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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: October 24, 2024 in person at Cole Hall and remotely via Zoom

Members Present: Zoe Contros Kearn (presiding), Marie Watson, Joan Dornhoefer, and Sarah Costin. Also present was Naomi Miller and Ben Benedict.

1. Call to order

The meeting came to order at 5:00 p.m.

2. Conflict of interest

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

3. Minutes

Ms. Watson moved to approve the September 12, 2024 minutes. Ms. Dornhoefer seconded the motion, which passed 4-0-0. (At the next meeting, 10.17.24 and 9.19.24 minutes will be reviewed.)

4. Announcement

Ms. Contros Kearn welcomed Mr. Benedict, architect and former Shaftsbury facilities committee member, to the meeting.

Ms. Zoe Contros Kearn reported that there has been talk over the years about acquiring the old Shaftsbury Medical Office building. It could be another option to present to the Town. Ms. Miller said there has been some back and forth with the realtor for that property but she doesn't know where things stand now.

Ms. Miller asked about Mr. Benedict's suggestion, offered last week, that an addition be added to Cole Hall that could house town staff.

5. Public Comments

There were none.

6. Discussion of options

Mr. Benedict said Geoff Metcalf, who produced the 2010 designs for the Cole Hall restoration/addition, might be willing to jump back into the design process.

Ms. Contros Kearn noted that while the committee had been created to work on the community center, now the restoration of Cole Hall is also an issue.

Ms. Miller said the Dailey building had been looked at, but was found to be badly deteriorated.

Ms. Miller reported that a friend, a restorationist from Shelburne Museum, had looked at Cole Hall a few weeks ago. He came up with some costs: to remove the exterior stairs and add a ramp and a chair lift to the south side of the building (the old entrance) would cost about \$38K. To repoint the north wall, about \$65K. To repoint the west wall, about \$85K.

The committee talked about sequencing the work needed on Cole Hall, the need to have an overall vision before starting, the difficulty the Town had getting a bid on an elevator, the high cost of an elevator. Mr. Benedict suggested investigating the status of the foundation first, stretch by stretch so as to never fully expose the foundation. Ms. Miller said MSK Engineers recommended that step as well, but said it would be incredibly expensive.

Ms. Contros Kearn shared with Mr. Benedict the square footage needs of the Town staff. Mr. Benedict volunteered to look at the Shaftsbury Medical building to see whether it might suit the Town's needs. Were the owner someone local, that person might be willing to donate part of the value of the medical complex.

Ms. Miller explained that the sewer feasibility study is still in process. The committee is also waiting to hear from the state masonry expert. The committee must commit the former ARPA \$60,000 by the end of December. There is no more money to spend until the Town meeting vote.

7. Review of action items

- Get in touch with Shaftsbury Medical and schedule a visit, maybe by Naomi Miller and/or Ben Benedict.
- Get in touch with Jamie Duggan, state masonry specialist.
- Ms. Contros Kearn will summarize and share with all the office and community center space needs the committee has discussed.
- Ms. Miller will send out the Wanamker restoration estimate (for ramp, chair lift, repointing walls).
- Invite Chris Ponessi to attend a meeting of the CCDC to talk about builders in the area and their capabilities.

8. Adjournment

Ms. Watson moved to adjourn at 5:55 p.m. Ms. Dornhoefer seconded the motion, which passed 4-0-0.