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TOWN OF WILMINGTON, MA

Senior Center Building Committee Meeting

February 9, 2022

6:00 p.m.

Meeting Minutes

Meeting held via Zoom. Meeting called to order at 6:00 p.m. by George Hooper, Chair.

All members present:

Diane Allan, Vice Chair, Paul Melaragni, Theresa Manganelli, Finance Comm., Jack Holloway, Terri Marciello, Senior Center Director, Selectman Gregory Bendel, Jeff Hull, Town Manager.

Guests: Daniel Pallotta, OPM, Lee Morrisette, Dietz & Co., John Hammer, SLR, Grant Rocco, Dietz & Co., Susan Inman, Asst. Town Manager, Selectman Kevin Caira.

➤ **Motion**

Diane Allan moved to accept the minutes of the January 26, 2022 meeting. Seconded by Paul Melaragni. Roll Call; Unanimous acceptance.

Adjencies and Building Layout Discussion

*Reference Dietz and Co. WES Building Committee presentation given to Committee members prior to meeting.

Lee began the presentation by indicating the slides have been updated to reflect the comments received at the previous meeting in which Diagram 2 was preferred over Diagram 1. This resulted in two more options, Diagram 3 and Diagram 4. Lee gave a detailed description of the updates that have been made to each Diagram. It also included new 3D sketches of proposed building designs.

After the presentation there was a consensus that Diagram 4 was the preferred design. Several members thought it would be better to swap the locations of the main bathrooms and the class/meeting room. The placement of the dining room was very pleasing especially considering there could possibly be many windows lining the wall by the terrace area. It was suggested that a door to the terrace be included from the dining room. Greg Bendel asked Lee to explain the fire access areas on both diagrams to ensure there's enough space for emergency vehicles which both options provide for.

Diane Allan stated that she is not happy with the parking lot being in the back of the lot and feels it would be better suited to the front, which would result in the building being put towards the back of the lot. She feels this would allow a better area for outdoor activities and walking trails. George Hooper agreed. Lee stated that changing the building and parking areas would be not only a significant change to the entire design it would undo previous decisions made by the committee which is why it's being presented in the manner as it is in Diagrams 3 and 4. He stressed that Diagram 4 has flexibility to re-work the parking area without moving the building. He also stated that the building placement has much to do with the desire to maximize sunlight so the possibility of moving the building would affect that.

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Terri expressed concerns with parking and the proper flow of the traffic. She also reiterated that having the medical site next to the admin area would be beneficial. She also wants to see the placement of the companion bathrooms.

Jeff expressed concerns with having the parking lot out by Main Street with it affecting the overall aesthetic for the surrounding neighborhood as well as traffic flow concerns. He also was concerned about the possibility of garbage trucks and other delivery trucks causing problems being near the outside activity area in Diagram 3. Diagram 4 seems to not have the same issue.

George Hooper felt that the terrace area could be developed more by the dining room and there was consensus by the committee on this topic.

Dan Pallotta said that moving the building is significant and offered that maybe the architect could develop a fifth option indicating this, but also a "4A" option with the suggested changes including a better depiction of the outdoor activity area. He also mentioned that Diagram 4 does not intrude on the surrounding neighborhood. Dan feels the roof line above the lobby area needs to be addressed so that it is not a flat roof due to snow/rain concerns. He agreed that they should point out where the companion bathrooms will be.

Terri mentioned that she has concerns about the acoustics of the main lobby area specifically if they were to create a high ceiling in that area. She complimented the addition of grassy areas in the parking area so it's just not a flat parking lot.

Diane had concerns about the long roof line and that it seems "heavy" and could dormers and transom windows be added throughout. She also added that more consideration needs to be given to the "grab-and-go" area by the kitchen and how that will be accomplished. Lee envisions a type of "to-go" window in the kitchen wall in the back.

George asked about the canopy over the entrance. Lee will add that back into the next designs. Diane asked for a better scale on future designs. She also asked if consideration should be given to adding electric car charging stations. Dan stated that electric conduit will be run for this purpose. John Hammer stated that there are more options for the parking area in feels confident that the committee will like upcoming proposals.

Lee asked if there could be a decision made by the committee on whether they want them to proceed with an option 5 because it is going to take significant effort and pull them away from the current efforts. Diane felt it was important to see another option so that they can feel confident that all options have been fully explored. There were concerns brought up by various members about the possibility of cars queuing out on Main Street when there are large functions. Both Lee and John stated that placing the parking in the front of the lot would increase that possibility whereas the current option allows for a lengthy access drive to prevent queuing. John also stated that there are zoning regulations that must be addressed in looking at putting the parking in the front. They had considered this option at the beginning of the project and due to the cons outweighing the pros this option was not followed through on. Additionally, Lee pointed out that the presentation to the Board of Selectman indicated that the building would be in front. However, if it's what the committee wants then he will do it. George and Diane expressed that they would like to see an option 5.

Referencing the presentation again Lee went over the next steps. This will also include the updated option 4A and an option 5.

George will let everyone know about upcoming WCTV spots.

Discussion about eliminating option 3.

➤ **Motion**

Diane Allan made a motion to eliminate options 1, 2, and 3 from further consideration. Seconded by Terri. Roll Call Vote: Unanimous.

PUBLIC OUTREACH

George asked if there's an update on the site survey. Dan said that it's still being done and should have the final in the next few weeks.

Dan stated that the next newsletter will be sent out in the next few days. Dan said it's easy to get next steps out quickly. Diane asked Jeff if it's possible to do a blast email like the one she received about the 40B complex. It would have to be investigated, but Dan said if it's a subscriber email then the newsletter could easily be linked. It was also agreed that it could be placed on the Senior Center Facebook page. Diane also asked if an insert could be included in the upcoming tax bills. Jeff stated it would depend on whether the insert would increase the postage costs because it would result in a significant increase that he didn't think advisable. He said that maybe it could be addressed in the Town Topics insert that already goes in with it. It's possible that an insert may be possible in the next water bill but will have to play by ear given the timing with the annual Town Meeting.

Greg asked that the committee plan to discuss the presentation to be given at the annual Town Meeting. Dan stated that the framework of the presentation be discussed around the first week of April and can pull together the presentation around April 15. Dan also expressed that a public forum will be important and the timing will be determined in the coming months.

PUBLIC COMMENTS

Selectman Kevin Caira was pleased with the presentation and the overall layout of the building. He made a suggestion to have the terrace extended down past the arts & crafts side of the building in addition to the dining room area. This would allow a better flow for a possible pavilion in the future (previously mentioned by Diane). He also asked where the computer room would be as Terri has indicated that this is a highly used room. It was mentioned that it had been previously decided that the computers would be laptops on carts that could be brought into any area when needed. Lee will work on further development of this. Selectman Caira asked about the overall design of the outside being very linear and could it not be broken up to provide some variation to the design. Also, expanding the length of the kitchen and mechanical room to match the length of the dining room. He also mentioned that there was an idea mentioned in the past to add a second story and the area above the dining room/kitchen/lobby area would be an ideal placement of a second floor. Lee stated that the reason some areas are shorter are intentional because it would make some areas too big. As for a second floor it was determined during the feasibility study that the building would be a single story with possible future expansion off to the side. Lee also confirmed that there would be more than adequate amounts of handicap spaces available.

FINAL COMMENTS

Lee reiterated that there will be no attic storage. All storage areas will be ground level. Greg pointed out that he still believed it advantageous to have a second story but stood down in the interest of time.

➤ **MOTION**

Greg Bendel made the motion to adjourn. Seconded by Terri. Roll Call unanimous.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Rebecca Sanderson
Secretary