

Kimball Pond Study Committee
Meeting Minutes
March 19, 2014

Present: Ed K., Lee W., Jessica B., Carl G., Glenn S., Chris L., Heather M., John W., Louise C.
Guests: Derek Owen & Dan Nivelles

March 5th meeting minutes approved.

On Saturday March 15th Derek & Dan met Ed K. at the Kimball Cabins to give us their evaluation on the condition of the 4 cabins. Derek & Dan used to do the maintenance of the cabins for many years and it was obvious that the cabins had not been maintained properly since they did 20 years ago.

They both couldn't stress enough that chinking and painting the cabins is very important to save the integrity of the logs. To stop the logs from rotting you must keep them sealed off from water. In the past they have used plastic roof cement, oakum or rope for the large cracks.

The main cabin will need a new roof. All cabins front beam support needs to be replaced. All cabins will eventually need to have the roofs replaced. The porches have deck boards that need to be replaced. It is recommended that the stairs be rebuilt as free standing and that the main cabin have a single set of stairs instead of replacing the double set. The splash back is causing the rot along the front beams and stairs.

Dan explained that he doesn't have any free time this year to volunteer his time to assist with the necessary cabin repairs. He is in the process of building his own home in his free time as well as working. He did see Coe Dustin, who worked for many years with Owen Associates and mentioned in passing that there is a Kimball Cabin Study Committee who are working on finding volunteers to work on fixing the cabins. Ed & Dan will follow up with him again.

The railings currently are not up to code. This may not be a problem because the porches are only about 1' off the ground. The current code states if the porch is 21" above ground then the rail posts need to be 4" apart. This will be discussed with the building inspector when we have a meeting.

Cabin #2 that is used as the restroom has 2 corners that are really rotted. The cabin will not fall down in the near future. The end grain of the logs acts as a sponge drinking up the water especially when they have not been painted often. It is recommended to place supports under the effective corner, cut out the rotted corner then stand up a beam vertically. A system to fasten the beams to the vertical beam will need to be researched and developed.

Cabin #4 has similar issues. There is bad rot on the backside. The small addition should be torn down. The porch frame is weak and needs to be rebuilt.

There was a discussion whether all the additions should be torn off the cabins. If you did you may be leaving a void in the logs, as it seems they were built into the side.

The front beam on cabin #1 will need to be heavier if stairs are reattached instead of free standing.

If a big effort is given to repair the cabins it should give them 20 and perhaps up to 50 more years of life. A maintenance plan will need to be developed so they will not fall into disrepair again.

Dan will develop a priority list of things that needs to be done on each cabin. He will break it down to indicate if a carpenter is needed or volunteers could undertake the task. He will give a rough cost of the work that needs to be done. This will help the committee develop a work schedule.

Cabin #1 had no rot except the porch & soffit on the right side. The repairs could be done with pressure treated or green hemlock then cover with novelty siding. The porch will need 3 beams and

a ledger against the building to attach the porch. It is estimated that the porch should take a couple of day's worth of work.

The fireplace in the main cabin is freestanding and the cabin was built around it.

Cabin #2 that has the clivus multrum composting toilet should be built back up as it has slipped to a 30 degree angle. This system was built about 20 years ago. Derek will look this over and give us some recommendations.

Dan may be available next year to assist with the cabin repairs. If we find the funding this year we could hire him in between his other jobs. He is willing to work with volunteers on a time & materials basis.

If a metal roof is used you will need to strap over the asphalt shingles. It is recommended that the shingles be stripped and replace the boards as needed. If bituthene is going to be used then the roof deck should have 3/8" plywood. The bituthene will need to be applied to the flat roof then at least 2 courses of shingles up onto the main roof. It is not recommended to use metal roof as the snow builds up along the sides of the building, which causes the side to rot.

Geddes Construction moves buildings if it is decided to relocate any of the cabins. They have done work with Owen & Associates several times.

When Dan gets the priority list together he will email it to Ed who will distribute it to the committee.

Chris reported that Neal said volunteers are covered under the town's insurance. Neal will discuss with the town attorney to write a legal contract that will state contractors who are volunteering their time will not be held liable.

There doesn't appear to be a chimney inspection report for the main cabin at the town hall. Chris will talk to the Congorans to see if they may have the report or the name of the contractor who did the inspection who may have a copy of the report.

Neal stated that a tax credit for the lot line adjustment is not an option. He will be emailing Lee the steps needed to accomplish the lot line adjustment.

When the lot line adjustment deed is written it needs to state that land will be held in conservation. It is not known for sure if the original deed to the Kimball Pond property was stipulated to stay as conservation land or if it is just been implied. Lee will look into this and have it added if necessary.

Ed did not have any new information from other contractors. At this point in time it looks like the committee will be working with Dan Nivelles & Derek Owen as professionals who understand how to repair log built structures. They will guide the committee through the repair process of the cabins.

Louise mentioned that a recreation committee member had looked into the Comcast Cares Volunteer program for the cabins a few years ago. The recreation committee decided not to move forward with it at that time due to the uncertainty of the use of the cabins. Jessica will ask Jim M. if he still has the information on the Comcast Cares program.

The next meeting will be April 16th at 5:00 pm at the Kimball Cabins if the snow has melted enough for us to walk around. Louise will ask John to walk over a few days earlier to check the depth of the snow then she will contact the committee whether we are going to meet at the cabins or if the meeting will be held at the Slusser Senior Center.