

**FREEDOM HERITAGE COMMISSION**  
**Minutes - Final**  
**January 17, 2024**

Present: Alan Fall (Chair), Brandy Buttrick (Vice-Chair), Karrie Buttrick (Secretary), Sue Hoople (M), Mark McKinley (M) and Ernie Day (BOS Rep). Absent: Scott Cunningham (A). A quorum was established. Members of the public were in attendance.

The meeting was called to order at 6:00pm at the Town Hall. The minutes of November 2, 2023 meeting were reviewed. Brandy made a motion to accept the minutes and it was seconded by Sue. All were in favor.

**Unfinished Business:**

**Snow Roller Update:** Brandy reported that he and Alan went to look at the wood that Lucy Kendall had offered for the snow roller frame, but unfortunately the wood was not the length needed for the frame. The commission is looking at other resources for the wood for the frame. Brandy and Alan also tried to get the snow roller into the Roller Shed before winter started but they could not get the right-hand door of the shed to open.

**Town Office Advisory (TOAC) Committee:** Karrie reported that there was a public presentation on January 11, 2024, that presented the costs associated with renovating the current location of the Freedom town offices or to build a new building at the town-owned property at 50 Eaton Road. Most of the Commission members attended that meeting, and were happy with the renovation presentation and cost estimate given Bergeron Technical Services (BTS). Karrie went over the minutes from the public presentation and pointed out some concerns given by the public during the presentation.

The Commission members discussed the questions that were brought up during the presentation regarding the existing foundation at the Town Office building and the committee members were satisfied with Shawn Bergeron's reply. Shawn had inspected the foundation twice, back in 2010 and recently reevaluated the condition since the last inspection. From a code and structural perspective on the foundation, the exterior framing is heavy timber and bears the weight and there are a few granite pieces in the foundation that will need to be re-positioned and pointed. The committee members discussed Shawn's presentation on the renovation that would be done. Shawn stated that the existing building will be completely gutted and the exterior stripped to sheathing. While maintaining the historical look, the exterior will receive new painted wood clapboards, new windows, and doors, and improvements to the accessible ramp, if needed. The interior will receive new electrical, new plumbing, new heating and ventilation, new flooring, new insulation, new double ceiling, new water heater and a new platform lift.

The Commission members discussed the questions that were brought up during the public presentation regarding ADA requirements and hazardous materials that exist at the current Town Office building and the committee members were satisfied with the responses from Shawn Bergeron and Kate Richardson. The renovated building will meet ADA requirement and includes a platform lift. The building has been inspected and any hazardous material will be abated during the renovation.

The Commission members discussed the question that were brought up during the presentation regarding where the office staff would be placed during the renovation of the Town Office building. The committee members questioned who would be responsible for proposing a plan and cost for moving and housing the office staff during the renovation. The Heritage Commission plans to raise this issue during the meeting of the Select Board on January 29, 2024.

The Commission members discussed the questions that were brought up during the presentation regarding replacing the existing septic system at Town Office building. Shawn Bergeron stated the septic system was evaluated and it was found that the septic is in good working condition so replacement costs were not considered.

Sue asked back when the existing building was first updated from a school building to the Town Office building, have we researched what work was done back then? We could then frame the narrative; this was the work done back then and this is the work that we are going to be doing now. Sue also mentioned that the committee also needs to target the voters on the lake-side of Route 153 to get the votes we need for the renovation.

The commission discussed the possibility of revenue coming from the sale for the property at 50 Eaton Road and the possibility for grant money from the State. Sue voiced her concerns on selling the property. She believes that the property should be held by the town for future use. Sue was also concerned about the possibility of known carcinogens like PFAS and microplastics in the building material that might be used on the proposed new town office building. Sue was questioning what would be the cost for building a “healthy” building verses what is being proposed in the new building. Karrie presented the timelines associated with obtaining 2024 grant monies.

(Q) Pam Keith asked if the renovation plans were going to be available during Town Meeting in March?

(A) Alan asked Anne Cunningham to reply on this since she is on the TOAC. Anne replied the renovation plans were on the Town’s Website and will remain there.

(Q) Anne Cunningham asked if the Commission plans to have a presentation before Town Meeting or at Town Meeting?

(A) Alan replied that is why the Commission is here tonight to start getting a plan together. Alan believes there should be a Heritage Commission-sponsored public presentation before Town Meeting.

(A) Brandy believes that there are also other means of getting this information out to the Town’s people. Brandy mentioned a postal letter similar to that was sent out in 2010.

The committee discussed other possible opportunities of promoting the building renovation and agreed that the Commission needs to meet more frequently until this issue is resolved. It was decided to meet again on Wednesday, January 24, 2024 to discuss these plans.

#### **Other Business:**

There was no additional business. Meeting adjourned at 7:35pm.