob Brooks asked how far back the addition would extend. Mr. Larson noted that it would be less than the upstairs emergency exit staircase. Bob Brooks asked if the abutters have been contacted. Mr. Larochelle replied that the town is still in the design phase. Ron Collins asked about the water supply to the building. Ellie Lonske replied that the Board had the water tested and the issues could be addressed by a water filtration system which uses reverse osmosis having no impact on the septic system. Bruce Barnard recommended that the town have a new well drilled because there are less issues with a deeper well. Don Franklin noted that the Town Offices Committee which he served on had designed a new building with a meeting space in the basement to be located behind the Public Safety Building on Groton Road and not utilize the historic building. Mr. Larson replied that many towns turn old town halls over to Granges or Historical Societies, but buildings end up deteriorating further due to the lack of use and lack of resources to maintain the buildings. George Bolln inquires about when the Board would be proposing the renovations and addition to be voted on by the townspeople. Mr. Larochelle replied that this year there was a warrant article to place \$100,000 into the Town Offices Expansion and Refurbishment Capital Reserve Fund. Ellie Lonske informed Mr. Bolln that the town had applied for grant funds from Land and Community Heritage Investment Programs, but unfortunately the town was not awarded the grant. Ron Collins commented that the proposed project only solves one of many problems, but costs a lot of money. Mr. Larochelle remarked that the Academy Building would be saved and the design is the best use of the space. Ivan Quinchia pointed out that currently the town spends a lot of money on energy costs in the buildings, but by putting money into restoring the building and making it energy efficient, the town would save the building from decay and on energy costs. Paul Hazelton would like to see the building preserved and utilized. Tripp Swartz informed the audience that he was against any addition to the Academy Building, but after listening to the employees reasons for keeping the offices in town and that they all would like to be located in one building the proposed layout accommodated both. Pat Moriarty informed the audience that this is a process and the design would be put forward to the voters to decide how to move forward. Karen Corliss stated that by combining all of the main offices in one building it would be more efficient energy wise, more efficient with department communications, and more economical to maintain one building. Bruce Barnard commented on the turnbuckle in the roof. Norman Larson felt that the engineers would introduce collar ties if the turnbuckles were structurally weakened.

At 8:30 p.m., the meeting was adjourned and Mr. Larochelle thanked everyone for listening to the presentation.

Respectfully submitted,

Karen Corliss  
Secretary Pro-tem