

**TOWN OF HAMPTON**  
**Special Town Meeting April 7, 2011**  
**MINUTES**

The legal voters and those qualified to vote in Town Meeting met at the Hampton Town Hall, 164 Main Street, Hampton Connecticut on **Thursday, April 7, 2011** to transact the following business:

**1. Call to order:** Meeting was called to order at 7:35 pm by First Selectman Kate Donnelly.

**2. To elect a moderator for said meeting:** Roger Dionne/Dan Savino moved/seconded to nominate Mike Chapel as Moderator. Hearing no other nominations, Ms. Donnelly called for the vote and Mr. Chapel was elected unanimously by voice vote.

Moderator Chapel read the call for the meeting.

**3. To discuss and act on the following resolutions:** Moderator Chapel requested a member of the Board of Education speak to the proposed resolutions. Doug Stewart outlined the roof replacement project for Hampton Elementary School. He stated that the present roof is at the end of its life span, constant repairs are adversely affecting the budget, present rate of State reimbursement is 65-68% and apt to decrease, \$69,504 is not reimbursable, and future installation of solar panels is inhibited by present condition. With the assistance of Architect Thomas Hibbard of HRA Inc., Mr. Stewart answered questions from the attendees:

- Gary DeCesare-asked if the old roof is coming off (yes), what is year-rating of new roof (30 yr) and how many squares (373). He also inquired about the warranty. In order for the State to reimburse the project, a 20 year minimum, non-pro-rated, no dollar limit warranty is required, and the contractor must be gold-certified, master level. To enforce the warranty, GAF requires the installation of a venting system.
- Bruce Bayne inquired about structure's ability to handle heavy winter. Mr. Hibbard stated the building is in good structural shape and this past winter showed no issues with load. He also stated that one contractor would be hired for the project.
- Bob Marsh was informed that the old roof was an overlay, and that the cupolas have been inspected and will be repaired.
- Rachel Girshick was informed that the stripping and removal of old roof and gutters are included in the price.
- Ann Gruenberg asked that there was a plan should inspection turn up unexpected problems. Mr. Hibbard stated that the inspections to date have not yielded major concerns and the cost of inspections is included in the cost of the project.
- Mike Chapel asked what the cost of the warranty was. A figure was not available, but the warranty as written is required for reimbursement.

- Kate Donnelly asked is the cost of repairing the cupolas (approx \$20,000) is included in the estimate. It is not though Mr. Stewart felt it would cost nearly as much to remove them and it was felt they were aesthetically important to the building.
- Mike Chapel asked whether it would be possible to have removal of the cupolas presented as an alternative in the bid package. If the building committee so directs, it would be.

Moderator Chapel read each of the three resolutions affecting the roof replacement project and asked for motions to approve.

1. “Be it resolved that the Town Meeting authorizes the Hampton Board of Education to apply to the Commissioner of Education and to accept or reject a grant for the replacement of the roof at the Hampton Elementary School.” Maryellen Donnelly/Sam Higgins moved/seconded to approve the resolution as read. Mr. Chapel called for the vote. The motion passed with a vote of 17 in favor, 1 Against and 1 Abstention by a show of hands.

2. “Be it resolved, that the Hampton Board of Education Physical Plant and Operations Committee and the Hampton Elementary School superintendent/principal is hereby established as the Building Committee with regard to the roof replacement project at the Hampton Elementary School.” Maryellen Donnelly/Dan Savino moved/seconded to approve the resolution as read. Mr. Chapel called for the vote. The motion passed with a vote of 17 in favor, 0 Against and 3 Abstentions by a show of hands.

3. “Be it resolved that the Town Meeting hereby authorizes 100% of the cost of the roofing project, up to \$530,000.00, and authorizes expending 100% of the project revenues and financing the local share of the project costs.” Maryellen Donnelly/Rachel Girshak moved/seconded to approve the resolution as read. Mr. Chapel called for the vote. The motion passed with a vote of 18 in favor, 0 Against and 0 Abstentions by a show of hands.

Mr. Stewart spoke regarding the need for replacing the room panel wall system in the All-purpose room. He stated that the present structure (which allows the stage area to be used for various purposes while other activities are conducted in the gym/cafeteria) is worn out and quotes to repair it rather than replace it have proved prohibitive. It is difficult and dangerous to operate. The project is not State reimbursable. He answered questions from the attendees:

- Jeri Misak was informed that the new door system would be the same and the existing. It will be all new construction with the exception of the steel tracks which are in good shape.
- Gary DeCesare was informed that the size is 39’ x 12’.
- Bob Marsh was provided with the acoustic and soundproofing specs.
- Maryellen Donnelly asked about a warranty. It is likely there is one, but the exact details were not available.

- Regina DeCesare asked whether Title 1 money could be used to fund the project and Marsha Wilhoit, Principal, stated that Title 1 funds are only applied to free or reduced lunch funding.
- Ann Gruenberg asked whether standard insurance would cover failure or problems if there is no warranty and was informed this would be doubtful.
- Rachel Girshick was informed that installation of the new and removal of the old system were included in the cost.

Moderator Chapel read the pertinent resolution and asked for a motion to approve:

4. “To discuss and act upon the question of: Shall the Town of Hampton allot from the Capital Nonrecurring Fund an amount up to \$16,000 for the purpose of replacing the multipurpose room panel wall system.” Maryellen Donnelly/Sam Higgins moved/seconded to approve the resolution as read. Mr. Chapel called for the vote. The motion passed with a vote of 17 in favor, 1 Against and 0 Abstentions by a show of hands.

**Adjournment.** Roger Dionne/Dan Savino moved/seconded to adjourn. The meeting adjourned at 8:20 pm.

Respectfully submitted,  
Leslie Wertam, Town Clerk