

1772 Meetinghouse Restoration Committee
Sub-Committee: CDFA grant application
Meeting Minutes for November 3, 2023
Approved November 7, 2023

Members present: Ellen Phillips, Cathy Allyn, Bob Bickford, Sue Randall
Public present: none

Call to Order

The meeting was called to order by Bob Bickford at 2:05 pm.

Approval of Minutes

Minutes of the previous meeting were not available.

Bob - update on meeting with Scott from CDFA

- building does not need level 2 energy audit (no heating system)
- pursue energy designed charette instead
 - cost approximately \$3000
 - cost split 75/25 % with CDFA - our share ~ \$750
 - charette members
 - WarrenStreet Coop
 - committee members
 - energy company - Dana Nute, Resilient Building Group
 - waiting for quote to request funding
 - must have charette scheduled before deadline for application submission

BOS liaison - Marc DeCoff

- waiting for response from him
- need information from him to access online application

energy

- CDFA looking for
 - high efficiency
 - renewable energy resources
- pellet boiler combined with solar
 - in winter low angles and less sun
 - plan is summer credits from maximum sun would offset winter loss
- contact Eversource for any energy rebates, incentives, or help with charette cost - Sue*

application specifics

- loan - \$ must be paid back if project not done on time
- forgivable loan - less reporting, no monitoring
- *draft letter to BOS
 - explain two options
 - ask for warrant article approving loan
 - we need to supply documentation that shows request for loan approval on warrant
 - if warrant fails we could apply for grant
- we need to have all parts of grant application ready too

get documents to TA for BOS meeting on 11/14

town calendar

- they want to see Meetinghouse events on calendar
- Ellen will check past months on town calendar

written sections for application

- get directly to the point in first paragraph
- use second paragraph to expand
- no extra frills

construction estimates

- Sue will contact
 - Mink Hill Timber Frame
Brookfield, NH
 - Timber Frame RA Kruse
Arundel, ME

septic

- we still need quote from septic installer

landscape design

- we need a plan for site work
- no money approved yet - we have nothing in hand

3:00 pm - Virtual meeting with WarrenStreet Cooperative
Jonathan Halle and Sheldon Rogers

preliminary sketches

- need to know if the applicable setback for addition is 75 feet
- WSC - ask Conservation Commission for support
- ZBA will deny a variance if the CC isn't in agreement with proposal

our question about egress

- WSC - plenty of area to meet requirements
- question - front door is only 90% opening, high windows aren't accessible
- WSC - door and windows are not considered an egress

capacity

- 160 sitting in rows
 - $160 \times .3$ = door width needed
- need 3 bathrooms by code
 - need waiver from Code Enforcement Officer for less than 3
 - consider waiver for 1 unisex bathroom
 - rent porta-potty for large gatherings
- WSC will supply list of waivers needed once plan is done
- it's possible to put mechanics in attic

Bob shared recommendation from CDFA for pellet boiler

- WSC response
 - more expensive than other types of systems
 - not conducive to this building use
- radiant heat not appropriate
 - can't recover fast when doors are opened/closed repeatedly

next steps

- 1st - get waiver from COE for bathrooms
 - final plans are on hold until we have it
 - WSC will send to DHR for approval

timber framer recommendation

- Milestone - WSC will contact
 - have done historic buildings before

wetland buffer

- where is it?
 - need wetlands permit if building will be within state setback
 - state setback - 50 feet
 - town setback - 75 feet
- need surveyor to flag wetlands
 - can septic designer do it?
- Bob - schedule with Norway Plains

building does not need sprinklers

WSC is assuming main building would not be heated all the time

****** we need to determine how frequently the building would be used
Is it feasible to keep it heated continuously?

WSC

- currently working on another project
- will focus on our project after 11/15/23

WSC recommends

- after application is submitted
 - contact 4 legislators from our area
 - ask for possible funding sources

Motion to adjourn at 3:44 pm. (B. Bickford/C. Allyn) Approved unanimously.

Respectfully submitted,
Susan Randall, Secretary
Meetinghouse Restoration Committee

Future meetings: 11/7/23, 11/10/23 at 10:00 am in the Community Room.

ACTION LIST

Bob

contact Norway Plains for wetland mapping
pursue quote for charette
continue contact with CEO about number of bathrooms

Ellen

continue working on calendar

Sue

contact Eversource
contact timber framers

Cathy

continue contact with landscape architect