

Unity Town Office Committee Meeting		Date & Time: Wed, July 18, 2012
		Location: Firehouse
Meeting Leader: Jean Members Present: Abby, Tony, Ron, Clem, Lucia, Andy, Penny, Patrick Observers: Chris, Bob, Ted, Charlie, Dick, Lynne		
Item	Discussion	Action Items
Statement by Chris Rossignol	Chris read a written statement* saying he thought last week's election of a chairperson was invalid because Lucia had temporarily resigned and Patrick was absent. He asked for a new vote and nominated Patrick. Patrick declined. We voted again and Jean was elected again.	
Amend/approve minutes of last meeting	Two corrections; then passed. Available online at unityme.org	
Estimates on stick building	<p>Tony sent drawings and is waiting for two estimates.</p> <p>Tony got estimates on concrete driveway 60' by 20' by 10" thick: \$5600. We need paving only for a path for ADA access.</p> <p>He got estimates for a slab (\$10K), frost wall(\$12.5K).</p> <p>Jean got square foot estimates from two local builders: \$150 per sq.ft. In comparison the modular estimate we have is \$91 per sq.ft.</p> <p>The stick builders may be including more things than what is specified on the modular.</p> <p>Lucia got an estimate of \$13K to \$18K for a sprinkler system.</p>	<p>Clem or Chris will bring or email us the actual bill for engineering on the Jim Kenney proposal.</p> <p>They will also report on the time span from request to completion of engineering work.</p> <p>Patrick will get an estimate on a lift (not an elevator).</p>
Soil information for the puckerbrush lot	Abby got soil survey info (fine sandy loam & peat) with a high rating for corrosion of concrete.	Andy will check with Randy Reynolds who lives near there about how his foundation is holding up.
Estimates on building removal or moving	Abby checked on demolition costs including mitigation for lead and asbestos. There is no demolition fee in Unity. \$4K to \$7K for 1000-1500 sq ft building; \$15K for larger bldg. For renovations, asbestos doesn't have to be removed unless it's a school, and lead paint can be painted over. Demolition has to be done by a DEP approved "lead smart" contractor.	

	Jean talked to Paul Mushero about the cost of moving a building. It gets very expensive because of the wires especially the phone company's fiber optic.	
The MFT lot	John Piotti is out of town, back on Sunday. Jean and Andy will meet with him before next committee meeting.	Jean and Andy will meet with John.
Money	<p>Clem guessed that interest rates may go up after the November election and reported that property taxes are slow coming in.</p> <p>Andy reminded us that the budget "surplus" is what lets the town pay its bills until the taxes come in; having the surplus gets us a better loan rate.</p> <p>Andy explained how loans to town work. They do not require collateral. This means we could secure a loan before we have building plans.</p> <p>We can also take money from the loan on an as-needed basis as the project goes forward.</p>	Andy will get a loan rate estimate from a local bank.
The MacAlpine property	Ron worried that the lot would be sold before we are ready to buy it. Andy suggested that we try to get first right of refusal on it.	Clem will try to get first right of refusal on the property. We would like to have this and a rate on a line of credit by the next information meeting on Aug. 2
Other lots	We want to inquire about the lot across Route 139 from the fire station.	Jean will ask Don Newell about it and any other lots.
Nason property at Main & Vickery	Lucia and Penny toured the building and brought pictures. We wonder if an old building like that can be gutted and totally redone.	
Field of Dreams lot	The committee voted to strike that location as a viable option.	
Walk the McAlpine lot	The committee walked into the wooded lot which is on a lane on the other side of the fire station. The lot that fronts on route 9 is fairly wet, but the lot we are considering which sits farther from the road is dry.	

Chris Rossignol's written statement:

The selectmen in march were tasked with formation of a town office committee with the guidelines that there be no more than 2 selectmen and no less than 5 committee members. So that the selectmen would not have the majority vote on the committee. But would be there to oversee the committee the June 28 meeting added the option of a 3rd selectman and that did not exceed the majority or over the oversight. As a overseer of the committee I feel that I need to call to question the chair vote of July 11 2012 on the grounds that all members were not present and that one vote was not valid do to the fact that as of July 8 2012 Lucia Picard had tendered her resignation by email and to the standing coordinator and selectman by phone.