Building Committee Minutes  
Children’s Room at the Library  
Wednesday, September 11, 2019

Present: Director, Denise Grimse; Craig McLaughlin (chair), Dane Peters, Brenda Richards, Dale Rockefeller

Meeting called to order by Craig McLaughlin at 4:35 pm.

1. Welcome any visitors
   • No visitors

2. Approve minutes of previous meetings
   • The last meeting was with the Library Trustees, who handled the minutes

3. Current project status
   • Architectural drawings
     i. Will be reviewed at the latter part of the meeting.
   • Construction Documents
     i. Jeff needs for obtaining bids and is making request from Ron.
   • Septic approved for construction by NHDES
     i. Two-step process; can construct but still need inspection and the permit upon completion. Quiet title; still need confirmation that town owns library land.
   • DOT requested recordable survey for driveway
     i. Need easement agreements from church to satisfy DOT. Will need Select Board cooperation. Matt assured Craig today that once legal matters resolved, Board will be satisfied.

4. Next steps
   1. Install septic system (priority)
1. To be done ASAP (Sept. – Oct.). Brenda will advise Eleanor about construction noise.

2. Connect utilities (conditions permitting)

3. Excavate for foundation in spring
   i. Getting septic system accomplished is key to project.

5. Concerns
   - Completion within budget and schedule
     i. At this point, we are eating into contingency fund by $180K.
     ii. If lucky, finish projected 16 months behind original schedule due to legal delays.
   - Safe use of the library during construction
     i. Have separate meeting with Denise once we have schedule.
   - Minimize impact on the church, school and neighbors
     i. School on board – require scrim fencing.
     ii. Church has concerns about disruption –.
     iii. Discussion on proposed location of construction trailer.

6. Legal issues
   - Still in superior court (Quiet Title and Cy Pres: shared septic, shared driveway and window wells)
   - October 2 hearing scheduled
     i. Defined as a status report.
   - Good teamwork among attorneys
   - Covenant requires brick, stone and iron
     i. Important to Tom Donovan.
   - Important to Charitable Trusts Unit (literal interpretation)
   - Existing roof is slate
     i. Ron recommended slate-looking material
   - Use of brick on rear elevation ($62,200) – Motion to approve made by Dane, seconded by Dale, approved.
   - Finalize binding agreements with church and school
     i. Devoted remainder of the meeting reviewing prints.

Meeting adjourned: 5:50 pm.

Respectfully submitted,
Dane Peters