



Draft – Not Yet Approved

TOWN HALL COMPLEX BUILDING COMMITTEE  
TOWN OF THOMASTON  
MEETING MINUTES – October 5, 2009

A special meeting of the Thomaston Town Hall Complex Building Committee was held October 5, 2009 in the Selectman's Conference room.

Members in attendance were: Wayne Kamens  
Scott Simpson  
Lucille Killiany  
Ken Koval

Members absent were: Vince D'Andrea

Also attending were: Maura Martin, First Selectman, Town of Thomaston  
Sue Smith, Finance Director, Town of Thomaston  
Tommy Thompson, TOH Architect  
Susan Chandler, Architect, CT Comm. on Culture & Tourism  
David Bahlman, Director, CT Comm. on Culture & Tourism  
Mary Donohue, Grants Mgr., CT Comm. on Culture & Tourism  
James K. Grant, James K. Grant Associates

The meeting was called to order at 09:59 hours by Chairman Koval

1. Motion made, seconded and passed to defer the reading of the previous meeting minutes and move to item #3 on the agenda. Connecticut Commission on Culture and Tourism.
2. TOH Ceiling Study
  - Mary Donahue inquired regarding the status of the Opera House ceiling study that they have provided via a grant.
  - Jim Grant provided an overview of the recommendations that his group recently made to the Town of Thomaston Building Committee.

### 3. TOH Electrical & Demolition Projects

- Mary Donahue reviewed the requirements and documents needed for reporting the project to the State Commission. This includes copies of project description documents, bid documents etc. She will provide the requirements via E-mail to Maura Martin.  
Jim Grant will update his recommendations document and forward it to the appropriate parties.
- In response to a question, Mary confirmed that the entire complex including the addition is governed by the historic preservation guidelines.
- Susan Chandler indicated that only routine maintenance should be done without their review and that the same type of original materials and design should be used.
- Mary Donahue advised that these projects must be completed by April 2011.
- Maura advised them that there was an error in the matching funding of approximately \$6,000.00 but that we were comfortable that we could obtain the remainder or might delay the AC project portion since it is not as critical.

### 4. Future Grants

- Mary gave an overview of the requirements for future grants that we may need to request.

### 5. Town Hall Projects

- Scott Simpson provided an overview of the capital expenditure projects we are planning for the Town Hall and displayed some pictures of the issues.
  - Replace railing and ceiling over the main Opera House entrance.
  - Old Firehouse eaves, woodwork and paint issues
  - Scott also mentioned some of the external brick issues including fall bricks and pointing issues that will probably need to be addressed soon rather than later.
  - Susan indicated that we should endeavor to use similar original materials for the projects. She also indicated that We could replace the tin roof with any material we deemed appropriate since it is not a visible area. She recommended that we determine if there is a way to slant it to allow for snow and rain runoff.

## 6. Future Meetings

- Ken Koval advised the Building Committee members that the committee Will meet again on October 13, 2009 and October 20, 2009 at 11:00 hours In the Selectman's Conference Room

## 7. Meeting Adjournment

- Motion made, seconded and passed to adjourn the agenda portion of the meeting at 10:55 hours and proceed with an outside walkthrough to show the external areas that are being addressed.

Respectfully submitted,

Kenneth A. Koval  
Chairman

Addendum: The entire group led by Scott Simpson viewed the external projects. David Bahlman, Mary Donahue and Susan Chandler provided some comments and recommendations regarding the process and materials to be used. Discussion was also held on the new theater box lighting and the CT Commission recommended that it be reworked to be more in line with the character of the building. Discussion was also held on the proposed Lena Morton Gallery external sign. The group departed at approximately 11:45 hours.