

Senior Center Building Committee Meeting Minutes  
January 22, 2024

In Attendance: Bobbi Grant, Rita Vail, Gary Weiner, Carol Keeney, John Matthews, Mike Fedora, Mike Doran, Cliff Bombard, Becky Moriarty (ex-officio)

Guests: Chris Wante, edmStudio & Doug Gallow, Lifespan Design via ZOOM, John Flynn via Zoom, Claudia Kapinos

Gary Weiner called the meeting to order at 11:04 AM.

Minutes from 1/3/24. John M motion to approve. Carol seconded. All in favor. Correction to the spelling of Bob Bracci.

Title V Inspection Update: Gary distributed paperwork from Brian Pranka's inspection. Septic passed with flying colors. Recommended reset the vent in the spring. Pumping chamber, septic and grease trap were all opened. Covers on grease trap and pump chamber need to be brought up to grade. These changes are recommended to be completed in the spring. Septic would not need upgrading with additional bathrooms. Invoice for \$575 submitted from Mr. Pranka. Rita made a motion to accept the invoice and pass it along to the Selectmen for processing and payment. Seconded by Bobbi Grant. All in favor.

Design review with Chris and Doug

Chris handed out a new packet of drawings. Option B.1 included in the packet. This design includes some changes made since the last meeting. Increase in storage to 780 sq ft. No major changes to the office wing. Reviewed changes within the new plan/design. Additional storage closets were added to this new drawing.

Doug talked about the moving of multipurpose 2 and the billiard room and how it was impacted due to the set back line.

The existing restroom by the great room does not meet ADA compliance requirements. This bathroom could be turned into a storage closet.

Rita asked how it is not ADA compliant. Chris explained the clearance around the toilet and the sink.

Carol asked how many people currently use that bathroom. Becky explained that people do currently use that restroom throughout the day.

Mike D asked about moving the boutique to the front of the building where the currently handicap accessible bathroom is located.

Becky talked about the location of the boutique on the drawing and likes the location because it will encourage people to walk through the building to see what other programs and activities are taking place.

Carol talked about the waiting area near the reception desk and how she is guilty of talking outside the reception area and causing too much noise for the receptionist. Doug thinks that the creation of the additional seating area might alleviate Carol's concern.

John M. talked about the café area regarding the small bathroom in the corner by the great room. John M talked about keeping the bathroom by the great room. With regards to the boutique, the current location brings people to the rear of the building.

Bobbi talked about the restroom in the corner and accessibility.

Doug asked about leaving the current restroom and asked Chris if Massachusetts regulations allow for that bathroom to stay and upgrade fixtures. Chris said yes, that would be allowed.

More comments about the restrooms.

Carol asked if the boutique could move next to the café. The answer is no, the boutique is larger than that space outside the café. Doug talked about the boutique size.

Carol asked about the craft room storage around the perimeter and addressed how things are currently stored in the craft room closet in bins on shelves.

Rita asked if the door swing on the current bathroom is the reason that bathroom is not ADA compliant.

Chris responded that it is not because of the door, but rather the room is just too small. Doug stated that turning that space into a closet is not a big design decision or a large cost.

Gary stated our next meeting is 2/12. Gary is asking for approximate construction and design costs by mid to end of February for the Advisory Committee. Cliff will be sure there is a place holder on the spring warrant.

Gary is concerned about exits around the building, especially on the east and west side of the building.

Chris stated that per the code, the current drawing is acceptable. Gary asked about other exits out of the great room.

Rita asked about the nurse's restroom and the shower facility. Rita does not feel the shower is necessary because of the access to the police department. Rita thought the committee had decided that there wouldn't be a shower. Rita liked the reduction of the size of the boutique and making the craft room larger. Rita pointed out that 2 multipurpose rooms have been added. Rita thinks more space has been added than what the needs assessment stated. Doug talked about the spaces that were added.

Carol, speaking as an RN, talked about the use and need for a shower in the building.

Chris went through the remainder of the slides that show the massing of the building and what the new exterior would look like.

Chris talked about Fire Protection Systems. Will need a pump connected to an above ground water storage tank. Above ground is easier to maintain, less expensive, etc. Location is proposed to be near the current storage shed.

Gary asked everyone to go around the room and to share their comments about the current design.

Mike D. loves the floor plan. Asked about the roof line. Discussion of the central space of the building. Would have to be internally pitched. Snow loads would not be an issue.

Cliff likes the plan. Cliff likes the way the library lounge is open to the tree line and likes that there is a café included.

Bobbi is glad the fireplace still exists. Wonders if the location on the plan is the correct place for the fireplace? Personal service 1 & 2 is that in addition to the nurse's room? Is that redundant? Discussion about the personal service spaces being available for office spaces and doesn't have to be personal needs. Discussion about the size of the personal needs room and if they will accommodate a wheelchair. Yes, those rooms will accommodate a wheelchair. Bobbi: doors on the personal needs room appear to swing in, is that a problem for people with wheelchairs?

Doug stated that the offices will all have furniture drawn in during the next phase of design.

Rita likes that the boutique was reduced in size for the good of a greater craft room. Rita is concerned about the cost and that moving the entrance doors is going to be a huge expense.

John M. thinks the scale and size of the building is fine and the layout is good. The flow of traffic as people enters the building looks like it will be ok because people will congregate in the café area while they are waiting for an event. John M thinks things can be fine tuned moving forward. One concern is still storage. Storage has been increased from 440sq ft to 780sq ft. Concern about sensitive information and file storage.

Carol loves the vestibule and loves everything. She doesn't know if we can afford it, but loves it.

Mike F. likes the entire layout. Would keep the boutique where it is currently. The lounge lobby area will be a socializing area and would not want to make that space smaller. The restroom in the corner by the great room feels redundant. Mike F thinks that could be a good storage area.

Becky gave her feedback on the design. Likes it but might want to change the location of the director's office.

Gary thinks Chris and Doug have done a great job. Thinks the existing small restroom can be turned into a storage closet. Gary is asking that exit doors be considered coming out of the great room. Loves the café.

Chris feels that after this meeting he has a clear direction. Asked questions about the generator and if it needs to be upgraded to power the whole building. Chris will come up with a cost to upgrade the generator in some way.

Monday February 12th next meeting at 11:00 if the police department is available. An alternate date is February 13<sup>th</sup> at the senior center.

Monday, February 26<sup>th</sup> at 11:00 at the police department. An alternative date is February 27<sup>th</sup> at the senior center.

At the next meeting Chris will present a final preliminary that can be voted on. Chris will bring dollar amounts at the next meeting. Potential building scope and the building costs.

Chris will investigate if invoices have been paid out to edm yet.

Bobbi noted a washer and dryer in the janitor's closet and asked if it would it make sense to move the janitor's closet across the hall where there is a water hook up for the proposed bathroom next to the nurse's office.

Cliff thinks it time to start advertising and putting publicity behind the project. Cliff wants to get the media involved because the town meeting is in 4 months and there needs to be a lot of publicity before that happens.

Bobbi asked if there should be a representative at the next meeting from the newspaper. Becky thinks that having a reporter speak to the chair of the committee or other members of the committee might be more beneficial. John M recommends a letter to the editor. Becky also thinks the Scribe should have a monthly update going forward. Gary recommended asking Sarah from the Reminder and Dalton from the Times be invited to the meeting on 2/26.

Chris wants the stress to be that the design is going forward for the next 30-50 years. Key point to make with the public.

Gary will put a draft article together for the Scribe and as a letter to the editor.

Chris has seen websites in the past that have worked. FAQ's can be posted. A Building tour with the Director that shows the deficiencies of the current building. This is the next critical piece and now it will move on to letting the public know what is going on.

Carol emphasized that the building has served the public well for the last 25 years.

Cliff stated that the project will be affordable, but it will be up to the residents to determine if this is something the town should move forward with. The town will likely vote the building on an override vote. The tax capacity is there. Cliff talked about the town revenue and budgets. Rita asked when we would know the cost of the additional items like the fire pump and the generator. Chris is hopeful that at the next meeting he will have that information.

Cliff motion to adjourn. Rita seconded. All in favor.

Meeting adjourned at 12:34PM.

Next meeting:

Meeting 2/12/23 at 11:00 AM

Respectfully Submitted for the Secretary: Rebecca C. Moriarty, Executive Director (Ex-Officio)

ZOOM Link:

<https://us06web.zoom.us/rec/share/YazKqfw1VLj8Xu9PvnYxMOBXC3ylj0Sno2zaFDtJ9DlRAzLPpaGGt7oS NvB-ihB2.0npl3jJ6hFlqATuw>

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