

**Community Center/Library Committee**  
**Meeting Minutes for Thursday, October 13, 2022**

Mike called the meeting to order at 5:30 p.m. upstairs in the Town Hall.

Members present were Mike, Paul, Roger and Audrey. John attended virtually. Others attending the meeting virtually were Peter Stewart (Architect), Bryant Lehr (Construction Manager) and Charlie Buckley (Heating and Cooling Engineer), as well as, invited guest, Ivan Quinchia (Community Specialist).

Minutes from the October 3<sup>rd</sup> meeting were reviewed and approved by the committee.

First Order of Business: Mike shared new plan from Hess the site work engineer. The septic had to be moved to the south east corner of the lot due to wetland setbacks on the north west slope. The new plan which is 95% complete shows the back wall on the north west side running from one foot to 12 feet in height, making plenty of room for snow removal. The new drawing also shows the overhead wires on the east side moved to clear the building and still not interfere with the snowmobile trail. The meeting with NH Dept. of Transportation revealed we are cleared for the two requested driveways due to a Grandfather Clause in State Regulations. Hess will have his final drawing to the Architect by 10-15-22.

Second Order of Business: Discussion with Charlie Buckley the HVAC Engineer. Items discussed were; use of geothermal wells, solar, propane, electricity and variable refrigerant flow systems or a combination thereof. A VRF system seemed to strike a positive note with both Ivan and Charlie. VRF systems at 100% effective down to 0 degrees and 70% effective at -18 degrees, so would require backup heat in winter months. The building will have both heating and air conditioning. The question is, which way to go; most economical initially and also over time? Ivan stressed whatever system(s) we choose local repair and maintenance should be available. Charlie will design any system we choose but will give us his recommendation(s) at the next meeting. Bryant the Project Engineer or Mike will be contacting a solar specialist to submit a solar plan with costs for the next meeting.

Third Order of Business: Peter discussed the new layout for the library. Even with the changes the rest rooms are able to be opened separately for activities on the common. However, the stairwell will also be accessible during those times. We also discussed the shower issue. Mike commented: "we needed to be aware of wish list cost runaways". Discussion was had and agreed, because there are two shower one tenth of a mile down the road at the Public Safety Building, which has emergency power, it is not necessary to have them in this building. Peter also asked how much of the building needed emergency heat and lights so the generator can be sized for the plans. It was discussed and decided only the community room, kitchen and restrooms need to be on generator power. A basement discussion ensued and it was decided it could be kept at 50-55 degrees. Peter is working on a scope of work document to be released to the trades people for bids.

Everyone but John virtually left the meeting at 6:23 p.m.

The committee continued with general discussion and comment on the meeting information. Paul mentioned looking into the 30% municipal solar tax benefit package offered by the Feds. The Select Board Members with John will research this possibility.

The committee thanked Mike for moving things along and agreed to special meetings whenever requested with seven days' notice being given to the town resident.

A motion was made, seconded and unanimously voted to adjourn. The meeting adjourned at 6:30 p.m.

Respectfully submitted,  
Audrey Johnson