

**Town of Moretown**  
**Office of the SELECT BOARD**

**Minutes of the 6/5/13 Public Hearing to provide residents with information about the proposal to build a new town office which will be paid for in whole or in part with Vermont Community Development Program (VCDP) grant funds; and for residents to have a chance to express their views, comments and ask questions. This hearing was held in the Moretown Elementary School at 7:00 p.m.**

*Selectboard members in attendance were:* Tom Martin, John Hoogenboom, Rae Washburn, Michelle Beard, Reed Korrow

*Guests in attendance include:* Henry Erickson of Erickson Consulting, Bill Gallup of Maclay Architects, Clark Amadon, Jonathan Siegel, Diana Costello, Duane Pierson, John Schmeltzer, Rachel Goff, Frank Piazza, Gary Brown, Becky Auger, John & Annette Schultz, Cheryl Lundblad, Dean Moulton, Mary & Bob Holden, Johnny Summers, Ellen Riley, Carl Wimble, and Cheryl Brown

Tom Martin called the meeting to order at 7:00 and turned the hearing over to Clark Amadon, Chairman of the Town Office Study Committee.

Clark explained the purpose of tonight's hearing is to give an overview of the project; explain how the cost of the project was developed (presentation by Henry Erickson); view conceptual building plans and the site plan (presentation by Bill Gallup); and for public comment. This is also a time for people to ask questions.

Discussion and comments included:

- The goal of this project is to have long-term use of a municipal building that is out of the flood zone;
- Criteria for the building needs was gathered from town personnel who work in the town office;
- The proposed building will be roughly twice the size of the old building to address current and future needs for office/meeting/vault/storage space;

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- The Planning Commission had studied the town office needs prior to Irene. That study was also used in the matrix planning of this project;
- Six sites were initially chosen as potential sites for a town office. Those sites were given to Erickson Consulting to study for feasibility and to come up with costs associated with each site.
- The building would be the same on five of the six sites. The sixth site was adding a 2<sup>nd</sup> story onto the old town office building;
- Maclay Architects (Bill) was hired to design a building and to do the site work;
- After Bill finished his work, the town office committee supported the playground site as being the most suitable site for a new town office. The selectboard supported their decision;
- The feasibility and/or cost related to two additional sites not chosen to house a town office were explained by Bill, and why those sites were eventually taken off the list;
- A Vermont Community Development Program (VCDP) grant will be applied for later this month that would substantially support the cost of the building. Followed by a bond vote later this fall;
- The difference between the cost of a commercial project versus a residential project was explained by Henry in detail;
- The old town office (a site considered during the elimination process) cannot be used because it cannot be enlarged to meet the current needs of the town and still meet the zoning requirements for setbacks; nor without spending more than 25% of the value of the building to add a 2<sup>nd</sup> story, elevator etc. so that vital records are out of the flood zone;
- Bill gave an overview of the flood plain map, indicating where the proposed town office would be. The playground site is in the 100-year floodplain but, that would be addressed in the building/site design;
- The new building would have an elevation 3' above the 610.5' Irene flood level (1' above the 500-year flood level);
- The floor plan of the building design was reviewed;
- Zoning districts and non-conforming structure limitations were reviewed;
- The tennis court area site was found to have significant ground water so no room for growth; would need to build a longer road for access; and the parking lot would only have a capacity of 13 spaces;

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- The playground site could hook up to school water & septic as before; use the current parking lot (which would be improved as part of this project); and the need for an access road would be minimal; proposed cost for this site would be \$865,286; there are clear advantages to this site, therefore this is the site the VCDP grant will be applied for;

### Public Comments:

Q - What happens to the old town office building?

A - The town applied for a HMGP to buy-out the building, which means it would be demolished or removed from the site.

Q – Could the old building be used as a meeting facility and reduce the size/cost of the new building?

A – Perhaps, but the consideration for a 2<sup>nd</sup> building hooking up the town school water and septic could create a problem.

Q – Have yearly heating/cooling costs been estimated or has solar been considered?

A – Henry said the project goal and objective is for an energy efficient building and he is expecting the building to have a 30% reduction in the current Vermont energy level standards.

Q – Was the area where the building is being proposed flooded?

A- Yes partially, but the building site will be raised.

Q – Was the area where the tennis court actually is considered?

A – No it was not.

Q – Is there a way of tweaking the current design of the building to lower the cost?

A – At this early stage yes.

Comment: We don't need overpriced buildings or buildings placed where they are going to get flooded.

Citizens are invited to offer more comments and questions to the town office committee via Clark, and to the selectboard at [mselectboard@moretownvt.net](mailto:mselectboard@moretownvt.net)

Meeting adjourned at 8:30 p.m.