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TOWN OF WILMINGTON, MA

Senior Center Building Committee Meeting

June 8, 2022

6:00 p.m.

Meeting Minutes

Meeting called to order at 6:10 p.m. by George Hooper, Chair. Location: Senior Center; **Following a 5:00 p.m. Open Forum.**

Members present: Diane Allan, Vice Chair, Jack Holloway, Theresa Manganelli, Finance Comm. Terri Marciello, Senior Center Director.

Absent: Paul Melaragni, Selectman Greg Bendel, Jeff Hull, Town Manager.

Guests: Daniel Pallotta, OPM, Lee Morrisette, Dietz & Co., Susan Inman, Asst. Town Manager, State Rep. Dave Robertson, numerous Wilmington Residents.

- George asked for approval for the minutes of the 5/11/2022 meeting. Motion made by Terri Marciello to accept. Seconded by Diane Allan. Jack Holloway abstained. Unanimously approved by remaining members.

✚ **Reference updated Wilmington Senior Center hand out from Dietz and Co.**

**DESIGN REVIEW**

Lee Morrisette explained that the building floor plan is updated to show more detail as far as administrative offices, furniture, and table placements and asked if there is more feedback to the floor plan. Dan explained that the spaces have remained relatively the same and as far as pricing is concerned, it will remain the same. Theresa expressed that she is happy to see more casual seating on the design and the added detail. George agreed and asked if Terri is happy with the layout particularly with the administrative offices. Terri said she is very pleased as she feels that due to the human services they provide that the confidentiality aspect is well addressed. She is very happy with the overall layout. Diane asked whether Terri felt this would accommodate future staff additions. Terri explained that the current staff also reviewed the plan and they all felt that there is enough space to accommodate not only existing staff but visiting services and future staff as well. In response to Diane, Lee provided ceiling heights for each area. A resident of Wilmington expressed some concern about the plan not showing adequate fire exits. Lee explained that they still need to be added to the plan but that they will follow the building and fire code and there will be ample exits for fire safety.

- ◆ The Committee is happy with the building layout and per George Hooper the Architects can move on with the process.

**EXTERIOR MATERIALS**

Lee reviewed the exterior materials that were preferred by the Committee from input at the previous meeting. Three renderings were provided for review by the Committee for the purpose of going out for pricing. Colors to be determined later. After reviewing the three options, the following determinations were made:

- A combination roofing system using asphalt tiles and metal seam is desired by the Committee from both an aesthetic and maintenance point. Lee to research cost of adding a cupola or other architectural feature on roof.
  - Option 2, clapboard and fieldstone exterior was the overall favorite look by the Committee with board and batten design elements.
- ◆ Directive by Committee given to Lee to move forward with pricing for the fieldstone and clapboard exterior.

### **RENDERED SITE PLAN**

Lee showed an aerial view of the site plan. A resident who is an abutter to the site asked what kind of tree buffer there will be. Lee explained how some existing trees will remain, but they will be adding trees to bulk up the foliage so that their privacy will be maintained as much as possible. George thanked the resident for coming as he was the first abutter to attend a meeting and encouraged him and others to attend future meetings as well as review plans as the project progresses.

### **HEATING AND COOLING SYSTEMS**

Lee reviewed the three HVAC options that were previously presented to the committee. Discussion ensued as to the pros and cons of the VRF heat pump system versus the gas boiler with DX Cooling option. George expressed that he has concerns about the VRF system in this environment, but Dan explained that of all the systems his company has installed they have the least complaints about the VRF system. A significant benefit of the VRF system is that individual room temperatures can be controlled independently. Lee also explained that the building is positioned to maximize sunlight and heat and the building will be very well insulated to maintain heat and cooling. Lee recommends the VRF system as you only use what you need. Generator concerns were brought up and will be addressed later.

- ◆ Committee deferred to George Hooper as he has the best knowledge and expertise of these systems. Given the information provided, George directed Lee to move forward with pricing the VRF system. Lee will pursue researching generator options.

### **BUILDING SYSTEMS**

Per direction from the previous meeting, Lee reviewed that exposed timber was being considered for the entry and dining room (to be known as a multi-purpose room from here forward), and typical wood trusses and stick framing for the other spaces and mechanical attics.

- ◆ The direction from the committee to the Architect is to pursue a hybrid option for pricing.

### **NEXT STEPS**

The next meeting date to be determined due to vacations. It is expected that there will be information on pricing provided at this meeting.

### **FINAL COMMENTS:**

Lee presented a final slide showing the requirements of a second floor as this had been brought up in previous meetings. The slide shows that extensive renovation would be required. After discussion between the committee

and residents, it was determined that a second floor was not needed as the possibility of future expansion has been addressed as a single-story extension and that the size of the building is large enough to accommodate current and expected future need. This exercise is to show that the committee has done due diligence for all possible options for the building and there is no need to further pursue a second story.

- Chair Hooper entertained a motion to adjourn. Motion made by Theresa Manganelli to adjourn. Seconded by Jack Holloway. Unanimous to adjourn. Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Rebecca Sanderson  
Secretary