

TOWN OF FERRISBURGH
MINUTES OF MEETING OF THE BUILDING MAINTENANCE COMMITTEE
Tuesday November 28, 2023 @ 5:30 pm
Town Offices

Members Present: Michael Muir, Carl Cole, Jean Richardson, Silas Towler, Rick Kerschner

Also Present: Linsey Brown, Rick and Nan Benson

1. The Committee was called to order by Red at 5:30 pm, and Quorum determined.
2. **Minutes** of November 14th, 2023 were approved on **MOTION** of Carl, seconded by Rick. Motion passed.
3. **Brown Church:**

Septic: Carl reported that he has discussed the septic system capacity and location with Steve Ravelle. Suggests that 900 gals a day as a maximum would work for Childcare facility or for a business. Consensus that Carl should go ahead and work with Lincoln Geology to get work done. Selectboard has approved the cost (\$2,500, plus application fee of \$870).

Status of removing contents: Red reports that there has been little movement on this and he asks that people interested in various items please remove them, or at least put a sticker on the items so we know they are wanted.

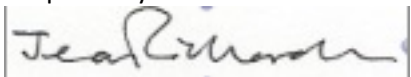
Status on Maintenance: Jean reports we are still waiting for an estimate on minor slate roof repairs. Red reports that the footing drain has been completed, and building winterized. Silas reports that if the new septic system is in the place presently proposed, then the driveway coming off Route 7 may need to be moved.

Status of Childcare: Ashley and Lindsey have not received any further interest or business proposal to lease the building for childcare.

Proposal to Purchase: Rick and Nan Benson, who operate Gilfeather's store, and live just across the road on Route 7, propose to purchase the Church and move their business into the building. The Selectboard had asked them to meet with the Building Maintenance and Town Center committees to discuss the scope of building repairs to be undertaken. The proposal is to purchase the building; install a new septic system; leave the Route 7 access as it is, but move the driveway if needed because of new septic system; 900 gals/day for wastewater would be adequate for their business; replace stained glass windows with clear glass to get more light inside; repair slate roof; build a new kitchen upstairs, similar to present store; create new handicap entrance; upgrade bathrooms; may add bathroom upstairs; basement kitchen will be gutted and basement used for storage; And may be used for community meetings; basement heating system will be walled off with one hour wall. They will showpiece the Church History, such as retaining stained glass in one window and retaining one pew. The change of use would be for a full-service market, no restaurant. They will contact Fire Marshall to discuss requirements for this proposed change of use. They have copies of the Environmental Reports and Slate Roof Report. They have copies of Village Center Designation and potential for tax incentives.

Next steps: Carl will request an Opinion of Value from Appraiser; Rick and Nan will work on renovation cost estimates and prepare a detailed proposal. Red will report to the Selectboard.
4. **Town Center Schoolhouse (FHS):** Silas reports that he and Charlie have fixed some storm windows and replaced some windows. They are looking into repairs on some of the vinyl siding.
5. **New Business- Town Offices:** Silas reports that he has just received the replacement hinges for the front door. The hinges are in the Town office. Not difficult to replace. Could wait till he gets back to install. He spent \$130 on the hinges. Committee asks Jean to have Pam refund Silas.
6. **Next Meeting: TUESDAY December 12, at 5:30 pm at Town Offices**
7. Meeting adjourned at 6:45 pm on **MOTION** of Silas, seconded by Carl. Motion passed.

Respectfully Submitted



Jean Richardson, Committee Clerk.