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TOWN OF WILMINGTON, MA



Senior Center Building Committee Meeting

May 11, 2022

6:00 p.m.

Meeting Minutes

Meeting called to order at 6:04 p.m. by George Hooper, Chair.

Members present: Paul Melaragni, Theresa Manganelli, Finance Comm. Terri Marciello, Senior Center Director, Selectman Greg Bendel, Jeff Hull, Town Manager.

Via Zoom: Diane Allan, Vice Chair

Absent: Jack Holloway

Guests: Daniel Pallotta, OPM, Lee Morrisette, Dietz & Co., Grant Rocco, Dietz & Co (Via Zoom) various Wilmington Residents.

- George asked for approval for the minutes of the 4/6/2022 meeting. Motion made by Diane Allan to accept. Seconded by Paul Melaragni. Theresa abstained. Roll call vote accepted by remaining members. Approval for the 4/20/22 minutes: Motion to accept made by Paul Melaragni and seconded by Greg Bendel. Unanimously approved.

✚ Reference updated hand out given at meeting from Dietz and Co.

**PROGRAMMING**

Lee Morrisette explained the updated Plan Diagram with attention to the sizing of the drop off area.

Diane asked if the Game Room was large enough to accommodate a basketball court. The answer was no due to ceiling height but also the fact that this type of activity was never in the plans to include.

Greg asked whether the wall between the arts and crafts room and the meeting/classroom is planned to be a permanent wall or a moveable wall because he has concerns about having a large enough space for large meetings or classes. Lee explained that it has been planned to use one side of the dining room for large meetings and will be equipped with a projection screen, audio technology and computer technology to accommodate any large meetings. He also explained that it is planned to use the surrounding walls in the arts and crafts room for storage and crafts. Terri also pointed out that the arts and crafts rooms will have a certain wear and tear and does not want this to overflow into the meeting room. Both Greg and Dan mentioned that it should be expected that the new center will attract new and possibly younger patrons resulting in full capacity and so it's important to ensure there's enough space for planned activities.

George asked the Committee for their opinion on whether they are pleased with the setup of the programming so it's firm and the Committee can move on to other decisions. Terri stated she is extremely happy with everything and has received great feedback from the senior community.

An audience member asked about walk-in fridge/freezers. Lee stated that the design has full height, reach-in fridge and freezers. George said based on his experience with the school walk-ins there tends to be a lot of dead space in them and feels that the reach-ins are better utilized. This will be addressed further when it comes time to meet with the kitchen designer. There was also concern about the companion bathroom located off the medical room. This bathroom has been designed purposefully as a more private bathroom for medical reasons. There are other companion bathrooms that can be used as well.

Theresa raised concerns about the size of the game room being able to accommodate multiple billiards tables along with other games. Dietz and Co. did a test fit and has determined that two billiards tables will fit with the proper clearances and still provide a great deal of room for other activities.

A resident asked about there being a proper amount of storage for all activities. Lee explained that each room is set up with storage appropriate for each planned activity. Another resident has concerns about there being enough storage for the amount of ceramic products there are currently. Lee stated that he is cognizant of the amount of storage that is needed for this activity and has planned for it, but it may become a management decision of where/what to store should it become cumbersome. In addition, Dietz will conduct a test fit for the kilns and workshop.

George asked for the Committee's approval on the programming. The Committee gave their overall approval, but no vote was taken.

### **EXTERIOR MATERIALS**

Lee presented options for the materials for the exterior of the building along with example pictures. The point of this exercise is to determine the kind of materials the Committee prefers. Colors will be decided later. The consensus was that the members of the Committee would prefer a mix of materials to create interest, specifically a mix of possibly fieldstone or brick with clapboard, cement board (Hardee), and/or stucco. Special attention needs to be given to the entryway to create an inviting and welcoming entry. Terri wants to ensure that the building exterior is timeless in its look but very inviting and "homey." Lee will take the recommendations of the Committee and develop new sample photos with various mixtures of the materials and will present at the next meeting.

There was concern from the Committee as well as Dan Pallotta about the costs of certain materials having a bearing on decisions and would like some costs to be available at the next meeting as well. Dan stated that it will be important to have a public forum to bring the exterior options to the public for their input. New boards will be created for this purpose and a forum will be scheduled preferably in early June.

Regardless of the roofing material chosen, either shingle or metal or a combination of both, it will be lighter in color to ensure proper heat and a/c control. George asked if the roofs will be able to support solar in the future and Dan stated that the roof will be designed to accommodate solar should the Town want to add it in the future.

### **BORING HOLES**

Lee presented a diagram of the location of proposed boring locations, monitoring wells, and test pits. Dan has the prices for the boring so he will meet with the Town Manager to decide which contractor will be used and move forward. It is possible to use the DPW crew for digging the test pits so Jeff will talk with Mike Woods. Dan will need to know as the surveyor will need to stake the locations. Dan will provide specifics for the DPW to be able to determine if it's feasible. Any high-water table concerns will be addressed upon the boring and test pit results.

**Next Steps:**

The next meeting is scheduled for May 25, 2022, at which time Dietz will present the updated exterior materials samples; conduct an analysis of the survey; and discuss the site design in more depth.

**Final Comments:**

it is Dan's hope to have cost estimates completed by the end of June as it will become more difficult to have regular meetings with summer vacations by Committee members and to keep the progress on track to meet with the Finance Committee in September. Dan asked that a worst-case scenario cost be provided to have something to work with.

Diane asked what the determination was from a previous meeting about choosing the material for the structure. While it is planned to be stick built with steel in certain required areas, it is still to be determined to have timber in some high-profile areas.

A resident asked whether there is concern about north facing vs. south facing for certain materials. Lee explained that there is a larger surrounding area of the building versus what you would have in a residential situation so there's better air flow. Also, detail was given to placing the building in a more easterly direction to maximize sun exposure particularly in the front of the building. All materials being considered will minimize any kind of mold/mildew concerns.

- Chair Hooper entertained a motion to adjourn. Motion made by Theresa Manganelli to adjourn. Seconded by Paul Melaragni. Unanimous to adjourn. Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Rebecca Sanderson  
Secretary