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# Town of Shaftsbury

## Municipal Offices at Cole Hall

### Meeting Minutes

PO Box 409  
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Shaftsbury, VT  
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#### Community Center Development Committee

**Date of Meeting: September 12, 2024**

Members Present: Naomi Miller, Marlene Hall, Sarah Costin, Zoe Contros Kearnl (vice-chair and presiding), Joan Dornhoefer and Marie Watson. Also present was webmaster/Operations Coordinator; Jen Holley

**1. Call to Order**

The meeting came to order at 5:02 p.m.

**2. Conflict of Interest Statement**

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

**3. Minutes**

Ms. Hall said she'd spoken with the Manchester town clerk about their food shelf. She said she thought 600 s.f. would be large enough to start with.

Ms. Contros Kearnl noted that Ms. Dornhoefer's name is spelled with one "f," and that parenthesis are needed in one paragraph. The minutes as amended were approved.

**4. Announcements**

Ms. Miller said she and Tony Krulikowski are meeting with a basement water remediation specialist on September 13.

Ms. Contros Kearnl said she looked into KBS on line and came up with several other questions. She also said she thought we might ask a local builder for thoughts, if for no reason other than to reassure townspeople that all options have been explored.

**5. Public Comments**

There were none.

**6. Presentation from KBS on modular building**

Whit Whitman of KBS presented a series of examples of the kinds of things they build. She said they make large boxes. They would be a subcontractor under a general contractor. The GC would hire the crane, the plumber, and all the others. The savings in modular construction come with savings of time rather than materials.

She described the history of KBS and her involvement with the company. She said they have engineers, but it will be the GC's responsibility to confirm that the designs are as they should be. She encouraged the committee to look for a builder who has already worked with modular materials. They can work with various energy efficient options. They can install as many as 70 boxes in just about any configuration the client wishes.

She shared a presentation on how the boxes are built, at various station. She said the client and her company work together to decide which elements of the structure KBS will install, e.g. ductwork, plumbing,

and lighting. Typically flooring is installed on site. They don't blow in cellulite-type insulation, but will install a wood-based fireproof material.

She said KBS uses only vinyl siding. It travels well. The roof is typically shipped unfinished.

She spoke about where to put mechanicals if there were no basement. She said some towns are using attics to store such items because they don't like to see generators or heat pumps outside the building.

She said they could provide a barn-like structure, open inside. Ms. Whitman said the biggest difference between modular and stick-built are the finishes. And quality. She said modular structures probably use 200 times the usual number of screws and nails because it is easier to install them and because the boxes have to navigate trips on the highways. She pointed out that two adjoining walls muffle noise better than sheet rock walls.

Committee members described various possible plans for the Cole Hall campus.

Ms. Whitman said their projects are coming in around \$148/s.f. That doesn't include site prep, the foundation, the exterior, finishes. She said she would expect the total price to be double that number.

Ms. Whitman said permitting usually takes about three months. She reiterated that the company needs to have final plans signed off on before they initiate construction. She said she'd give KBS two weeks to complete the boxes. Delivery would take about a week. Setting the boxes would take about a day (not necessarily including the roof).

Ms. Hall asked about a deck or porch. Ms. Whitman said the GC should probably handle such things, but KBS could contribute some things. She said KBS has bundles of items such as roofs and eaves and other things that are placed on a very tight structure but make it look attractive and unlike a trailer.

#### **7. Discussion of current needs**

Ms. Hall discussed needing to move out of the downstairs before winter. The group discussed how to divide up the space.

#### **8. Review of action items**

Tabled.

#### **9. Adjournment**

Ms. Dornhoefer moved to adjourn at 6:30 p.m. Ms. Hall seconded the motion, which passed by acclamation.