

Granville Special Selectboard Meeting Minutes

March 18, 2026

DRAFT

In attendance:

Town: Robert Readie, Chairperson, Michael Eramo and Jared Rouleau,
Selectboard and Cheryl L. Sargeant, Town Clerk

Public: Sarah Wraight, Two Rivers Ottawaquechee Regional Commission (TRORC)
(WEBEX)

Bob called the meeting to order at 6:25 p.m.

Sarah reminded Bob that she would be working with him to get set up in the State's GEARS system unless the Selectboard grants her permission to approve reimbursement submittals on the Town's behalf which was the case when a former selectboard member, Bruce Hyde was chair. Permission was granted to allow Sarah Wraight to perform these tasks with notification to the Town when it was happening.

The Selectboard was also informed that the planning phase of the project will end on June 30, 2026 so on June 1, 2026 Sarah with Cheryl's assistance will be preparing a Public Hearing notification to be held at the Selectboard meeting on June 8, 2026.

The ground penetrating radar test will also need to be performed prior to the project moving forward to the construction phase.

Discussion then ensued in review of the large sets of plans:

1. A2.0 : The second floor line appears to meet the bottom of the window. Shouldn't there be 18" of separation there?
2. The railing for the front entrance should not be round tubing. Please use a railing that matches the historic architecture. Wildflower Ironworks in Addison has a lot of experience with historic preservation projects.
3. The railing for the front entrance should not be aluminum, as that's hard to weld. Steel is best.
4. The railing for the front entrance should stretch the entire length of the ramp.
5. The railing for the front entrance should attach to the vertical face of the steps so that water can't settle into holes on top of the stone and create cracks over time.
6. A2.1: The top landing including the treads should be one piece of stone, with no joints anywhere.

Discussion (continued):

7. A2.1, Section Detail H: The plans currently read, “CAST-IN-PLACE CONCRETE WALL AND COMPACTED STRUCTURAL FILL UNDER GRANITE STEPS AND LANDING.” Stone should not sit on top of crushed fill. There needs to be cross-walls with poured concrete. Mike can provide more details as needed.
8. A2.1: With such a large stone (Mike estimates 7’5”), it would be advisable to go with 3 inches thick rather than the 2” currently noted in the plans. A 2” thick stone might not survive transport to the site.
9. A2.1: Rear entrance door should have glass in the upper panels for visibility as folks are entering / exiting.
10. What exterior fastening will be used that will be visible? Exterior clapboard should have stainless steel ring shank, and it should be hand-nailed. A nail gun can drive too hard and depress the nail heads. Corner boards should also use stainless steel ring shank. Galvanized nails can be ok in some circumstances. No screw heads should be visible.
11. Exterior siding should be specified as quarter-sawn clapboards in the plans, especially A2.1. There is a vendor named Ward Clapboard Mill in Moretown, VT: [802.496.3581](tel:802.496.3581). They can provide the same size clapboard as the historic structure currently has.

Public Communication:

- Jared indicated that Mike would be attending the meeting with Rita Seto of TRORC on Monday; March 23, 2026 at 9:00 a.m. Mike indicated that he wanted to be involved to assist Jared with the town highway oversight.
- Jared indicated that he has been busy with icy road conditions and a washout on Buffalo Farm Road which ECS has temporarily fixed. This is a good candidate for a summer culvert grant and will be discussed with Rita.

Mike made the motion to adjourn the meeting at 7:15 p.m. and Jared seconded. All in favor.

Respectfully submitted,
Cheryl L. Sargeant; Town Clerk