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Senior Center Building Committee Meeting

March 22, 2023

6:00 p.m. Via Zoom Meeting

Meeting Minutes

Meeting called to order at 6:01 p.m. by George Hooper, Chair.

Members present via Roll Call: Diane Allan, Vice-Chair, Jack Holloway, Paul Melaragni, Terri Marciello, Senior Center Director, Theresa Manganelli, Finance Comm., Jeff Hull, Town Manager.

Guests: Susan Inman, Asst. Town Manager, Daniel Pallotta, OPM, Lee Morrisette, Dietz & Co., Nancy O'Brien, Dietz & Co., James Montana, Dietz & Co., Lindsay Manning, Dietz & Co., Sasha Moores, Dietz & Co.

Absent: Lilia Maselli, Select Board.

**Review of Color Theme Recommendation from Senior Center Focus Group**

Terri met with the members of the focus group this past Thursday. They indicated that the "Close to Nature" color theme was their top recommendation. They felt this theme would be the best classic theme to stand the test of time. They also stressed that they would like to see natural wood accents, particularly in the lobby. She stated they were drawn to the greens and blues of the theme. There were concerns that the pastels in the other theme would be too institutional and the blacks and whites caused concerns for the visually impaired. Terri also passed along that the focus group was very appreciative to be involved in the decision.

Dan brought up his concern about the carpets having patterns as depicted on the theme board for the visually impaired as well as having easy maintenance of replacing carpet tiles in the future. Lee explained that the patterns are thoughtful and intentional in their placement and ensured that they will be designed with these concerns at the forefront. Additionally, there will be ample attic stock for future replacement. Dan also wanted to be sure that the designers keep the budget in mind as they make design decisions and they assured him that they would.

George asked for comments from the Committee regarding the focus group's recommendation. Committee members felt that all the options were great but agreed with the focus group on their recommendation for "Close to Nature" to ensure that the design doesn't become dated too soon. They were pleased that the focus group was involved. Jeff asked whether the color schemes could be included in the "fly-through" design. Lee expressed that there would be a significant amount of work and he feels it will not give the Committee the best perspective of how the building will look upon completion.

Lee presented updated slides for the building entry design. Diane had asked about shades for the windows in the dining room/function room. Lee stated that they probably won't be necessary and will look at this further in construction docs. At this point, Lee and James showed another "fly-through" of

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the updated interior which showed some lighting and acoustic examples. Dan expressed concern again with the budget being adhered to with the acoustic samples. Nancy O'Brien explained that the items they are proposing will offer multiple functions while providing the most value.

The "fly-through" continued with an exterior view and discussion. Diane still has concerns about the double wood columns at the main entry. Lee stated this was a purposeful design element to off-set the entry from the other columns in front. She asked if both columns could be brought up to equal height. Lee will review this and report back at the next meeting. Jeff asked if the handicap parking issue that was brought up at the CTDR meeting was addressed. Lee was not aware that any changes needed to be made so George is going to reach out to Al Spaulding and determine if there's anything that needs to be done. Lee is going to have a follow-up meeting with the Fire Department on the entry way concerns with the Tower Truck.

Dan requested that the rafter tails have a plate on the end of them so they are weather resistant. Jeff expressed concerns about the stone masonry being subject to deterioration in the future like what's happened at Yentile Farm. Lee explained how the materials will be made and should last a very long time.

Susan Inman asked about the fireplace placement in the lobby. There was discussion about reconsidering the bench that is proposed to be in front of it. The designers will look at possibly adding cushions or adding other furniture and a table to that area.

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

Lee will bring samples for the exterior materials for the Committee's review at the next meeting. Diane asked about the Planning Board submittal. It is expected to be submitted in May. The Mass DOT permit will also be submitted once the meeting with the Fire Chief is complete.

The next meeting is scheduled for April 12, 2023 at 6:00 p.m. in Room 9, Town Hall. Lee will send the next presentation for the Committee that Monday so the Committee has a day to review it prior to the meeting.

- George asked for a motion to adjourn. Motion made by Jack Holloway. Seconded by Paul Melaragni. Unanimous via roll call to adjourn. Meeting adjourned at 7:20 p.m.

#### **Public Comments**

None.

Respectfully submitted,

Rebecca Sanderson  
Secretary

Town of Wilmington  
121 Glen Road  
Wilmington, MA 01887