

BROOKLINE MEETINGHOUSE COMMITTEE

DRAFT MINUTES

Meeting Date: Monday, February 12, 2024, 5:00 PM at Brookline Town Office

Members present: Lee Anne Parker, Dan Towler, Julia Duke, Jon Ballou

LAP called the meeting to order at 5:07 PM.

Minutes of our last meeting on Jan. 29, 2024 were reviewed and accepted. Julia moved to accept, Jon seconded, all were in favor.

LAP has been working to finalize the paperwork on the VDHP grant which paid \$15K towards the foundation rebuild on the BMH addition, so the town can get reimbursed by the state.

Three members of the committee, along with Select Board member Bruce Mello, met with Charles Nystrom of Catamount Restoration Services, LLC of Poultney, VT, on Jan. 30. He was shown through the building to assess the mold condition and a few days later, sent his report, dated 2/6/24. His recommendations were to A) seal the bell tower from the inside to keep weather out, B) insulate above the sanctuary ceiling to keep heat in and moisture out; C) leave any mold growth in the attic and crawl space alone. He recommends against the expense of a vapor barrier in the crawl space. He would HEPA vacuum the ceiling, walls, and floors of the sanctuary, wash all surfaces with antimicrobial agent, and paint the walls & ceiling with antimicrobial paint. He was unable to give us a price to remove bat feces from the attic. The price for his work would be \$16,730.

Note: The Green Home Solutions proposal of Jan. 10, 2023 was for \$17,600. It included removal of all mold spores in addition to airborne mold and contaminants from surfaces in the attic and crawl space in addition to the sanctuary, treat all surfaces with disinfectant fungicidal cleaner, AND install a vapor barrier in the crawl space.

DT and LAP spoke via Zoom with Jackson Evans, a field rep from the Preservation Trust, on Feb. 7, 2024. We discussed our conditions assessment from Jon Saccoccio, our own priority lists for renovation of the BMH, how and when to enlist planning help for next phases of renovation, in what order to tackle the various projects on our lists, and how to balance the need for tackling the most urgent building preservation projects with the need to hold events in the building right away in order to generate public interest and raise funds.

He strongly recommends getting the public involved in the BMH by holding as many events as possible (he suggests one a month as a possible scenario) during the warm months of the year, and attacking the highest priority projects named in the Saccoccio report, while simultaneously enlisting an architect's help (for which he recommends Mr. Saccoccio) in drafting a plan to "modernize" the building by bringing it up to code.

He also recommends we consult with the "building scientist" as recommended by Saccoccio to help us understand the building's mold issues better, since we have two distinctly different proposals from two companies to address the problem, both costing \$16-17K.

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Along these same lines, we received (through Stan Noga) an email from Maggie Foley, the consultant who is facilitating the MTAP program in Brookline, recommending that we “research a rough scope of work and a ballpark estimate for the next steps of architectural/engineering services for the Meetinghouse project”... “an architectural scoping study”. Once we have received this estimate, we can apply for funding through MTAP to pay for these services. LAP will reach out to J. Saccoccio to inquire about his willingness & ability to supply these architectural services to BMH and what that would cost, and also about contacting Pete Yost.

LAP unveiled various versions of priority lists worked on recently by her and DT. The Committee discussed these lists and how to present them to the Select Board at their Feb. 21 meeting, which we have been given time to do.

As of now, **estimates for repairs to the brick portion** of the building – NOT including lighting or electrical upgrades, insulation, replacing the ridge cap on the slate roof, and weatherizing the bell tower, or any finish painting in the interior – we do not have reliable estimates for any of this work – **total \$88,000**.

Estimates for repairs needed in the wooden addition – NOT including any ADA upgrades, parking lot construction, or any exterior painting, for which we are awaiting estimates – **total \$96,500**. These priority lists are works in progress and will be fine-tuned and added to as more information becomes available.

There was some discussion of possible events and activities to add to our calendar for 2024, in addition to the already scheduled plant sale on May 25, the Town Picnic on Aug. 3, and a reprise of the holiday singalong in December. Possibilities introduced were “a food event” possibly in April, an art – or arts and crafts – fair, and a flea market or tag sale. These ideas will be discussed further and fleshed out at our next meeting.

Next meeting was scheduled for Monday, Feb. 26 at 5:00 PM at the Town Office.

Meeting was adjourned by unanimous consent at approx. 6:45 PM.

Respectfully submitted,

Daniel Towler