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Town of Shaftsbury

Municipal Offices at Cole Hall

Meeting Minutes

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Community Center Development Committee

Date of Meeting: September 5, 2024

Members Present: Marlene Hall, Sarah Costin, Marie Watson (via Zoom), Joan Dornhoefer, Naomi Miller. Also present was town administrator Paula Iken. Bud Krawczyk joined shortly after the start of the meeting.

1) Call to order

The meeting came to order at 5 p.m.

2) Conflict of interest

No one reported a conflict of interest with any item on the agenda.

3) Announcements

Ms. Iken reported that test pits for the community wastewater system have been dug and the results are terrific. Mr. Ponessi of Mance Engineering said the soils were sufficient to support forty to fifty units.

4) Pros and cons, modular buildings

Mr. Krawzyck spoke of his experiences working with HosCot builders. His company did the foundation for the Pownal town hall. He said one has to have everything planned ahead. Sometimes modular pieces get jostled a little out of line during transport. He said it would be important to compile a complete wish list, as was done with the Shaftsbury town garage. He suggested asking around to find out what others might have done differently.

He noted that specs for public structures are different from those for residential buildings. He noted that one must think ahead about how to get mechanicals where one wants them, and have them be accessible for repairs. He noted that radiant heat takes a while to warm things up. He said it must be zoned correctly. He mentioned a breezeway, porches,

The group talked about how to get people into Cole Hall during the election season.

Mr. Krawzyck said the Pownal pre-fab came shipped on a trailer with a crane. He didn't know if the panels were pre-insulated. He noted that some sheeting now available already come with an inch of insulation attached. Mr. Krawzyck said there is a timber-frame company in Bennington that builds barn-like structures.

Ms. Costin spoke of some downsides of radiant floor heating. The group discussed central air treatment and heat pumps. Pros and cons of each were noted.

Ms. Iken said she spoke with three modular companies. (Yankee Barns Homes said they are starting to do more commercial structures.) Jennifer Hastings, the contact there, sent her some sample plans. Prices hadn't been computed yet. She promised more information. KBS of Maine, contact Whit Whitman, said her company can help design the structure. (She said there was no need to hire an architect.) Ms. Miller said we'd need expert advice about commercial code. KBS is building a structure in southern Vermont. We would need a foundation contractor and a

general contractor. Ms. Whitman said her company might be more expensive than others, but they offer more services than others. Ms. Miller said we'd need to ask about what kind of materials are used, e.g., glue board vs. plywood. Ms. Iken suggested that the committee invite company representatives to attend CCDC meetings via Zoom. Ms. Hall pointed out Mr. Krawzyck's recommendation that a room be set aside for mechanicals of all kinds. Ms. Dornhoeffer pointed out that large open spaces can have problems with acoustics. Ms. Iken will follow up with the companies.

The committee looked at plans for the center created by Goldstone Architects. That plan included an attached outdoor stage. The committee discussed how the structure should be oriented to accommodate parking, noise (from public events), the best views, and other items. The plans did not seem to include specifications as needed. A community garden was discussed. Ms. Watson said she thought the old salt pile could have contaminated the soil.

5) Review of action items

- Ms. Iken will explore historical preservation grants.
- Ms. Iken will follow up with modular companies.
- Ms. Iken will invite one of the modular companies to the second half of the next CCDC meeting.

6) Adjournment

Ms. Hall moved to adjourn at 6:05 p.m. Ms. Costin seconded the motion, which passed unanimously.