



**1879 Perkinsville Schoolhouse Committee
Tuesday, April 26, 2022 6:30 PM
at 1879 Perkinsville Schoolhouse
1862 Route 106, Perkinsville VT
Draft Meeting Minutes**

1. BJ called the meeting to order: 6:40 pm

Roll Call: BJ Esty, Dottie Richardson, Matt Keniston, Alison Roth, Kelly O'Brien from the SelectBoard was our guest.

We nominated and selected a Chair of the Committee, Matt nominated BJ and Dottie seconded. Approved.

Nomination and selection of Clerk, Dottie nominated Alison Roth and Matt seconded. Approved.

2. Approve minutes from previous meeting of March 26, 2022 ; Matt moved and BJ seconded, we all agreed to accept the minutes.

3. Financials. Gail MacKenzie, accountant for the town, who was our contact and financial person, has resigned from the town office. BJ read a letter from Steve Hier with info on our budget and financial info. He also had a few questions for us. One issue is we still need a bill from Osgood in order to complete the grant application. Matt will track this down & get a copy to Steve Hier at Treasurer@Weathersfield.org

Input from Steve Hier as follows:

“All \$ 5,500 in the Renovations budget line has been spent on the match for the Belfry Grant. The remainder of the match (\$ 2,470.26) came from the Schoolhouse Reserve Fund which now has \$ 14,744.21

Some \$ 1,838.66 has been spent to date in the Maintenance account with a \$ 3,500 budget. Those expenses are:

\$ 411.88 to TDS for phone service

\$ 456.66 to VTEL for internet

\$ 560 to TJ Property Maintenance for mowing

\$ 177.75 to Harriman Heating for the annual furnace maintenance

\$ 232.37 to Bibens

Next year as we discussed we will set up a separate department (303) for the Schoolhouse. That will allow us to breakout the various expenses into separate budget lines. So far we have set up:

11-7-303-31.00 for Telephone and Internet
11-7-303-60.00 for Maintenance and Repairs
11-7-303-81.00 for Renovations
11-7-303-32.00 for Fuel Oil

Electric bills Brandon has been coding to the Perkinsville Green Lights. I will let him know the correct account and I will move the \$ 949.76 we have paid for this year to the correct account.

Irving delivered in February but that was coded to Martin Memorial Hall. I will move it. That was \$ 1,328.07
Add those to what has been coded correctly and we have spent \$ 4,116.49 in total from the \$ 3,500 budget. “

4. Progress Update: the North Classroom floor looks beautiful. The work was done by Motherearth Hardwoods, 816 NH Route 120, Cornish, NH 03745. Dottie agreed to send them a thank you note. Matt suggested getting them a basket of goods (jams and jellies) to thank them further; BJ said getting a gift certificate might be appropriate. BJ also noted that Nancy Nutile-Mcmenemy wrote a beautiful article on the floor being done in her blog, it was on Facebook.

Matt said he and Chuck would be here on Friday as usual to finish up doing some volunteer work. John Esty who usually comes to help, cannot make it.

Next Volunteer work day will be Saturday May 14 from 9 am – 3pm. Matt will send out email to his list of volunteers.

Discussion on how we will furnish the room: Dottie noted that Pam Buck has offered a large conference table and a beautiful Oriental rug. Matt suggested that a Stewardship Committee should make decisions about furnishings and how the building would be used (Selectboard meetings, Yoga classes, community meetings.) Mike Todd suggested at a town meeting that the town needs a protocol for how to put a building into mothballs, to prevent damage from mold and other problems in the future.

On Monday April 11, BJ, John Wright the Contractor, Matt Keniston, Town Manager Brandon, and Selectman Mike Todd did a walk around the building. Matt created a list of needs for the building. See attached list in addendum below.

Kelly noted that the town is getting \$800k from the Recovery Act; we've gotten some \$400k already and will get another \$400k in September 2022. She noted that after spending some of the money, the town will have some \$600k still to spend.

5. Agenda and next meeting Date: May 18 at 6:30 pm

Work day update

Update from Board meeting
Conditional Use permit

Thanks to Kelly for being our guest and participating in the meeting!

Matt moved to adjourn. BJ seconded – meeting adjourned.

***Addendum:**

1879 Schoolhouse Review of Future Upgrades and Restoration

**For Consideration of Recovery Act Funding
April 11, 2022**

Fire/Safety:

- Security and fire alarm system. The building currently has no security or fire alarm. The building is unattended for days at a time.
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- Fire suppression sprinkler system. The fire marshal has repeatedly stated that any building of historical significance should have a sprinkler system.
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- Removal of the flammable wall surface in the food shelf. As part of the restoration of the South classroom, the old beaverboard needs to be removed and the plaster repaired.

Energy Savings:

1. Increase insulation of the cap. Presently the blown in fiberglass is a somewhat compacted 4 to 6 inches. An increase of 8 to 10 inches will have the greatest impact for dollars spent towards reducing the fuel consumption and carbon footprint of the building. Prior to insulating, raised catwalk access north to south should be considered to allow for maintenance while minimize disturbance of the insulation, as well as consideration of any future fire safety/sprinkler system installation.
2. Storm windows installed in transom windows of north classroom.

If Funds are available:

Heat pump. If the town generates an excess of solar electricity a heat pump will cut down on fossil fuel usage.

We are on the WDPW List:

Access:

1. ADA pathway paving. Though not required for our full occupancy permit, paving of the new ADA pathway will provide for less maintenance and a smoother walking/wheelchair surface, as well as easier shoveling.

Wish List:

Envelope – Exterior walls foundation and roof:

1. The slate roof is the second-generation roof, likely installed in about 1900. Most of the slates are thinning. Repairs have been undertaken over time and the roof is in fair condition. It will likely need replacing sometime in the next 20 years.
2. Two small masonry patch jobs are needed at the flagstone to brick connection on the north and west wall.
3. The earthen portion of the basement floor should have a laminated vapor barrier installed. The walls should be insulated, preferably with closed cell spray foam.

Appearance:

1. South classroom restoration. In a nutshell, the south classroom should be restored in the same fashion as the north classroom, with walls, ceiling, and flooring restored.
2. ADA ramp ceiling. A finished plywood ceiling will complete the cosmetic appearance of the ramp.
3. Abandonment of the east side automobile access. Remove the salt saturated sand, re-grading with topsoil, and seeding and mulching of the area temporarily used for access. Installation of removable automobile barrier to the area, and replacement or removal of the fence along Main Street.
4. Relocate the electrical entrance to the west wall out of sight from the street view.

Other:

1. A Stewardship Committee needs to be established post completion of repurposing/restoration committee assignment. Said committee should establish use and maintenance guidelines in keeping with the buildings historic attributes.
2. A replacement value insurance policy should be funded to protect this historic town asset.