

FRANCESTOWN HERITAGE COMMISSION
Minutes of December 8, 2012 Meeting

Present: Maureen vonRosenvinge, Michele Ferencsik, Elly Miles, Scott Carbee
Excused: BJ Carbee, Barbara Caskie, Betsy Hardwick
Absent: Becky Meattey

Approval of the 11/10/12 and 11/15/12 Meeting Minutes was postponed for lack of a quorum.

There was discussion concerning the number of Commission members, absenteeism and the difficulty of having a quorum at every meeting. Because of her minimal attendance and many unexplained absences, it was decided to send a letter to Becky Meattey requesting her resignation from the Commission so that another member can be appointed in her place. A prepared letter of resignation for her to sign and an SASE would be included with ccs to the Board of Selectmen.

Maureen reported that out of 51 requests in the last round for LChip Grant funding only 18 were granted. \$250,000 was granted to land conservation with only one being completely funded. Twelve historic projects were accepted, the Heritage Commission request being one of them, competing with projects like Strawberry Banks, The Fells, and Castle in the Clouds.

A general discussion followed concerning budget issues, funding, restoration goals and an overall timeline for opening and use of the Town Hall:

At the Selectman's meeting concerning Budgeting and CIP (Capital Improvement Planning), Maureen requested that the Town Hall have its own line item on CIP funding to protect allocated funds. The question was raised as to how the road closures and required repair of two town bridges would affect CIP planning. \$120.00 for bank service charges was the only item questioned during the budget discussion. Maureen will follow up on this.

In total \$550,000 needs to be spent on the Town Hall after structural upgrades for basic renovation (not including stage upgrade and storage) to make it usable and historically accurate. (Classification of the Town Hall is as a "living building" meaning it should be restored and maintained to where it has evolved through time.)

\$60,000 from Town and CIP funding would complete structural repair of basement and the 1st floor ceiling.

A decision must be reached regarding the type of heating system. A green energy system would require an additional \$125,000 - \$150,000 and would delay opening the building until 2014.

We need to start raising money for the addition which would cost approximately \$350,000 with a lula and four bathrooms on the 1st floor. In addition money needs to be raised for a graded approach to the building, plumbing and electricity, and repair of the tower. Maureen believes that \$60,000 to \$100,000 needs to be set aside every year for the Town Hall with 20% - 25% coming from pledges, donations and grants obtained by the Heritage Commission. There was also discussion of the feasibility of simultaneously opening the Heritage Museum, Town Hall, and Meeting House for tours as a means of maintenance income for all three.

It was agreed to work on a more detailed time line at the next meeting. Ideally the

Commission would like to see the Town Hall opened for limited use beginning Labor Day 2013.

Scott Carbee mentioned the excellent work done to date by Glen Dodge. He also commended Glen for taking the time to inspect the roof shingles while he had access to the crane basket when the lumber for the king post truss repairs was being transferred. Glen was able to see the 1972 date etched in the base of the eagle. The asphalt shingles were never replaced since '72 and Glen reported they were surprisingly in very good shape.

The next regular meeting will be January 12, 2013 at 9 AM.

The meeting adjourned at 10:15 AM.

Respectfully submitted,

Elly Miles