

Claremont Development Authority

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FULL BOARD MEETING

Monday, November 5, 2015 8:00 AM
Visitors Center, 14 North Street, Claremont, NH

MINUTES

Approved 11/19/2015

I. Roll Call

Present: Keith Raymond, Robert Porter, Andre Lafreniere, Joseph Gorman, Candace Crawford, Alan Spahr, Thomas Rock, Martha Maki

Absent: Michael Satzow

City Staff: Nancy Merrill, Director, Planning & Development; Kurt Beek, Project Manager;

II. Farwell Block annex demolition

Mr. Beek said the CDA had made various motions regarding different parts of the Farwell Block project, but none specifically addressing the demolition component. He asked for a motion for a specific amount to spend on the demolition of the annex to the Farwell Block, and a second motion to address the additional cost of \$5500 for asbestos remediation. This additional cost constitutes an amendment to the contract with All Ways Recycling/All Ways Wrecking who is doing the demolition.

Mr. Beek recommended that the old boiler in the basement (and its associated asbestos) be removed as part of this project. He also said that all openings created by the demolition will be filled with brick and siding (to match the existing exterior of the building as closely as possible) as part of the demolition project and will be done by All Ways.

Ms. Merrill said the annex, which has an historic rating of zero, is starting to damage the Farwell Block, which has an historic rating of two (according to the architectural inventory sheets and the Historic District Commission). In its current condition, the annex has become a public safety issue.

Ms. Merrill said that the Historic District Commission had approved removal of the annex in 2004. According to City Solicitor, Jane Taylor, and HDC Chair, David Messier, that approval is still valid and the CDA does not need to return to the HDC for re-approval. The ordinance was amended in 2010 which would have required this decision to be revisited, but the 2004 vote pre-dates the ordinance change and so re-approval is not necessary.

Mr. Porter said that the Key Properties Committee had viewed the project site with Mr. Beek. He (Mr. Porter)said he didn't think the basement should be filled in (after the electrical equipment is removed) as he feels there is a substantial amount of useable space that could be used by future tenants of the former Pleasant Restaurant space. He recommended putting the cover over it and mothballing it for now.

Ms. Maki asked about the appearance of the roof (over the basement). Mr. Beek said it would be a pitched metal roof to facilitate drainage. If it becomes necessary, a fence may be

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placed around it to keep people off of it. If the basement is to be filled in, the foundation walls will be removed below grade and a useable surface created on top that is level with the court yard.

Ms. Merrill said the board has \$80,000 in “Other Income” (from sale of lots at Syd Clarke Park) to pay for the demolition. There will also be loan income once the loan is approved (possibly by December).

Mr. Beek said the work has already begun. The contractor has put up protection for the electrical equipment in the lower basement and done the asbestos testing. They have started to remove some of the “junk” in the building. He said the project will be done before winter.

Motion: To move forward with demolition of the Farwell Block annex with costs as follow:

1. Bids received July 23, 2015 with low bid of \$39,750
2. Addendum #1 included in Contract (roof truss vs fill) – add \$3,000
(Subtotal \$42,750)
3. Asbestos Containing Material Report Findings; NHDES fee; remediate and air clearance testing – add \$5,500.
(Revised Total \$48,300)

Made by: Ms. Crawford **Second:** Mr. Lafreniere

Vote: Unanimous in favor

III. Other

The next meeting is scheduled for November 19 at 7:30 AM at the Visitor Center.

IV. Adjourn

Motion: To adjourn the meeting

Made by: Mr. Lafreniere **Second:** Ms. Crawford

Vote: Unanimous in favor

The meeting adjourned at 8:20 AM.

Respectfully submitted,
deForest Bearse