

Town of Winhall Selectboard
"Special Meeting Minutes for Thursday June 12, 2014"

PRESENT: Bob Oakes, Bill Schwartz, Steve Blanchard, Lucia Wing, Secretary, Lissa Stark, Town Administrator

ALSO: Marcel Gisquet, Paul Belaski, David Cotton, Peter Welch (architects)

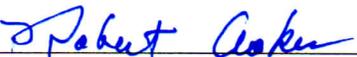
CALL TO ORDER: Oakes called the special meeting to order at 9:05 AM at the Town Hall.

TOWN GARAGE- MEETING WITH ARCHITECTS:

The Selectboard, architects, and Gisquet reviewed the changes to the building plans which included: only two doors, depressed area 6' by 12'; pitch of slab from the dimension line- move dimension line back (3/4); install inside bollards; minor changes to the mezzanine including load capabilities; changes to the ADA bathroom; make mechanical room bigger to accommodate air compressor- should have its own space; make stairs metal; install concrete pads in front of overhead doors; construct a 4/12 pitch asphalt shingle roof- or in bid package ask for metal roof alternative and review cost- discussion followed about solar panels, roof pitch, metal versus asphalt, and roof as part metal and part asphalt; move vent stack; add a cupola in middle for ventilation purposes and aesthetics; trusses @ 120; question of need to move air; consider fans in gable ends; one overhead door has a man door in it; and windows as fiberglass. Other discussion included zoning height requirements of 35'- does not include cupola; 4" of insulation under slab; the need or not for 4' outside walls; foam on inside concrete on outside; Vermont energy code requirements relative to wall insulation; outside concrete as high as windowsill; and determine the grade before making any decision about height of outside wall. Blanchard reiterated if they put a shingle roof on the structure there was no need for an outside wall. Cotton asked about the date to finalize plans; taking down the existing burnt out structure; and relocating the 4-bay- agreed to keep in same location until construction underway. Discussion followed about getting a separate contract to take down building and/or come up with a replacement cost for the damaged structure (insurance requirement); benefits of using same bidder or not; also question of insurance funds, bonding, and qualified interested bidders. Cotton wanted to schedule a meeting next week for finalization.

As there was no other business, the meeting was adjourned at 11:45 AM; *motion by Oakes; seconded by Schwartz; unanimous.*

Meeting minutes respectfully submitted by,
Lucia Wing, Secretary
Winhall Selectboard



Robert Oakes, Chair



William Schwartz, Vice-Chair



Steve Blanchard, Member