

RECEIVED

PETERS HOUSE USE STUDY COMMITTEE
MINUTES OF REGULAR MEETING

2008 NOV 24 A 11: 55

NOVEMBER 5, 2008

Clara D. Jones
HEBRON TOWN CLERK

RUSSELL MERCIER SENIOR CENTER

Members present: W. Moorcroft, B. Soderberg, D. Watson, D. Bland, J. Baron, A. Fitzpatrick, R. Overton

Members absent: D. McCalla, G. Mulligan, D. Larson

Guest: J. Clark, Town Manager

Moorcroft called the meeting to order at 7:00 PM. He opened the meeting by summarizing the PHUSC presentation to the Board of Selectmen (BOS) on October 16, 2008, as successful. He noted that the BOS had approved the spending of \$500 on resetting the splash stones and asked for a prioritization of maintenance issues. In the interests of not keeping the Town Manager any longer than necessary, the Committee turned the discussion to those issues and addressing some of them before the onset of winter.

Baron noted that due to the confusion caused by his recent offer to do some winterizing work himself, he has withdrawn the offer so as to allow for a fresh start. He recommended that the town look into hiring Stephen Marshall, a carpenter and mason, who is insured. Clark asked if Overton might be willing to provide oversight of Marshall, if he is hired. Overton agreed to call Marshall to outline the needed work and to get a cost estimate.

Clark asked if Overton's cost estimates for repairs as presented in the PHUSC presentation included both labor and material costs, and Overton confirmed that they did. Clark explained that the Town needs to be cautious about extending its liability and that its insurance carrier had said that volunteers are fine, but they should not be putting themselves at physical risk.

Moorcroft mentioned the letter to the BOS drafted by the PHUSC, but never sent, recommending that the BOS appoint an oversight committee. Note – this recommendation was mentioned at the October 16 BOS meeting. He felt that the PHUSC has completed its mission and that the BOS needs a vision of the next steps.

Jared outlined one possibility for handling maintenance, which would be for the Town to sell the house to the Hebron Historical Society (HHS) for \$1, have volunteers do the necessary work, then have the Town buy it back for \$1. This would avoid liability issues for the Town. It was noted, however, that the house would have to be owned by the Town to qualify for some grants. Another possibility would be to form an organization, such as Friends of the Peters House, and perhaps members of that group could be covered by town insurance.

Baron stated that he did not think it was appropriate for the Town to pass ownership of the house to the HHS. His opinion was that since the Town purchased the house, it has an obligation to current and future citizens to handle the restoration and repairs.

Moorcroft and Clark summarized the wishes of the BOS, as follows:

1. they want a prioritized list of maintenance needs

2. they want to pursue local historic designation
3. they want to discuss holding a public hearing to present the PHUSC reuse report
4. they want the public to vote on reuse options at the same time as the budget referendum (May 2009)

The Committee agreed on the immediate needs, as follows:

1. seal all windows and sills
2. secure storm windows
3. fix and possibly add gutters and downspouts
4. reset splash stones
5. resolve the dehumidifier issue
6. close areas of the cornice (Baron reiterated that he has produced 50 linear feet of matching cornice at a cost of ~\$485 and will donate it to the Town, and needs a letter acknowledging the donation. Clark stated that the BOS would need a letter of approval from the PHUSC before issuing a letter to Baron.)
7. fix the cracked capstone over the cellar door
8. trench grading, especially on the north side of the house to negate the effects of recent grading there (this item was considered optional in the short term)

Long term needs are incorporated in the reuse report.

Watson noted that a referendum on reuse in May will make it difficult to meet fall grant deadlines.

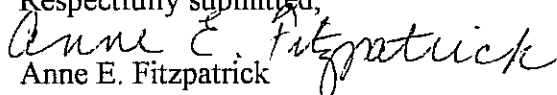
Watson discussed local historic designation and gave background explaining previous documentation assembled and why she would recommend to the BOS at their meeting the following day (November 6, 2008) that they start the designation over again. The BOS is expected to make a decision at that meeting.

Moorcroft said he would repeat at the BOS meeting the recommendation for an oversight committee.

The meeting concluded with a motion to approve the minutes of the October 1, 2008 meeting as submitted. The motion was made by Watson, seconded by Bland and passed unanimously.

A motion to adjourn was made and seconded by all and passed unanimously at approximately 8:30 PM.

Respectfully submitted,


Anne E. Fitzpatrick