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TOWN OF WILMINGTON, MA



Senior Center Building Committee Meeting

March 8, 2023

6:00 p.m. Room 9, Town Hall

Meeting Minutes

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

Members present: Jack Holloway, Paul Melaragni, Terri Marciello, Senior Center Director, Lilia Maselli, Select Board, and Diane Allan, Vice-Chair via Zoom.

Guests: Susan Inman, Asst. Town Manager, Daniel Pallotta, OPM, Lee Morrisette, Dietz & Co., Nancy O'Brien, Dietz & Co., James Montana, Dietz & Co., residents of Wilmington.

Absent: Theresa Manganelli, Finance Comm., Jeff Hull, Town Manager

**Approval of Minutes**

- Motion to accept the minutes of the January 25, 2023 meeting was made by Paul M. Seconded by Jack H. Minutes approved via unanimous roll-call vote.

- ✚ Reference handout from Dietz and Co. regarding Design Concepts.

**Update on Interior Design Concepts, Building Entry, and Project Schedule**

***Interior Design***

Nancy O'Brien from Dietz and Company presented the different interior design concepts for review by the committee. The concepts included examples of "Close to Nature," "Earthy Neutrals," and "White, Black, Wood, Pop."

Dan expressed budgetary concerns for millwork that was given as examples in the presentation. George indicated that the longevity of design is of great importance. Nancy explained that much of the design is utilizing paint so that it is easy to update in the future. Paul felt that it would be important for the focus group to see the concepts and provide their opinion before the committee can make a definitive recommendation. It was determined that Terri will meet with the focus group and bring their opinions back to the committee for consideration. Terri would like special attention given to the design of the lobby as it's a very important part of the center.

***Lighting***

Nancy presented different lighting concepts which included "Open-Air & Structural," "Decorative," and "Contemporary."

All lights will be LED. Dan stressed how important proper lighting is for the project. The committee discussed proper light color, ease of maintenance, and minimal design types.

### ***Acoustics***

Nancy presented different acoustical options that can also become a design feature. Terry asked the architects if they recommend having sound proofing on walls or ceilings. They recommend both, with attention to the ceiling and high on walls first because they are not walked on or touched and then addressing lower sound proofing around rooms secondary.

### ***Café***

Nancy presented slides addressing some different design concepts that could be used in the café/coffee bar area. Well received by committee.

General comments after the presentation were related to ensuring that the floor tile is consistent in size and that there will be non-slip surfaces and attention to longevity. Nancy also said that there will be smooth transitions throughout the building.

### ***Building Entry***

Lee presented an updated design of the main building entry. The new design was well received by the committee.

### ***Fly-Through***

Lee and James presented a very cool “fly-through” presentation of the interior of the building and the exterior space. This gave the viewer a realistic view of being inside the building and the ability to see what the spaces will actually look like. The committee was impressed with the technology and excited about the design.

### ***Project Schedule***

Lee explained the slide with the project schedule. Diane questioned if the site plan will be ready for the April Planning Board meeting, but Lee said it won't be ready until the next meeting.

George discussed that they had met with the Community Development Team and there were some comments that came out of the meeting that they are working on: reviewing location of handicap parking locations, fire hydrants to be added in the front and back, and a change to the entry island so the Tower Fire Truck can fit through. The Fire Department had requested that an exit door be added and the architect had accommodated this by adding a corridor between the admin suite and meeting room. Dan asked that this be re-worked to remove the corridor and add the door in the admin area, and it was agreed that this was a better solution so the door is monitored and does not take space away from either area.

### **Upcoming Meetings and Next Steps**

Monthly meetings are still good for everyone. However, it was decided that there would be a virtual meeting in two weeks for an update at which time Terry can report what the focus group recommends.

Virtual Zoom meeting – March 22, 2023

In person meeting – April 12, 2023

George will confirm with the committee.

Town of Wilmington  
121 Glen Road  
Wilmington, MA 01887

**Public Comments**

None

**Final Comments**

Terri wanted to give “kudos” to Lee for taking the time to spend with her and listen to her comments and concerns for the new building. She really appreciates it!

- Chair Hooper entertained a motion to adjourn. Motion made by Jack Holloway to adjourn. Seconded by Lillia Maselli. Unanimous to adjourn. Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Rebecca Sanderson  
Secretary