



Zechariah Boodey Farmstead Committee Meeting Minutes

*Accepted as
amended*

*3/29/18
CEO*

February 26, 2018

Present: Scott Drummey, Fran Frye, Tatiana Cicuto, Cathy Orlowicz and Sherry Cullimore.

The meeting commenced at 6 pm. Cathy had brought in a table runner which she had made featuring the Zechariah Boodey House. It can be displayed when we are at events to announce who we are and show what the Boodey House looked like. The runner will be used when the banner would be difficult to display.

The February 12, 2018 minutes were presented. Scott moved to accept the minutes as amended, Taty seconded the motion; the motion was passed unanimously. The minutes were posted in Town Hall.

A discussion was held on the recent Ham and Bean Dinner, the donations we received and public relations for the next dinner event. We made \$402.00 from the dinner which included several donations! Cathy sent a written thank you note to the ND Firemen's Association for the use of their tables during the bean dinner.

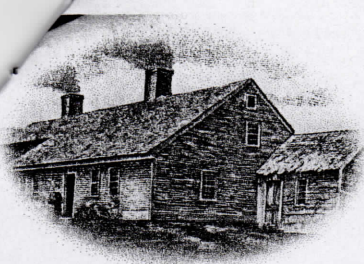
Cathy went over the warrants coming up at town meeting, as they deal with the gift of the barn. The current owner has been very patient but does want the barn off his property.

Cathy recently met with the state Fire Marshall. (February 23rd) He had researched our proposed floor plan, and the chapters and tables of the fire codes that would be applicable to the structure. Based on our original conceptual plan the building would hold 304 people. The threshold is 300 people before the fire codes become more stringent. He asked if we would consider completing our project in phases; the answer was "yes". By phasing the construction, it would allow him use the codes to work with us for our planned construction. He identified the areas for the different uses for the project, which determines the codes to be used to determine capacity and the fire safety codes requirements. Cathy prepared conceptual floor plans to show before and after the recommended changes ^{are} implemented. The changes included getting rid of the lofts because any place where people can stand is considered a "fire zone". Places deemed fire zones are used when calculating capacity. This will cut our capacity down to 285, under the threshold. Instead, a mezzanine equipment platform will be put in for HVAC; this area would not be considered a "fire zone".

The capacity of the barn with tables and chairs set up will be 134 people. Bathroom requirements: one each for men and women. The women's bathroom will require three toilets; one must be handicap accessible, and two sinks, one handicap accessible. The men's bathroom will require two toilets; one must be handicap accessible and two sinks, one handicap accessible. These bathroom calculations included the capacity for the house. It will be easier to install the required plumbing in the first phase of construction. A drinking fountain with hi and low taps for the handicapped, and a separate mop sink will also need to be included. With these requirements we may have to decide how to handle space needed. The Capstone students will know what dimensions are required and can make recommendations for us to consider.

There will need to be a 2 hour suppression fire wall between the barn and the addition. The wall will extend from the front of the barn to the back of the barn, on the common wall between the addition and the barn. The "2 hour" term refers to the time it takes a building to collapse during a fire. If sliding doors are used within the "fire wall" wall, magnetic doors release mechanisms must be included in the door(s) design. The fire doors must be a 90 minute fire suppression rating. The fire suppression material can be sandwiched between wood to give the doors an authentic appearance. The building will be required to have sounded fire alarms.

Fires in the house fireplace, to be used for cooking demonstrations, will be permitted. No fires allowed in the barn. The planned office space will be moved to the Shop/Entry area. There will be no 2nd floor addition in the house or the addition. (This was shared with the committee during the Johnson's Fundraiser 1/24.) The stairs, in the house, on the



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plan will go down into the basement. There will also be a bulkhead in the rear of the house. Handicap accessibility into the buildings will be determined at a later time.

The barn with the second floor loft and timbers will not meet head clearance codes. During reconstruction the use of concrete pillars to lift up the barn, will give the required clearance, so that the height of the loft floors is up to code. (This was talked about during an onsite visit, late spring 2017.) The floor is to be concrete and will have radiant heating in it. (This has been the proposal since the concept of adding the barn. See model picture.) A secondary heat source, i.e., a heat pump is a possibility. A modern HVAC supplier can do this.

Sherry moved to accept the amended floor plans presented at the 2/26/2018 meeting. Fran seconded the motion and the vote to approve was unanimous. The vote was 5-0-0 in favor.

Cathy posted the presentation on the Boodey Farmstead with the barn from the Deliberative Session on the Town's website – Boodey page, and the ZBF Facebook page.

March 28, 2018, will be another dinner to benefit the Boodey Farmstead at Johnson's. It will be from 4:30 – 8 pm. People can eat there or take their meal out, all food purchases will count. We need \$995 to cover the expenses to dismantle the barn, tag it and bring it to New Durham.

There will be an article, before the dinner, talking about the barn and a statement to show that we have been raising public money for over 10 years. Cathy asked the committee to send talking points to her, for consideration.

Some other ideas for fundraising are, "Buy a Brick" for the walkway and a Silent Auction. Cathy presented suggestions from Main Street National Trust for Historic Preservation successful fundraising ideas.

Scott is looking into the Revolution restaurant in Rochester as a possibility for a benefit. He is also looking into getting an Irish Orchestra for an event.

Cathy distributed copies of the Town's current Purchasing Policy and a sample bid package. This will permit the committee to understand the process we will need to follow, once we have received the barn. Based on prior budgetary quotes, Section VII, titled Purchase Levels, section C of the Purchasing Policy will apply to our process.

April 15-May 15 is the proposed time to take the barn down. We will be keeping the frame, sheathing, beams and tin roof. A few timber framers we will get quotes from are: Steve Dana, Steve Bedard, Kevin Fifield and Keith Trefethan. We will need to find out where the dry well is located. Cathy will contact the trailer people (55 ft.).

Cathy is looking at a free timeline management programs to track our project for reconstruction phases.

April 21 is the Alton Home Show from 9-3 pm. Set up is 7:30 am. We have rented a 10' x 5' space.

The site celebration will be June 30, 2018, rain or shine. We will have some demonstrations. Discussion will continue later. The next meeting will be March 7 at 6 p.m. will talk about fundraising plans, firm up Site Celebration Plans and dinner at March 28.

The meeting adjourned at 9 pm.

Respectfully Submitted,

Sherry Cullimore, Scribe