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Senior Center Building Committee Meeting

January 26, 2022

6:00 p.m.

Meeting Minutes

TOWN OF WILMINGTON, MA

Meeting held via Zoom. Meeting called to order at 6:02 p.m. by George Hooper, Chair.

Members present: Diane Allan, Vice Chair, Paul Melaragni, Jack Holloway, Terri Marciello, Senior Center Director, Theresa Manganelli, Finance Comm., Selectman Gregory Bendel (arrived mid-meeting), Jeff Hull, Town Manager.

Guests: Daniel Pallotta, OPM, Lee Morrisette, Dietz & Co., Grant Rocco, Dietz & Co.

➤ Motion

Theresa moved to accept the minutes of the January 12, 2022 meeting. Seconded by Jack Holloway. All accepted.
Motion Passed.

Update on Site Selection

George reiterated that the Select Board had recommended the St. Dorothy's site at their last meeting. No further discussion.

Presentation on adjacencies and building layout

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

Lee introduced Grant Rocco who was joining the design team. Lee reported that Marco Crescentini was no longer with Dietz and Co. and had moved on to another position wishing him the best.

Lee explained the layouts and thought process of Diagram 1 and Diagram 2.

Discussion:

The initial consensus is that the Committee agreed that Diagram 2 is a better layout than Diagram 1. The Committee chose to focus their comments and there was significant discussion on Diagram 2 with the following main observations:

- Location of companion bathrooms not clear.
- Placement of Café – could be in a better location
- Overall consensus that the common areas should be comfortable and a place to sit for hours
- Suggestion switching the dining room and kitchen locations to allow better traffic flow for deliveries and grab-and-go events.
- Size and view of terrace being important to the overall layout and aesthetics of the building. Specifically being accessible to the dining room.

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121 Glen Road
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- Bathrooms being more centralized in the building will be important
- Concerns about the distance from the parking lot to the main entrance. Also suggested some kind of portico to protect walkers/vehicles dropping off seniors.
- Concern about the size/location of the mechanical room and any sound pollution.
- Possibility of adding a fireplace in the common area along with library solutions, comfy chairs, a place to congregate.
- Proper space for walkers and wheelchairs particularly in common area.
- Ensuring all ADA requirements are adhered to (521CMR used for all guidelines)
- Possibility of adding a pavilion if financially feasible as well as having a separate meeting space for non-senior center meetings/gatherings explored.
- Architect requested to consider re-orienting the building or having an L-shaped building.

Next Steps

Lee will use all comments and suggestions from the committee to further develop Diagram 2 for the next meeting. Lee discussed the meeting date Matrix for future meetings. At the Feb. 9, 2002 meeting it is expected to discuss adjacencies and building layout feedback, building volume and preliminary building systems and may provide 3D sketches. Lee presented some historical photos of buildings in Wilmington's past as examples as to how the new senior center could look.

Action item: Lee requested the committee members to submit any photos they may have of buildings in Wilmington that they could use to develop the look of the outside of the building. These should be sent to George.

Public Outreach

Dan stated that the flyer in the water bills should be received soon. Another newsletter will be ready to be posted in the next week. Dan feels that a public forum should be conducted in March/April once the elevations and styles have been decided. He suggested a report be prepared for the Town Meeting in April. George and Terri have recording spots with WCTV and are in the editing process right now.

There was discussion about what kind of information to include in the newsletters. It was determined that pertinent steps as to the design be outlined and why it is important to rebuild rather than renovate the existing building. Pictures have been taken to support this and they are working on the visual presentation and script. Diane expressed that it is important to use terminology that will be familiar to the average resident and not bog down with technical construction terms.

Selectman Bendel complimented the OPM and Town I.T. on much improved public outreach in various areas.

Public Comments

There were no public comments.

Final Comments

Dan suggested developing a color-coding system for the various construction projects occurring in town due to the fact that many of the same committee members participate in the various projects. This could reduce confusion among the public. There will be consideration given to this. In the event that this is accepted, Lee called "dibs" on the color blue for this project.

➤ **Motion**

Diane Allan moved to adjourn the meeting. Seconded by Greg Bendel. Roll Call all voted Unanimous. Meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Rebecca Sanderson
Secretary