



Town of Wilmington

Town Hall / School Administration Building Committee
121 Glen Road Wilmington, 01887

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TOWN OF WILMINGTON, MA

Meeting Minutes
May 4th, 2022

Chairperson George W. Hooper II, called the meeting to order at 6:04 pm. Members present: Diane M. Allan, Kevin Caira, Paul Ruggiero; Paul J. Melaragni and John Doherty. Members absent: John Holloway and Glenn Brand. Also in attendance Jeffrey M. Hull, Town Manager and Susan L. Inman Assistant Town Manager, Dan Pallotta, P3, and Phil O'Brien from Johnson Roberts.

Not Present: Jesse Fennelly

Minutes for March 30th and April 13 were submitted for approval

March 30th motion made by Jack Holloway, 2nd by Paul Melaragni discussion Kevin Caira noted that his last name was missed spelled. Voted

April 13th motion made by Paul Melaragni, 2nd by Jack Holloway discussion Kevin Caira noted that his last name was missed spelled. Voted

George Hooper introduced a presentation from Phil O'Brien, Johnson Roberts.

The presentation was a review of floor plans and building size with a possible vote, and review of site Plan Diagrams.

Diane Allan asked about the Veterans Services being part of the building. Jeff Hull stated the current location works well for their use.

Jeff Hull asked about the possibility of future expansion, Phil O. responded that depends on the design that is finalized. Mr. Hooper reminded the committee of the square footage of the Roman House and the Town Hall.

Mr. Hooper then called for a vote to approve the programing at this point of approximately 43,000 sq. ft. Motion made by John Doherty and 2nd by Kevin Caira, voted and approved.

Phil O'Brien continued with the site planning and the site survey of the wetlands that were identified.

Dan Pallotta discussed the wetlands report and that it corresponded with the survey.

Mr. Hooper asked if it was trapped water, Diane Allan asked if the Town agreed with the survey. The OPM stated that confirming with the Towns Conservation Dept is a step in the process.

The group reviewed previously discussed Schemes: Scheme B.1,B.2, Scheme F, and Phil O. introduced new Scheme G which is a 2-story scheme set back into the hill. Phil reminds the Committee of Scheme B.1 that was presented at the February 16th meeting, and comparing it to the newer scheme B.2. This scheme has fewer parking spaces, but allows for a car drop off area, it also means the main entrance is in the back. This scheme incorporates many of the requests from the Committee such as entrance into the meeting rooms from the departments.

Scheme F was a potential. Scheme F (just a site plan) at the previous meeting and that has been developed more thoroughly. This scheme has the building structure that is tucked into the back with front and back entrances and over 300 parking spaces. This scheme limits the sledding hill. This has a similar floor plan as previous Scheme E but condensed left to right and stretched front to back. This building would appear smaller from the street because it has a more condensed footprint. OPM responds that this Scheme may allow for more flexibility in design of department spaces and locations within the building. The setback that has been designed for this scheme is a 25 ft setback from the wetland.

Moving to Scheme G, the setback from the wetland is 50ft and it moves it closer to the Buzzell Senior Center and over the setback from the street. Kevin Caira asks about a scheme that removes the Buzzell. Committee consensus is that the Design Team needs to explore the option of removing the Buzzell due to the constraints found from the wetland setbacks. OPM brings up that the Committee should look at removing the Senior Center and renovating and incorporating the Buzzell Senior Center. Exploration of reusing the Buzzell will be cost prohibitive and it is completely dependent on the Senior Center project passing Town Meeting and Town Election.

Reviewing the site plan and the presented schemes, the Committee brainstorms different ideas to try and fit a building into the space that will fit into the constraints of the various set backs. Discussion also incorporates the design of the parking lot and the OPM asks if the Design Team can explore configurations that utilize multilevel parking and encroaches on the lower parking lot and the Swain Green. For the next meeting the Design Team will produce a design that assumes the removal of the Buzzell Senior Center.

Chairwoman of the Historical Commission, Bonny Smith, gives a statement with the history of Dr. Buzzell, the namesake of the Buzzell School, now the Buzzell Senior Center.

OPM is working on newsletters to update the community and planning to develop some elevations and prepare for a Public Forum in Mid June to see how the community feels about different positioning on the site. Design Team is going to review the options and come up with Scheme H.

Motion to adjourn by John Doherty and seconded by Kevin Caira. Passes unanimously