

## PLAINFIELD TOWN HALL OPERATIONS COMMITTEE

The Town Hall Committee met seven times this year. Much was accomplished, as many of the repairs that we had recommended in the past have been completed. There are still many pending issues. The committee is also working on a long-term maintenance plan. Three new members were appointed this year: Pam Abrahamson, Dave Chellis and Nancy Scott. Pam volunteered to take the minutes.

### **Finished Projects:**

1. The roof over the dressing rooms was resingled. This had been leaking badly for some time.
2. The hardwood floor was buffed and resealed. This was the first refinishing since the 1995 renovations. The contractor had recommended this be done approximately every three years.
3. An on-demand hot water heater has been installed and connected to the bathroom and kitchen sinks. This replaces the large hot water tank. Partly because the heater isn't used regularly, the coils in the tank deteriorate and cause the water to smell like rotten eggs. The on-demand heater will eliminate this problem and be less expensive to operate. The old tank should be removed.
4. The Police Department no longer routes their phone calls through the town hall phone. It is now possible for those in the hall to receive incoming calls.
5. The fire alarm/detectors have been cleaned.
6. The selectmen have approved the installation of a Knox box which securely holds a key to the building and is used to provide access to the building for emergency service providers.
7. Kitchen: Several years ago the Maxfield Parrish Stage Set Committee began raising funds to install cabinets, a sink and appliances in the kitchen. This past summer resident John Stephenson was able to obtain slightly used cabinets and a sink from a house that was being remodeled. Luckily they fit the dimension of the town hall kitchen space. John volunteered his time to install them. The Stage Set Committee used the funds raised to purchase a new refrigerator and two microwave ovens. Win Spencer is in the process of adding another light fixture. Renters now have a functional kitchen available for use, and it has been used several times already.
8. The Town Hall Committee has taken on the responsibility of keeping the hall stocked with paper goods.
9. Several pieces of loose slate were fixed. Rain had leaked in.
10. The entryway ceiling was replastered and lime washed (which was the original finish), and therefore should not be painted.

**Recommendations** These recommendations, with details, have been forwarded to the selectmen, and we are awaiting a response:

1. Additional outside lighting should be installed to ensure the safety of people attending evening functions. This lighting would be on a timer and would be used only during the functions.
2. A timer should be re-installed on the current outside above-door light.
3. The slate in front of the steps should be repaired/replaced and added to.
4. Crushed stone should be placed along the foundation perimeter to protect the building from the effects of moisture/mold and to facilitate maintenance, etc. Regular weeding should be done. The contractor recommended this.
5. Windows should be washed. This has not been done since 1995. Glass in two of the storm windows broke and should be replaced.

6. Written communication with PSNH should be revisited asking that the town hall be moved from the current rate to a general service rate without demand charges.
7. The front threshold which split continues to deteriorate and should be replaced.
8. Several ceiling tiles, damaged by the water leak, should be replaced.
9. The committee has recommended some small changes in the rental policies; i.e., some wording related to the kitchen and a slight reduction in the hourly meeting charge, to bring it in line with the rate that the Grange charges.

**Long Term Maintenance Plan:**

1. Painting—separate estimates have been obtained for painting the outside stairs and ramp, the bathrooms, kitchen and main hall.
2. Moving the gas tanks away from the building—The clapboards by the tanks are discolored and deteriorating from the exhaust of the furnace and water/condensation. Several solutions have been discussed, but a consensus has not yet been reached. The committee will be investigating further.
3. Plaster repair—an estimate has been obtained for repairing the plaster cracks in the main hall, which are not extensive. We have also received an estimate for some preservation work on the original plaster and wallpaper in the stage area, which has not had any work done. Grants may be available for preservation work.
4. Discussions are ongoing about a user-friendly sign that could be used by organizations to advertise their event and which could be put out in front of the hall.

The Plainfield Town Hall has seen increased usage in 2006. Since September, twice a week, the Plainfield Bone Builders have been using the hall for exercise for our senior citizens. The hall has continued to be used for private events such as weddings, receptions, and private parties. Non-profit Plainfield groups have used the hall for a variety of events from the rummage sale to a talent show.

The Maxfield Parrish Stage Set continues to be a strong draw for tourists. This year saw an increased number of summer visitors on Sundays during regular open hours. In addition, the Columbus Day Maxfield Parrish Vintage Print sale was very well attended. The Town of Plainfield is indeed fortunate to be the caretakers of this unusual piece of American Art history.

Respectfully submitted by the Plainfield Town Hall Operations Committee: Nancy Norwalk, Beverly Widger, Brad Atwater, Pam Abrahamson, Nancy Scott, David Chellis, Ruth Cassedy