

WINTONBURY HISTORICAL SOCIETY
BUILDING COMMITTEE MINUTES

The building committee held a meeting on 1-23-97 at the home of Lee Comar. In attendance were Roberta Kania, Eileen Phelps, Don Moore, Ed Stanley and Brad Benson. The agenda covered goals for 1997.

It was agreed by all that the committee will embark on restoring the apartment for occupancy. The phases of apartment building were discussed and agreed upon. First, plans need to be developed by an architect and ok'ed by both the committee and building inspector (Town of Bloomfield). Second, get realistic estimates and lay out work plan using moneys from the building fund and in-kind services.

It was agreed that Lee Comar will meet with Tom Hooper, Town Planner to discuss what contributions the Town can make to the project and seek his advise on the plans and permits. Brad Benson will work to secure estimates. It was also agreed upon that the committee would produce a newsletter detailing the progress of construction associated with the Filley House. Roberta Kania will publish newsletter at the appropriate time. Several items were discussed to investigate in order to develop costs. One, state of septic system, two, heating, three, water, and four, electric. Lee Comar will discuss these with Tom Hooper at their meeting.

The committee agreed to meet monthly and choose Thursday as their meeting evening. No specific date was set for the next meeting but it was agreed that it would be set as soon as more information on the utilities for the house was obtained. Meeting was adjourned.

1-27-97, Meeting between Lee Comar and Tom Hooper.

I laid the building committee plans out for the Filley House for Tom Hooper, explaining in detail what we were going to focus on during 1997. Tom was very helpful in providing information on water and sewer. He mentioned that there is a sewer connection on the back side of Duncaster owned by MDC and would investigate for us the possibility of hooking to it instead of building a new septic system. Tom also will review the well for use by the Filley House but recommended that we hook up directly to the well from the house as the present tank is too large for just the house. We may be able to use the existing pump or may have to pull the pipe and install our own pump with a hook-up directly to the house. Also he recommended that we hook directly from the power pole to the house bypassing the barn. He will investigate and report back to me by next Friday, February 7th. Also discussed was the concept of having the apartment occupied while the rest of the building was under construction or vacant. Tom felt that there would be no building code violations associated with this and identified what permits we would need as we proceed with construction. It was agreed by us both that the apartment would be self-contained. In addition to obtaining a regular building permit we would need to obtain a demolition permit and a permit for each of the mechanical construction phases, i.e. sewer, heating, water and electric. Since the Town owns the property we would only have to pay \$1 for each of these permits. The reason for obtaining these is to secure the approval of the building inspector, Bill Boyens. Tom will get back to me with the information so we can proceed.

Our next step is to secure an architect and develop the floor plans for the apartment. It was noted to expect additional costs since this is an older house and as the construction proceeds we may uncover addition needs.

Respectfully Submitted,
Lee Comar
1-26-97