

Senior Center Building Committee Meeting Minutes  
January 23, 2023

In Attendance: John Matthews, Bobbi Grant, Duane Mosier, Mike Fedora, Cliff Bombard, Rita Vail, Gary Weiner, John Flynn, Becky Moriarty

Guests: Claudia Kapinos, Sharon Woodin, Wendy Cowles, Mike Doran, Arne Arnesen

Duane called the meeting to order at 11:03AM

Minutes from 1/9/23. Gary Weiner motion to approve. John Matthews seconded. All in favor.

Duane reviewed the agenda for this meeting.

**Discussion of Priorities and Needs – Staff Input**

- Submitted in writing, Diane Marino, Program Coordinator, provided the following information: There are privacy issues with blood pressure and foot care as well as space to divide programs that are loud vs. those that are quiet.
- Sharon Woodin, Receptionist; has same issues that were expressed by Diane.
- Wendy Cowles provided the following feedback:
  - o personal needs meetings have been done in the outreach office. Outreach coordinator needs to relocate when certain programs need private space.
  - o At times it is necessary to set up a screen at the end of the hall on and provide a card table for someone to have private insurance appointments.
  - o Library is not used for the library. Other activities are happening in the library so people can't go in and read or have a coffee.
  - o Evidence based programs, run multiple weeks, anywhere from 4-12 weeks. Currently not able to run programs for a set period. Number of people varies from 20-30.
  - o Currently working to bring in the UCLA Memory Program. Preventive memory program. Could turn out to be a popular program where a larger space would be needed.
  - o Other programs include Matter of Balance, Healthy Eating, Savvy Caregivers
  - o Storage issues
  - o Discussion of the food pantry and the non-food item collection
  - o Many times, we must cancel programs (pitch, exercise, yoga, etc.) when we have a big program and need the full great room.
- Question if one private room would be sufficient or not. One room could be used for several other personal needs.

**Committee Input re: questions for designers**

- How were the costs derived?
- Parking: has it been considered to expand between the PD and the senior center?
- How did this design come to be? How was it established?
- Building Code requirements; sprinklers, restrooms
- Need for more storage? 130 sq feet currently allowed in the current design.
- Was green considered? Stretch energy code? LEED certified?
- Requirements for a sprinkler system? Fire engine pump requirements? Costs associated.
- Why expand the closet in the great room?
- Can the lounge area be repurposed? What is the purpose of the lounge area?

- What is their vision? Maximize funds available based on square footage layout.
- Will a Spec book accompany the design?

**Discussion:**

- Discussion about the space between the PD and the Senior Center. Wetlands will have to be assessed. Cost for such an assessment could cost less than \$5,000. This committee will take that back to the BOS for determination and potential funding. Moved by Rita to have the wetlands reviewed and updated. Bobbi seconded. All in favor. Committee will bring forward to the BOS. From the street back 300 feet for wetland assessment.
- 75-foot set back from the road. There is the possibility to go to the Zoning Board to discuss the set back.
- Senior Center is a public water supply. Discussion about the well and radius around the well where building can or cannot be built.
- Can we avoid a sprinkler system by using “unattached” (attached through a fire door) additions.
  - o Do we want to avoid a sprinkler system? Reasons for and against.
    - Costs, maintenance, space requirements, protection of building, protection of life
- How will the costs impact the town/taxpayers?
- Discussion of the small expansion to the great room closet. Is that a necessary addition to the building?
- Discussion about the “bump outs” that are in the feasibility study. Appear to be costly. Are they necessary?
- Should there be a land analysis done around the building to determine where the building can be built.
- How do we proceed as a group when we have more detailed questions about the project that are over and above what can be answered by the architect that did the feasibility study?
- Should there be a complete environmental review completed in the space between the PD and the senior center. Will the library be a stand alone building on this property? (Not likely)
- Discussion of process after the next meeting with the architect/design team. Scope of services moving forward. Committee needs to decide on how to move forward.
- Discussion of the current design and what space is necessary/wasted space.
- Warrant article for the ATM for \$100K-\$200K for the design of the building?
- Current building needs still need to be addressed. Roof, HVAC, lighting, bathrooms, parking lot

Guest input: Community Center idea? Can the building be used after 3:00? Discussion of other senior center designs?

Distributed the Agreement between EDM and the Town of Hampden for the feasibility study.

Motion to adjourn at 12:06PM

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