

**Whitcomb Hall Committee
May 28, 2014 Meeting Minutes**

Note: Draft Minutes are subject to review, correction and approval by the Committee. Review and approval of Minutes generally takes place at the next regularly scheduled meeting of the Committee.

Present: Lee Dunham, Marion Bedard, Jerry Bussiere, Judy Bohannon, Pete Johnson, Ann Bedaw, Nancy Carlson, Gail Wood, and P&CD Director Sara Carbonneau. Guest Malcolm Katz. Also present Scott Self, Mike Gomarlo, Gordon Ayotte. [Others arrived closer to 4:15 to join a joint meeting of the Whitcomb Hall Committee, Main Street Advisory Committee, West Swanzey Sidewalk Committee, and Selectman Ken Colby.]

Correspondence from S. Karalekas (Bridges Inn): Members discussed correspondence dated May 19, 2014 from Susan Karalekas of the Bridges Inn regarding the clock chimes at Whitcomb Hall. Committee members noted that the clock chimes have been ringing for almost 100 years. Members stated that to the best of their knowledge, they were unaware of any complaints about the chimes prior to those made by Ms. Karalekas.

It was noted that many of the Committee members currently live (or have lived in the past) in the immediate vicinity of Whitcomb Hall and the clock tower; all expressed that they liked the sound of the chimes and did not want to see any change to the historical ringing pattern. Johnson stated that he owns many rental properties along Main Street (including a property that is almost directly across the street from Whitcomb Hall), and noted that he has never received a complaint about the clock chimes from his tenants. A member of the public who was present and lives in the immediate area stated that the sound of the clock's chimes does not bother him – in fact, he expressed that he liked the sound.

Committee members suggested various options that may alleviate any disturbance experienced by Ms. Karalekas or her guests. These options included:

- Additional sound-proofing of the bed and breakfast
- White noise machines
- Querying her guests if they might be disturbed by the clock chimes ringing through the night – if so, she could accommodate them by assigning rooms on the west side of the bed and breakfast
- Installation of air conditioning units, so windows could remain closed in the summer

The Committee unanimously agreed to recommend to the Board of Selectmen that no change in the ringing of the clock tower's chimes take place.

Old Home Day: Carlson noted that the WHC has been registered for a booth at Old Home Day. At the next meeting of the WHC, decisions will be made as to what will be featured at the booth (raffle, silent auction, calendar sales [donations only], etc.). Carbonneau stated that enough lead time needs to be afforded in order to secure raffle permits from the Board of Selectmen.

Whitcomb Hall Brochure: Committee members reviewed the brochure. Carlson noted that minor changes are needed and will coordinate with Hayley Hill. Once final changes are made, Bussiere offered to bring to the Sentinel Print Shop for printing.

June BBQ: It was noted that due to time constraints and lack of volunteers, there would be no BBQ in June. However, the August 30th BBQ is still on track.

Memory Day: Carlson suggested that in lieu of the June BBQ, members might want to consider a "memory day," where people could come and share their recollections of Whitcomb Hall. May want to

serve ice cream at the event (combination of ice cream social and remembrances). It is anticipated that there would be no charge to attend, but donations would be welcome. Carlson noted that Leon Nikiforakis was featured on "In My Backyard," discussing his memories of Whitcomb Hall. Also, Carlson suggested that we might want to speak with Norm Skantze, who has many fundraising ideas from other communities.

Discussion with Malcolm Katz: Katz was invited to the meeting by Johnson. He is an architect in Keene. Katz had previously viewed the building and felt that a handicapped ramp could be constructed on the front of the building. It was his opinion that a ramp would not fit on the back of the building without having to extend to the side of the building (which would be problematic, due to snow coming off of the room). If it did extend to the side of the building, it would need to be covered – adding to the cost. Katz also stated that a ramp off the front of the building is preferable under the ADA. Carlson noted that a handicap ramp off the back of the building would provide more convenient access to the parking area. Carbonneau noted that she envisioned both the front and back entrances as being utilized by all. Bedard expressed her concern that the historical charm of the building would be diminished by having a handicap ramp off the front of the building. Carbonneau will contact Cheshire Builders to see if they can provide a sketch of how they envisioned the ramp being constructed off the back of the building.

Waxy O'Connor's Fundraiser: Johnson noted that he has arranged for a fundraiser at Way O'Connor's on Thursday, June 12th, with 10% of the proceeds going to Whitcomb Hall.

Swanzy Uncovered: Carbonneau noted that the summer edition of Swanzy Uncovered would be assembled soon. Carlson to ask Hayley Hill if she would be willing to write an article about what the Committee has been up to. Deadline is June 13th or so.

Building Rehabilitation: Self and Ayotte questioned whether the columns in the basement needed to be replaced/reinforced right away. Carbonneau stated that it was the recommendation of the structural engineer that this work be complete when the building was undergoing other work. Self felt that the "sistering" of the columns could take place at any time. Ayotte and Self felt that the \$10,000.00 estimate provided by the engineer was high. Carbonneau noted that the engineer felt that this was a high estimate, noting that he was an engineer and not a contractor.

Minutes from April 23, 2014: Committee approved the minutes, including the correction that Johnson was donating the funds to construct the handicap ramp running from the back door.

Next Meeting: Next meeting is scheduled for Wednesday, June 25th at 3:30 p.m. Carlson suggested that we may want another meeting prior to Old Home Day.

Meeting adjourned at 4:15 p.m.

Submitted by,

Sara Carbonneau, Director
Office of Planning & Community Development