

MINUTES

Special Meeting of the Parmelee Farm Steering Committee

Wednesday May 30, 2012 - Killingworth Town Hall

The following committee members were in attendance: Robert Broach, Christine Cronin, Terry Doyle, Linda Dudek, Doug Ewers, Tim Gannon, Karen Milano, Richard Pleines, Peg Scofield.

Absent: Joseph Hutchins

Guests: Florence Broach, Bruce Dodson, Cathy Iino, Claudette Lagasse, Michael Fortuna, Dick Leighton, Paula Tunney, Thomas Massaro

Tim Gannon called the meeting to order at 10:33 a.m. and welcomed the guests.

Paula Tunney of TLBA gave a presentation on the newest of drawings for the farm house which incorporate all of the changes discussed at the last meeting with the architects. The items Ms. Tunney highlighted were the approach to the house, the handicapped ramp, the handicapped parking space, the handicapped access to the house, modification of the entry door and the access and the layout of the renovated existing restroom into a unisex handicapped restroom. TLBA will be applying for a code modification to allow a unisex restroom. There was lengthy discussion on the drawings.

Tom Massaro then gave a presentation with a handout of the options for the heating system for the house. He explained to the committee that there were three options: 1. A gas fired furnace system, 2. A gas fired boiler serving cast iron radiators, or 3. An oil fired boiler system serving radiators. He went over the advantages and disadvantages of all three systems as well as the costs of installation as well as operating costs of the systems. There was lengthy discussion on the heating system.

Paula Tunney said that she wanted to go over all of the items that would be included in work to be covered by the STEAP Grant funds. The list is as follows:

Handicapped accessible entrance which includes parking space, ramp and door modifications for ADA compliance.

Modify access to handicapped restroom and renovation to existing restroom for ADA compliance

Removal of the ceiling on the first floor to do structural upgrade of second floor.

Replacement of the ceiling on the first floor and painting of ceiling.

Recessed lighting in main room on first floor

Heating system to be installed.

Plumbing and electric brought up to code.

Sprinkler system and emergency lighting.

Well to be brought up to grade for code compliance.

Propane Gas storage tank to be buried in yard

Second Floor bath to be reconnected

Structural repairs

Paula Tunney then showed the committee drawings of two possibilities for a future restroom facility. The first was a restroom to be located in the old freezer in the stone barn. The second was a new structure to be located on the east end of the concrete slab of the old red barn. There was lengthy discussion .

Michael Fortuna suggested that in the event that funds remain unspent after the construction that a list of several additional items be prepared now and submitted with the STEAP documents. Items that were discussed were air-conditioning for the house, insulation in the attic of the house, foundation and septic for restroom outbuilding, fixtures for a future restroom building, and chimney lining of the kitchen chimney in the farmhouse. There will be further discussion on this and the committee will finalize a list.

Peg Scofield moved that the committee approve a hi-efficiency gas furnace system with a steam humidifier, seconded by Richard Pleines, unanimously passed.

Meeting adjourned 11:48 a.m.

Respectfully submitted,

Christine Cronin, Secretary