

**Town Hall Building Committee**  
**March 23, 2021**  
**Virtual Meeting via Zoom, 5:00pm**

Present: Phil Lehr (Chair), Sam Wakeman, Mark Cameron, Gerhardt Lubitz, Carolyn Coffey, Josiah Stevenson, Tucker Meehan (Joined about halfway in).

Absent: Wayne Sawchuk

Also attending: Michelle Leary, Jason Federico (Town of Cohasset)  
Jon Lemieux, Steve Kirby (Vertex)  
Stew Roberts, Phil O'Brien, Carey Babyak (Johnson Roberts)  
Mary McGoldrick (Advisory), Fran Collins (Advisory)  
Brian Host (CBC), Mike Dick (CBC)

The meeting was called to order at 5:06pm.

Reducing Footprint Presentation by Johnson Roberts (JRA)

JRA presented a rough floor plan of a revised footprint which took about eight feet off the back side of the new addition. The highlights of this scheme reduced the floor plan in the basement by 312 square feet, and reduced both the first and second floors by 488 square feet each. A meeting room was created in the basement, Safe Harbor was moved to the basement and natural light was brought into the basement via a light well along the back side of the building. Program wise this removed the engineer from the building, lost about half the storage in the basement, transitory worker was eliminated, and deleted the basement flex space. The meeting room formerly programmed for the 2<sup>nd</sup> floor would now be in the basement and the Board of Select would now need to meet in the auditorium. The overall result with the new additional work required and deleting what was no longer needed resulted in a savings of about \$204,000

Open Discussion Following Presentation

The following topics were discussed following the presentation:

- In order to substantially reduce the cost of the project we will need to substantially reduce the head count
- Remote working, can some of the work be performed remotely
- Is it a code violation to have a meeting room in the basement with no toilet room? No but just not good practice.
- There may be some available space for heads to be relocated to the water and highway departments if displaced from Town Hall.
- Savings of \$204,000 did not include fitting out space in the other parts of town for the heads that are being displaced.
- What is the cost to fix everything that is just broken

Reporting back from Alternative Energy Committee

Overall there was positive feedback from the Alternative Energy Committee (AEC) from the update that representatives from the THBC provided. The AEC was confident that grants would be available to upgrade the HVAC system from the base system to a more energy efficient systems.

### Social Media

- Today's first Facebook post did ok. Please go on and "like" it from your own personal accounts if possible.
- Tucker will send over a draft of the next social media post.

### Meeting Minutes

- Carolyn made a motion to approve meeting minutes. Mark second the motion and all were in favor.

### Meeting with other Committees

- Phil, Carolyn, and Mark to meeting to review presentation to the Advisory committee on 3/25/21
- Tucker, Carolyn, and Jason will present plans to the historical commission

Next meeting will be Tuesday, March 30th at 5:00pm.

Tentatively on the agenda is:

- Functional use of the basement
- CPC and Historic Commission Presentations
- Hiring of a Preservationist
- Confirm and vote on a dollar amount for the warrant article.
- Recap of the past weeks presentation
- Next social media post.

The meeting adjourned at 6:39pm.