



RECEIVED
TOWN CLERK

2022 MAR 24 AM 9:00

TOWN OF WILMINGTON, MA

Senior Center Building Committee Meeting
February 23, 2022
6:00 p.m.
Meeting Minutes

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

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

Absent: Selectman Greg Bendel

Guests: Daniel Pallotta, OPM, Lee Morrisette, Dietz & Co., John Hammer, SLR, and residents of Wilmington.

- A motion was made by Theresa Manganelli to accept the minutes of the February 9, 2022, meeting. Seconded by Terri Marciello. Unanimous vote to accept.

✚ **Reference presentation hand out from Dietz and Co.**

Discussion on Adjacencies and Building layout

Lee gave a quick overview of the original options of the building placement and parking which has brought them to Option "C" or now 4A and 5 options.

John Hammer from SLR gave some background information and challenges of the project such as zoning, distances, emergency vehicle clearances, curb appeal, and neighborhood proximities. He also pointed out actual versus perception security issues.

Option 4A

John gave an overview of Option 4A which places the building at the front of the lot with the parking in the rear of the lot. This allows a generous distance from the Brattle St. homes to the parking lot. It allows two large parking spaces for potential vans and busses. It brings the refuse to the rear of the parking lot alleviating previous concerns about odors and unsightliness near the main building. It allows the arrangement of the parking to be angled towards the main building which creates a more natural flow. This option places the outdoor activities near the rear patio which creates a nice flow from the patio. It also allows for a better traffic flow for queuing, drop off, grab-and-go and general flow through the parking area.

George questioned whether the parking lot lighting will affect the neighborhood's abutting the property. Lee expressed that it would not and there are very specific lighting requirements that would be followed in the design.

Lee will find out the south side distances in response to Jeff Hull's inquiry.

There was discussion about the location of the dumpsters. John explained that there needs to be a certain amount of clearance for the trucks to be able to head straight in to pick up the dumpsters. It was noted that the distance from the kitchen to the dumpsters is approximately 140 feet which should provide adequate access.

Jeff was interested in the access to the walking trails and Lee said that they are still to be developed.

George questioned the Grab-and-Go location being either in front near the drop off with an extended canopy or near the dining area in the rear. Terri explained that the Grab-and-Go was developed in response to the Covid situation and expects to use the option less often now that restrictions have eased up. She likes the option to have it for possible future functions. Terri explained that Grab-and-Go does not occur at the same time as lunch.

George offered for the residents to have a chance to comment on the presentation so far. They questioned what kind of dumpsters would be placed because that would determine the need for clearances for the trucks. George explained that this is a contractual issue with the Town's refuse contractor and its possible other types of dumpsters could be used. They also questioned what kind of trees will replace existing pine trees. John explained that they will use evergreens that will not lose branches on the bottom as well as proposing other plantings and trees that will provide a nice buffer to Main Street as well as to the neighbors. Regarding whether fencing would be utilized, John expressed that there are many nice fencing options that could be used but it would be determined by the budget for the project.

Option 5

This option places the parking at the front of the lot and the main building in the rear of the lot. The entrance is the same as Option 4A. The building placement is the same and the surrounding footages remain the same.

Differences that happen when placing the building at the back of the lot:

- No southern exposure for the patio. The patio will be in a shaded area and the canopy over it will have no benefit. Does not create a natural flow to outside activities, i.e., Boccecourts and pickleball courts.
- The tall trees around the building are cause for concern.
- Creates an inconvenient parking situation. It will not line up to the entrance and could result in various safety concerns for seniors.
- Pro: Places Bocce and pickle ball courts at the back of the lot. Con: results in a smaller amount of handicap access spots by the courts.
- Pro: allows the maximum amount of parking spaces. Con: creates a "supermarket" feel to passersby.
- The traffic flow from the drop off area does not flow as effectively in this option. Could create a safety concern with having to traverse around the circle making the way to a parking spot.

Lee expressed that a significant effort was made with Option 5 to make this option work. Dan asked if the shape of the building is limiting the design. Lee felt that it is not based on previous options and discussion on the needs presented.

Diane expressed her thanks to both Lee and John on their presentation. She stressed that these are the questions that will come up at Town Meeting and how important it is to be able to show that all options have been explored.

Referencing Option 4A, Theresa expressed that having some shade over the pickle ball courts would be important and would they consider moving them. There seems to be a consensus that the desire is to have them at the rear of the lot so this will be explored more by the architects.

A resident questioned if Option 4A would clear people off Main Street more quickly and whether the site has been surveyed. Dan indicated that the surveyor is working on the "meets and bounds" and they are expecting the survey results any day. The entrance/exit is to be studied by the DOT. The optimum solution is to use the existing "T" intersection that is naturally there. The DOT decides if traffic control devices will be necessary. Jeff asked whether two egress points will be necessary for Fire Department requirements. Lee explained that the traffic study should address this along with Fire Chief input. Dan pointed out that there will be four access points to the building for the Fire Department.

Dan asked for the Committee's view about the options to this point. George likes 4A; Paul agreed that 5 shows limitations and realizes 4A works better; Jack likes 4A; Theresa likes 4A but hopes there will be enough room in the back of the building for future outdoor use; Terri feels more confident now with 4A; Diane was grateful for seeing 5 but understands the issues and 4A seems best for access and parking. Diane stated that she thinks the pickle ball courts should not be next to the patio because the noise could create frustration for those relaxing on the patio. Would like to see a pavilion where the courts are currently shown. She also feels that the overall design of the building needs more work. Jeff feels 4A is consistent with surrounding buildings. Passersby will see activity going on versus a parking lot and it seems to maximize sunlight.

A resident pointed out that there is a depression in the roof line and wondered about HVAC being in the attic. He pointed to the Ludlow senior center and asked what they have in their attic as well as asking why they had a fenced area. Ludlow has two separate HVAC systems, and the fencing is due to safety reasons and surrounding industrial areas.

George asked about a backup generator and Lee said this will be discussed at next meeting.

Paul asked Terri how useful the tent is that they've had in the past. Terri explained that it was very useful during Covid but has become a very important feature as being outside has become important to the seniors.

No further public comments on the options.

- George will wait to entertain a motion on the options until the full committee is present.

Design Review

Based on previous comments by the Committee, Lee showed the changes in the locations of the main and companion bathrooms. The main restrooms are now located on either side of the main dining room, off

the lobby. These will have open-door type “airport” access to the stalls within. There was a lengthy discussion about how this placement does not seem to work and the architect will go back and rework the placement of the restrooms.

Design Inspiration

Lee presented some photos of former town buildings and some new more contemporary designs in surrounding areas as a starting point for the exterior design of the building. The committee will need to determine the style they want. A few committee members expressed their concern over the existing presented roof line. Diane feels that there needs to be more design elements to it such as transom windows, gables, etc. with a more traditional look. Paul asked if the architect could provide a 3D photo with a more traditional roof line. Terri feels that the building should be ageless in its style. Dan expressed some budget concerns about the existing proposal, but Lee alleviated his concerns by explaining that the existing design is not complicated and that the basic drawings may be skewing perceptions and therefore, future design work will show better visuals.

Second story option?

Lee presented some design visuals for a possible second story because of previous committee member concerns. Adding a second story results in some added concerns about the budget, reduction in square footage due to the need to add stairwells, elevators, and HVAC, as well as fire safety issues. Diane feels that the seniors want a one-story building and asked whether a motion should be made to eliminate the second story option. It was again agreed to table to the motion until there is a full committee.

Next Steps

Lee outlined the topics to be discussed at the next meeting. The next meeting date is to be determined based on upcoming town meeting and school committee meetings. Lee would like the next meeting to be held remotely because it allows for him to be able to show the visuals more effectively.

OPM Public Outreach

Dan expects the field study any day. The traffic study will take much longer.

The previous newsletter was posted the Monday after the last meeting. The same will happen for the next newsletter. He thanked the Town I.T. department for recent email blast they sent with all the newsletter information. Terri said that their Facebook page also has a link for their newsletters. Theresa asked for a date of release on printed documents. They currently have month/volume number.

Dan feels that they are getting close to needing a public forum but there is more information that is needed. Lee wants the Committee to be at a point where they are excited about the decisions and can express this in the forum. Diane asked if Lee could meet with the seniors in an afternoon meeting. Dan suggested afternoon meeting with the seniors and an evening meeting with the public. Terri expressed that the seniors are very invested and would appreciate a meeting for a chance to ask questions. Lee also wants to create easels to leave at the senior center, library, and town hall.

Diane, being remote for this meeting, understands now why the public has expressed that they cannot see the boards that the presentations are on. They are just showing up white. Therefore, the reason Lee would like to hold the next meeting remotely so that the visuals are better seen. This will be determined.

- A motion was made to adjourn the meeting by Paul Melaragni. Seconded by Jack Holloway. Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Rebecca Sanderson
Secretary

DRAFT