



**SELECT COMMITTEE FOR THE SAFEGUARDING
OF THE
HOMESTEAD AT THE JULIANA LACHAT PRESERVE**

**MINUTES OF SECOND MEETING
FRIDAY OCTOBER 5, 2007 8:30 A.M.,
106 WEST GODFREY ROAD WEST**

David P. Coprio

Paul A. Deysenroth Jr.

Robert A. Uzenoff
Chairman

Draft¹ Minutes

1. Chairman Uzenoff called the second meeting of the committee to order at 8: 30 a.m. Members present: Messrs. Coprio, Deysenroth and Uzenoff.
2. The minutes of the first meeting were approved without change.
3. The committee inspected the house and revised the list of matters to be addressed, attached.
4. The committee adjourned to town hall where it reviewed its revised findings with the town administrator.
5. While with the administrator, members questioned Stephen R. Patton, Center Director for The Lucius Pond Ordway/Devil's Den Preserve by telephone about the house's plumbing. Mr. Patton reported that the plumbing is not winterized, several radiators "popped" at the end of last winter. Mr. Patton described the boiler at variously as "failed", "in bad shape", and "unreliable". The basement of the house holds a pressurized water tank that feeds the occupied garage apartment on the property. Without heat in the house basement, the committee fears the apartment may loose water supply in the winter. Two options are a) to repair the boiler and heat the house in the winter and b) connect the apartment directly to the well, presupposing room available in the apartment for a holding tank. Both options are relatively expensive. The administrator agreed to seek some direction for the committee from the first selectmen when they met together later in the day.
6. The Committee adjourned indefinitely at 11:15 a.m.

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¹ The Committee has not approved these minutes.

Item	Priority	Exposure/Area	Comment
1.	A	House and well house	To protect public from potential safety hazards, post no trespassing signs. Quantity and spacing as officially required for legal notice.
2.	A	Well house	Secure opening to well to prevent unauthorized access.
3.	A	S Front Porch	Block, to keep persons off. Stabilize roof with a 4x4 across the width of the porch and held up by supports. Two workers, four hours each.
4.	A	W side overhang coming off	Block, to keep persons off. Stabilize roof with a 4x4 across the width of the porch and held up by supports. Two workers, four hours each.
5.	A	N chimney	Remove chimney, repair where it met the house. Two workers, four hours each. Town to provide dump truck to haul bricks to transfer station.
6.	A	Gutters	Remove two "dead end" gutters on cheeks of front dormer. Clean remaining gutters.
7.	A	W Basement	Place 4x6 beam across joists above bulging foundation wall and prop up to take pressure off the foundation wall. Two workers, four hours each.
8.	A	Plumbing	Winterize – see notes about options in the narrative portion of the minutes
9.	B	Windows, Attic	Cover from outside with Plexiglas, caulk
10.	B	Windows, Except Attic	"Lock" (insert dowels of a length to prevent raising a sash from the outside)
11.	B	S Roof, SE corner near porch	Leaking inside, repair
12.	B	W/E all attic windows	Repair/replace
13.	B	Exterior	Get painting estimate
14.	C	W foundation inside	Buttress
15.	C	N cellar doors	Repair
16.	C	Main chimney	Repoint
17.	C	Main chimney	Remove antenna
18.	B	Bathroom vent	Identify source of leak and repair
19.	C	Trees	Assess needed action

Priority A - complete as soon as possible.

Priority B - complete before winter 2007/2008

Priority C – address after winter 2007/2007