

PUBLIC MEETING

Dec. 10, 2018



THE OLD TOWN HALL: PAST, PRESENT, FUTURE



Old Town Hall: The Past

- Built in 1902 as an Old Fellows Hall
 - Both Odd Fellows and the Grange met in the building
- Survived the fire of 1915
 - One of two buildings in Iron Works
- Purchased by the Town in 1926
 - Town Meetings held until 1971
 - Town Offices until 1989
 - Police Dept until 2010



Old Town Hall: The Past

- Glory from the Past!





Old Town Hall: The Past

- Glory from the Past!





Old Town Hall: The present

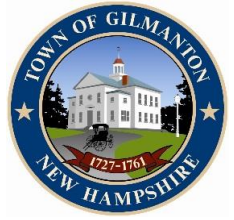
- Historical Society Museum occupies the rear ground floor
 - Rent fee = \$ 0





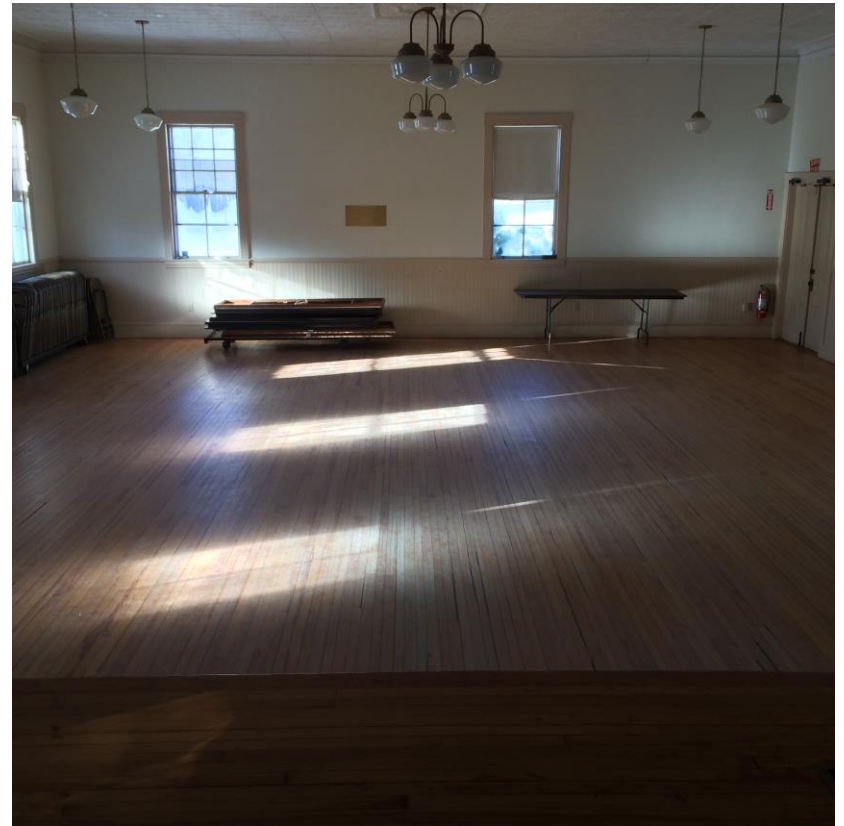
Old Town Hall: The present

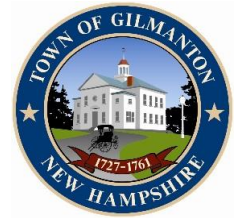




Old Town Hall: The present

- Contra-Dance rents the auditorium the 2nd Saturday of each month
 - Rent fee = \$ 125 for 10 events

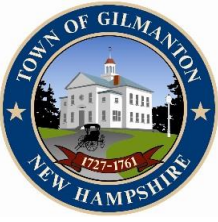




Old Town Hall: The present

- No/limited other current use
 - Some Ad-hoc meetings

Current State of the building brings limitation to further/future use



Old Town Hall: Current State

- Accessibility issues:
 - Meeting ADA standards?





Old Town Hall: Current State

- Accessibility issues:
 - Meeting ADA standards?

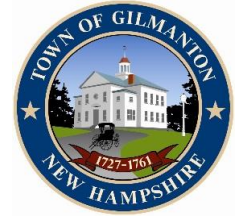




Old Town Hall: Current State

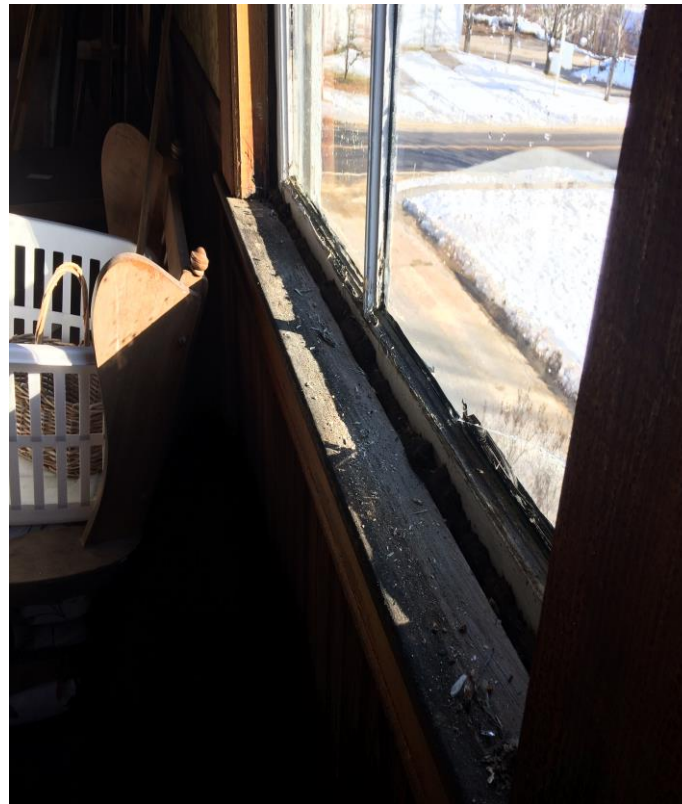
- Accessibility restrictions:
 - Upper floors not accessible to public for safety/health purpose (moisture issues)





Old Town Hall: Current State

- Accessibility restrictions:
 - Upper floors not accessible to public for safety/health purpose (moisture issues)





Old Town Hall: Current State

- Accessibility restrictions:
 - Upper floors not accessible to public for safety/health purpose (structural issues)





Old Town Hall: Current State

- Envelope of Building needs work, not fulfilling its protective duty





Old Town Hall: Current State

- Envelope of Building needs work, not fulfilling its protective duty



No storm windows
upstairs



Old Town Hall: Current State

- Utility systems ???



Old Town Hall: Current State

- Outside considerations



cracks in
driveway,
walkways,
parking
lot



Buses
Parking
on
Leach field





Old Town Hall: The future

- Three options:
 - Option 1: Retain ownership
 - Historically significant building for the Town
 - May be turned in Revenue-producing asset
 - Will require funding for
 - Bringing up to Code
 - Maintain viability (fix the envelope)
 - Restore/Renovate upper floor?
 - Ongoing maintenance (heating, plumbing, electricity, fire/burglary alarm system etc...)
 - No Capital Reserve Funds
 - \$7,000 in 2018 General Government Budget for repairs/maintenance
 - Potential L-CHIP grant funding?

Old Town Hall: The future



- Three options:
 - Option 2: Transfer ownership
 - Outright sale
 - Private buyer
 - State/Federal organization
 - Transfer to Historical Society
 - Sale As-is
 - Sale would require re-locating the Historical Society Museum (academy building?)

Old Town Hall: The future



- Three options:
 - Option 3: Demolish
 - Put a stop to \$ spending on maintenance etc...
 - Avoid further degradation and potential safety/security hazard
 - Cost for demolition?
 - Keep the land or sell
 - Would also require re-location of Historical Society



Old Town Hall: The future

- Potential Next Step(s)
 - Raise and appropriate funds to have estimates on various repairs/updates/upgrades
 - Raise and appropriate funds to obtain quotes on demolition of building
 - All Three options will require Public Hearing/Town Meeting Vote

Comments/Questions?