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TOWN OF WILMINGTON, MA



Senior Center Building Committee Meeting

April 6, 2022

6:00 p.m.

Meeting Minutes

Meeting called to order at 6:05 p.m. by George Hooper, Chair.

Members present: Paul Melaragni, Terri Marciello, Senior Center Director, Selectman Greg Bendel, Jeff Hull, Town Manager.

Via Zoom: Diane Allan, Vice Chair

Absent: Theresa Manganelli, Finance Comm., Jack Holloway

Guests: Daniel Pallotta, OPM, Lee Morrissette, Dietz & Co., Grant Rocco, Dietz & Co., Bill Barry, Structural Engineer, Dietz & Co. (via Zoom), Susan Inman, Asst. Town Manager, various Wilmington Residents.

- George asked for approval for the minutes of the 3/23/2022 meeting. Motion made by Paul to accept. Seconded by Terri. Greg Bendel abstained. Roll call vote accepted by remaining members.

SITE SURVEY

Per Dan Pallotta the site survey has been provided to the designer. He stated that if the Committee is pleased with the layout of the parking lot, then they can get the designer the boring plan and can start the geo-tech survey.

DIETZ AND CO. PRESENTATION OF AREAS, INTERIOR ADJACENCIES AND BUILDING LAYOUT

- ✦ **Reference presentation of layout and adjacency presentation by Dietz and Co. previously given to Committee**

Lee stated that the meeting conducted earlier in the day at the existing senior center went very well.

Design Review

SITE PLAN: The access road has been adjusted to support better safety with the traffic flow entering and the now extended drop off area. There are four pickle ball courts at the North end of the site and are arranged to capture the best solar access. Bocce, garden spaces, and a pergola have been added to the South end. The entrance lanes encroach on the St. Dorothy parcel right now to allow the entrance to line up with the "T" at Main Street. This will need to be addressed further when the State determines the traffic flow. Van spaces have been moved closer to the building.

Paul asked, based on previous discussions, whether there was consideration given to removing the handicap spots in the front of the building. Dan explained that with the angles being changed there is better safety, and it works better for accessibility and the aesthetic of the building.

BUILDING PLAN: The uses of the game room and the recreation room have been delineated, placing "louder" activities in the game room and "quieter" activities in the recreation room. More space for

seating in the lounge has been created due to adjusting the size of the café to be smaller after a detailed discussion with Terri about how the café will function. There will be further kitchen development. Greg requested the size of the classroom (approx. 425 sq. ft.) and small meeting room (approx. 150 sq. ft.). Terri explained that the divider wall in the large dining room will be very useful and important to be able to conduct simultaneous events and/or meetings such as the memory café, movies, etc. Greg asked when the Fire Department will view the plan. Dan explained that Fire provided input as far as clearances in the parking lot but will be brought in when they start to plan the sprinkler and fire alarm systems. The gray area by the kitchen will be a restroom, laundry, and attic access. After some discussion Lee will review this area to ensure proper placement relative to the dining room.

Dan explained that uses of spaces are still to be determined but the adjacencies have not changed much. Would like the Committee to state whether it is agreeable to the overall layout. This resulted in further conversation about room placements specific to sound absorption. It is strongly recommended that the fitness room have some sort of sound barrier in the construction to as to not bother seniors participating in other activities. Lee explained that the fitness room will automatically have sound attenuation due to the common space in the ceiling as well as other rooms and closets that will provide a sound buffer. He also stated that restrooms automatically have sound attenuation due to the code requirements.

Dan suggested that Terri call the Director of the Ludlow Senior Center and discuss whether they have sound issues since their building is similar to what is being built in Wilmington.

George Hooper asked the audience for any comments and/or questions. Resident Linda Toth requested that the recreation room be renamed to reflect it being a quiet room. To be considered. Resident Carol Hubbard stated that she often sprays her ceramics projects and could a spray "booth" or "space" be designated in the kiln room or workshop with proper venting. This too will be reviewed in the design process. John Toth had a question in regard to some exterior design of the building and it was tabled until Lee could present the 3D presentation which he felt would answer his questions.

BUILDING EXTERIOR

Lee presented the 3D view of the exterior of the building showing the updates he previously discussed at the beginning of the meeting.

George mentioned that the design needs doors from the dining room out to the patio. Diane asked whether the roof overhang will result in a darker room. Lee explained that the overhang is necessary to prevent the rooms from getting too hot. A resident suggested vegetation be used over the terrace to provide shade and would be aesthetically pleasing. This and benches at the bocce court to be considered later in design.

Lee asked the Committee if they were happy with the entry now and the Committee is comfortable with the design. The Committee is pleased with everything, and Terri complimented the design team with the amount of thought and care that has gone into the design.

OPM on Public Outreach

Dan reported that the meeting they conducted with members of the senior center that afternoon went very well. They received great ideas from the members such as adding a walking loop around the pickleball courts and received more detailed information on how the kilns and work/wood shops are to

be used. The members are pleased with the design and are curious as to when it will be built, and costs associated with it.

Structural Engineering

Referencing the presentation handout, Bill Barry, Structural Engineer, presented the different options that are available for the main structure; steel beams and columns, timber, wood stick frame. The overall sentiment was that a hybrid construction would be best given expected costs, using timber in certain visible areas such as the lobby while the rest of the building could be done with either steel or stick framing. Given the increase in wood and timber costs this will be determined as design advances.

Future Meetings

The next meeting will be on April 20 for the Committee only to prepare for the presentation that will be given at Town Meeting on April 30. This meeting will be held remotely.

The next regular meeting of the Committee will be May 11 at 6:00 p.m. It is expected to be in Room 9 of the Town Hall.

The following meeting will be held May 25 in Room 9 of the Town Hall.

- Chair Hooper entertained a motion to adjourn. Motion made by Diane Allan to adjourn. Seconded by Terri Marciello. Roll Call unanimous to adjourn. Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Rebecca Sanderson
Secretary