

MINUTES
LANCASTER HISTORICAL COMMISSION
January 23, 2016

The regular monthly meeting of the Lancaster Historical Commission was held on Saturday, January 23, 2016 at the LHC office at 131 Main Street, South Lancaster.

Members Present:

Heather Lennon, Joy Peach, Michael Sczerzen, Garret Sheahan, Mark Schryver, Karen Silverthorn

Associate Member: Joan Richards

Absent: Jean Watson

Guests: Patrick Guthrie, Lynne Spencer from Spencer Vogt Architects, LLC

Mary Bulso, OPM (Operations Project Manager) for Prescott Building, Ted Manning, DPW and Energy Committee

Approval of Minutes:

The minutes of December 14 2015, were read, corrected, and approved by unanimous vote on a motion made by Heather Lennon and seconded by Joy Peach.

Prescott Building:

After the January 11, 2016 Finance Committee and Board of Selectmen Meeting, it became clear that the LHC needed a meeting with the architects and OPM (operations project manager). At that meeting, the Finance Committee and Board of Selectmen were unaware of the reasons for increased costs for project. Explanations were made and a condensed copy of our time line history of the project to date was distributed.

Michael Sczerzen welcomed Patrick Guthrie, Lynne Spencer, and Mary Bulso to the meeting. A review of design plans for the Prescott Building and a lengthy discussion followed. Guthrie explained the drawings for all three floors and the impact the new energy and building codes and ADA requirements will have on the project.

Also discussed were:

- Roof trusses need to be reinforced in order to comply with present code requirements
- Entrance handicapped ramp dimensions
- Crushed stone in handicapped ramp area for water drainage
- Transformer requirements from National Grid
- Parking
- Steel columns for weight bearing to comply with present code
- Structural improvements
- Required number of entrances
- Depth of floor joists
- Acoustic ceilings
- HVAC system
- Baseboards for inside perimeter heating
- Interior storm windows
- Flooring surfaces to be covered with heavy duty carpeting due to asbestos contamination of hardwood floors

Lynne Spencer explained that project “soft costs” were formerly not calculated into estimates. Fees for Spencer-Vogt are \$350,000 and fees for Lamoureux and Pagano are \$120,000. Further, there is a contingency of \$150,000 to be included in the total. The Finance Committee and the BOS (Board of Selectmen) will be placing a warrant article for a Special Town Meeting, which requires a 14 day advanced posting. The Special Town Meeting will be held in early February.

LHC members felt it extremely important that this project move forward as soon as possible. The town has approved this project three times already. Subsequent delays have caused costs to increase. It was agreed that, if necessary, we would address questions from the floor of the town meeting should we be called upon.

Town Clock:

Michael Sczerzen reported that the clock will have news hands. Heather Lennon reported that she had met Chris Desitkas of Sterling-Lancaster Cable TV. More work is needed to complete the final version of the DVD.

Cemeteries:

Joan Richards said that no further information has been received to date. She will pursue this with the Cemetery Department as soon as time permits.

Rowlandson Rock:

Heather Lennon reported no further information has come in to date.

Finance Report:

Joan Richards reported that the Finance Committee had not yet sent out forms for FY17, she is pursuing the matter.

Bridecake Plain:

Robin Davidson, from the Clinton Historical Commission, came into the office recently. He asked for information relating to the dilapidated condition of three historic houses on Old Common Road on the former Industrial School for Girls campus. He will write a letter to the DCAMM (Division of Capital Asset Management & Maintenance) Lancaster Campus manager Edward Nicosia expressing concern regarding the badly deteriorated buildings.

Accession(s):

Michael Sczerzen made a correction to the minutes as the memorabilia given by Mr. & Mrs. Nat Hawkins was for the Spanish American War and not World War I.

Adjournment:

At 2:21 p.m. Mark Schryver made a motion to adjourn. It was seconded by Michael Sczerzen. The vote was called for and was unanimous.

Respectfully submitted,

Joan Richards, Recorder for the Historical Commission Meeting