

Town Office Building, 17 School Road, Community Room, addition completed 2007

Existing Conditions and Needed Improvements:

Poor acoustics in the room;

No internet connection, no guest WIFI;

No generator for this section of the Town Office building nor electrical connection to a generator.

Various suggestions were made, and options considered:

Drapes, pads for the walls, soften the hard edges on the wooden beams, padding for the channels in the ceiling;

Cathy volunteered to contact Lee Anne Maier, a local architect, for commercial applications to improve the acoustics;

Acquire a repeater for the Community Room;

Study the costs of purchasing a generator which will require monthly service versus the installation of an electrical connection to the Andover Fire Station;

Members asked about the bid process and how to improve the process. They discussed grants.

Members of the Board of Selectmen and Board of Finance boarded the senior bus and were driven to Cider Mill Road to view the stone wall at the Olde Andover Burying Ground. Gratitude was expressed for John Handfield's hard work over the last several months on the stone wall

Old Town Hall, Museum, 1 Hebron Road, 1893, exterior only

Recent Improvements:

New Electrical upgrade, alarm system;

Lamp post and railings painted;

Cement blocks placed on ground to hold antique farm equipment; area has been weeded, cleaned and mulched;

Bank area on the driveway entrance has been cleaned of invasive plants and the area was mulched

2.

Old Town Hall, Museum continued

Existing Conditions and Improvements needed:

Windows: need glazing, replacement of broken, cracked glass, painting of windows and frames; lead paint present on windows; windows have opened gaps and cannot fully close;

Aluminum siding is dented, damaged, stained and rusted in places, mildew is present; needs power washing;

Siding and fascia and soffit covering, at the gable end roof overhang on the south side of building, is detached and open leaving exposed wood subject to rot and deterioration;

There is also detached and improperly attached trim covering over fascia and soffits in other areas;

Wooden bases of the front porch columns also appear deteriorated or rotted and need to be replaced;

Doors need to be painted, visible rust present.

Grant opportunities:

STEAP, LoCIP Grants, Historical Preservation Grants

Garage, Softball Museum, Parking area in back of Old Town Hall, exterior only

Existing conditions and improvements needed:

Needs painting; rotten wood present;

Side door is damaged with one panel fallen to the ground, leaving the building open to animals and the elements.

Members asked about ownership of the museum and when the State will be take the building down. What will happen to the trophies? An update on the status of the museum will be needed.

Members asked about the Rail Trail Bridge and discussed possible funding to help with improvements. The mafia blocks are not working to impede improper vehicular use on the bridge. The fence railing on a portion of the trail, next to Route 6, is broken and needs to be repaired. The State is responsible for rail trail and maintenance.

3.

The bus drove by the Andover Library and positive comments were made in appreciation of the newly mulched flower beds.

Town Garage, 12 Long Hill Road, 1960, exterior and interior

Recent Improvements:

- Heating system;
- Roof had been patched in places;

Existing Conditions and Improvements needed:

- Painting and power washing; repair of broken/ cracked windows;
- Removal of refuse, broken items and collapsed building sections/shed;
- Clearing of brush and weeds from around the kennel;
- Needs shower facility for crew; total over haul of bathroom and food preparation area, housekeeping and cleanliness issues;
- Organization of storage areas and removal of surplus furniture and materials;
- Proper storage of oil needed;
- New furnace and chimney cleaning, possible repair, needed;
- Rotten trim/fascia boards, soffits, are visible in many sections of the garage;
- New roof/major repair;
- No WIFI connection at the garage.

Times Farm Bridge, Times Farm Road

Reinforced concrete end girder on northwest underside badly deteriorated with badly spalled, cracked and efflorescing concrete and exposed, corroded rebar.

Deteriorated painting and corrosion on exposed steel items including railings and supporting beams beneath deck.

Old Fire House/ Senior Center, 15 Center Street, circa 1900's, exterior and interior

Recent Improvements:

New windows; new curtains;
Heat Pump with AC/Heating;
Electrical upgrade
New kitchen stove

4.

Old Fire House/Senior Center continued

Existing Conditions and Improvements Needed:

Vinyl siding stained, dented and not properly attached to the building in some sections, mold present; needs power washing;

Invasive weeds surround one side of lower section; moss growing in a gutter;
Insufficient lighting in parking lot and at the top of the back stairs and handicapped back entrance to the building;

The lower flat roof section is rotten, about 2 feet deep, the entire length of the roof where it abuts the siding. The flashing was installed incorrectly which added to the problem. Ants seen crawling around this damp area.

The fascia/trim covering over the lower garage door framing is detached from the building;

The drywall that acts as a fire break, from the lower parking garage area below the meeting space above, has several breaks which are a fire and safety issue. Also, mold and possible structural issues are of concern;

Evidence of leaks and water damage was evident throughout the basement and by the front windows in the meeting area; deterioration and discoloration of the ceiling. The ceiling has deteriorated in the side garage area, leaving insulation hanging and exposed. Day light could be seen shining through the roof in this section of the garage;

A further inspection requiring removal of ceiling material for access to and inspection of the support structure is needed. Further inspection of the upper structure is also needed;

The right side building has several large holes in the siding and in fascia along roof eave areas. Detached gutters are also falling off and causing damage to the roof and trim;

The drip edge was installed incorrectly on the roof and has caused major rot along the fascias and eaves on the right side of the building;

Leaking faucet in women's bathroom.

BOS April 1, 2016 Special Meeting Minutes – Tour of Town Buildings and Times Farm Bridge

Respectfully submitted,
Joan Foran