

BUILDING COMMITTEE MEETING
Feb. 17, 1994

Present: Lee Comar, Roberta Kania, John Pinney, Eileen Phelps,
Charles Walker, Vikki Reski, Herman and Steve Marshall
Absent: Jerry Wagner, Sara Truesdale

The agreement with the Town was discussed in detail. John Pinney has met with Town Attorney and there seems to be mutual agreement that the Town will:

- Maintain driveway and grounds
- Install parking area
- Provide water and sewage system
- Maintain and repair same
- Insure building

Wintonbury Historical Society will:
Renovate building
Insure contents

Since the property was purchased with State funds there are certain conditions which must be met. One item needing clarification is the caretaker: definition, responsibilities, duties, etc.

Herman Marshall suggested this tenant should be (become) a member of the Society and be designated a "Member in Residence" - a tenant whose presence would discourage vandalism, but with no responsibilities since he should not be considered an employee. This has worked very well for the Coventry Historical Society properties and he will send a copy of their rental agreement care of Roberta.

It was agreed that Wintonbury Historical Society will assume responsibility for the "Member-in-residence." John will ask that we be given the right of first refusal on the outbuildings, and that we be given the right to explore archaeologically for the site and possible artifacts of the original home and tinshop of Oliver Filley, with the understanding that the landscape would be restored to its prior condition after such exploration.

He will be meeting again with Attorney Coleman next week and if agreement is reached between them, it will be brought to the Town Council for final approval.

1) Drainage and ventilation

- a) Vikki Reski will give Hal Barenz a map so that the Town can proceed with a drainage swale in the Spring.
- b) Basement: Volunteer labor can clean the basement. Floor needs to be leveled, the basement laminated, cross-laminated vapor barriers spread on the floor. (Steve has vapor barriers - 7.2¢ a square foot.) Lee Comar will secure the volunteer labor and work with the Town on the basement.

Vikki Reski will talk with Hal Barenz re. ventilation of the basement via the windows.

c) Attic: Insulation must be removed from the attic. This should be done in early spring as it will soon get too warm to work in the attic - also before the bats return. Steve will give us a price on this, and Roberta will notify him as soon as Agreement is signed, so that he can proceed (assuming estimate is accepted.) While working in attic he will also check the gable ends where carpentry needs to be done. (louvers installed?)

2) Gutters:

Decision made that heavy gauge aluminum would be best if it can be found in half-round form. Steve and Vikki are both exploring sources and prices on various gutters, and will bring these back to the Committee.

3) Quarters of "Member-in-residence"

Septic system, plumbing, heating were discussed. Two furnaces and hot water systems will be needed, one for tenant; one for Society.

Oil or gas heat? No decision.

A complete new electrical system will need to be installed. It was felt that the Town might participate in this - underground wiring, etc. Not the building's wiring. Eileen will call John Pinney to add this to Agreement.

Two electric meters will be needed.

Smoke detectors should be installed while wiring is being done. Detectors should be wired in while walls are open.

Telephone conduits might go under the road while electrical lines are being installed underground.

Minutes were reviewed before the meeting adjourned.

Respectfully submitted,

signed (Eileen Phelps)