

## WOLFEBORO HERITAGE COMMISSION

Town Hall Annex Meeting Room  
Wednesday, January 11, 2017, 5 p.m.  
Minutes – Draft

**Members and guests present:** Chair Maggie Stier, Vaune Dugan, Cynthia Melanson, Wendy McHugh, Gene Denu, Sheryll Ross, Anne Blodget; **Guests** John Simms and Alana Albee

**Members/staff absent:** Harold Parker, Town Selectman David Bowers, Recording Secretary Larissa Mulkern

**Staff Present:** Town Manager David Owen, Public Works Director David Ford, Director of Planning and Development Matt Sullivan

1. **Call to order:** Chair Stier called the meeting to order at 5 p.m.
2. **Minutes:** The minutes of the October and November meetings were discussed. A motion to approve the minutes as amended was moved, seconded, voted on and passed.
3. **Old Business**
  - Freight Shed Building**
    - a. David Ford announced that at the Budget Committee meeting, there was a 5-2 agreement about proceeding toward the placement of the matter of the Freight Building and the establishment of a museum on a warrant article. There was one builder and one architect at the meeting. The architect details included the proposal that the building might need to be, (1) Raised in place and then put back on a piling, (2) Raised and put on a foundation, or, (3) Kept in the original position with an optional ramp. Diagrams of each proposal were distributed.
    - b. Adding a town road and parking was discussed. Diagrams of the proposals were distributed to the group.
    - c. Discussion about whether to apply for an L-CHIP grant concluded that the grant might be given more easily if the building was in its original position, and it would be more practical with less change and less ramp needed. To simply jack up the building and then lower it on the piling would also be cheaper.
    - d. The group discussed the aim to maintain the historical appearance of the building as much as possible. The group discussed that if the outside stays true to its historical look, the interior might be changed. The windows, siding, and roofline should be kept if possible.
    - e. Guest John Simms suggested that we might meet with the Lakes Region Railroad Association and the Heritage Trail for support and ideas before a final decision is reached.
    - f. Asbestos, paint and the architect fees are not yet in the final total price.

- g. A “blind corner” may be created if the new road and traffic pattern is not carefully planned. Mr. Denu suggested that we not give it the term, “blind corner.”
- h. It was agreed not to use speed bumps in this area.
- i. There is a Deliberative Session on February 7. Chair Stier gave Mr. Ford the Standards of Rehabilitation for his use in this matter.
- j. It will require three Warrant Articles for this matter. (1) \$95,000 in addition to the private money collected, (2) A lease to enter with the Lakes Region Model Railroad Museum, (3) Permission to relocate the building within the existing lot or to lift it off its pilings and replace it.

### **American Legion Discussion with Jim Collins**

Because Jim Collins will be away for the winter, a decision was made to delay any visit to see the American Legion building to study its condition and possible needs.

### **Public Input**

- a. Alana Albee, Development Officer at Brewster Academy gave the group an Archive Presentation. Because it is the upcoming 200<sup>th</sup> anniversary of the academy in the year 2020, Ms. Albee extended an invitation for the group to visit the building to become more aware of its history. She is working with students at the school who produced a slideshow about the founder and the school’s history. Connections with the Town Hall and the “newer” building of Brewster were discussed. The slide show was shown to the group and a history of the school was given to the group to keep.
- b. John Simms, who is the head advocate for the museum at the old Freight House, passed out information, diagrams and pictures that will be used for the Warrant Article presentation. He also has a video. The estimated cost at present for the project is \$350,000-\$370,000.
- c. Town Manager David Owen said there would be no firm decision until the Deliberative Session in February and the Town Elections in March.
- d. It was discussed that a presentation of the proposals might be made to the Chamber of Commerce, Newcomers Group, Rotary and Lions clubs.

### **New Business**

- a. Director of Planning and Development, Matt Sullivan, expressed interest in meeting with groups from the town, including the Heritage Commission.
- b. Harold Parker has had to resign from the Heritage Commission, as he had moved to a State position. That leaves up to three positions that could be filled for the Commission. Chair Stier suggested that members think of people who might be recommended for those positions.
- c. The group discussed making an overlay for barns in the area that are being converted into offices or living quarter, etc. This can be started at the next meeting.
- d. It was discussed that the group might create a packet for people in this area to use when attempting this process.

- e. The information booth from the Pickering House is still open for sale. We have had one offer to move it to Gilford, NH.

### **Next Meeting**

The next meeting was set in the Annex of the Town Hall on February 15, 2017, at 5 p.m.

**Adjournment:** A motion to adjourn was made, seconded and passed at 6:20 p.m.

Respectfully submitted:  
Sheryll Ross  
Substitute Recording Secretary