



Town of Wilmington

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

Meeting Minutes
June 29th, 2022

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2022 JUL 14 AM 8:39
TOWN OF WILMINGTON, MA

Acting Chairperson Paul Melaragni called the meeting to order at 6:01 pm. Members present: Diane M. Allan, Kevin Caira, John Doherty, Jack Holloway and from the Schools, School Committeeman, Stephen Turner. Members absent: George Hooper. Jesse Fennelly, Paul Ruggiero 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.

Approval of Amended June 15th Minutes Motion by John D. seconded by Jack H. and Voted all in favor except Stephen Turner who voted to abstain (Not being at the meeting)

Chairman Melaragni asked about Geotech and Scheduling. OPM indicated that proposals were in and being reviewed and would send recommendation to Town manager so drilling could be scheduled. OPM indicated that the Geotech would not hold up the design or estimate.

Chairman then asked the Designer for his presentation. The designer presented options 5,6 and 7 of façade modeling. Phil also went through the building plans showing more detailing of offices and showing that the program will fit in the adjacencies that the committee had liked in meetings past.

The Designer then showed façade 5 with 3 bays in the front of the building facing the green. The rear of the building had metal panels on it, and this was not well received. Phil (Designer) also showed 5A which was a reverse of 5 showing the tall mass next to School Street. The Committee had concerns for the neighbors and preferred the reduced height nearest to the neighbors on School St.

Option 6 has four bays and a roof pitch similar to the Buzzell pitch. There was discussion of Metal Panel Roof vs. Asphalt and Selectman Caira was concerned about snow and ice sheeting off.

Option 7 similar to option 6 but with a mansard and coloring similar to the High School across the green. Town Manager asked if HVAC units would be noisy, Stephen asked about PV support. Designer indicated that should sound be an issue there would be screens similar to High School and that all new buildings must be designed for PV.

Diane asked about the separation at the entrance on 7. Phil showed in 3D it was inverted and defined. The Committee also wanted no metal panels and liked the look of a stepped-out coping at the roof. The committee asked that 7 be more developed but with brick in the rear as the building looked incomplete with the paneling. Chairman asked if there was consensus on 7 to be further developed and the committee assented.