



Town of Wilmington

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

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TOWN OF WILMINGTON, MA

Meeting Minutes
July 13, 2022

Chairperson George W. Hooper II, called the meeting to order at 6:00 pm. Members present John C. Holloway; Paul J. Melaragni, Paul Ruggiero, John Doherty, Diane M. Allan, Stephen Turner; Jeffrey M. Hull, Town Manager, was also in attendance.

Mr. Hooper presents minutes for approval; the Committee makes some corrections and amendments. Mr. Doherty motions to approve minutes as amended, Ms. Allan seconds. Motion passes unanimously.

Mr. Hooper introduces discussion on the Geotech. Ms. Allan wants to try and get accurate information regarding the site and building location on the site. Mr. Turner asks if there is concern about the soil being too soft. Mr. O'Brien from Johnson Roberts Associates explains that he believes the site will not be all ledge, but borings will determine if any exists.

Mr. Hooper invites Mr. O'Brien to give his presentation.

Mr. O'Brien went over the site plan, noting that recycling and trash will be moved up to Buzzell Parking areas. There is discussion about the presented parking plan and if it will be able to accommodate town wide events like the Carnival and other civic events. Answer: Yes, everything will fit.

Mr. O'Brien continues his presentation and reviews the first floor, floor plan. There are no questions. He continues to the second floor, floor plan. Mr. Ruggiero indicates that payroll and HR need to be in private settings. Mr. O'Brien replies that he and his design team will develop a solution. Mr. Hooper asks about the external vestibule. Mr. O'Brien indicates that rotating the Meeting Rooms allows for the vestibule to be internal. Mr. Hooper asks about mansard as the building now has a canter levered cornice, façade at the rear and has multiple colors and carried windows for occupancy vs. storage.

Ms. Allan expresses that the front entrance is still not defined well enough, the entire committee agrees. Mr. Hull indicates that since the entrance is not the center of the building, it will need to be more prominent and better defined.

The Committee has discussion on the hip vs. HS mansard. Mr. Hooper explained that the spaces existing at Schools and Town Hall and the new Town Hall / School Administration Building spaces.

Discussion is introduced on what happens if we do nothing. We need to identify the cost of doing nothing. OPM and Designer will come up with a "Do Nothing Plan" for the next meeting. Diane indicates another resource of the Master Facilities Plan. The Master Facilities Plan appendices contains a lot of information.

The question was asked if the Town Meeting would be a combined vote. The Town Manager says initially no, but that it is a decision made by the Selectmen.

No additional public comments

Mr. Doherty motions for adjournment, Mr. Melaragni seconds the motion.

VOTED: That the Town Hall School Administration Building adjourn.

Meeting adjourned about 7:30 pm.

Respectfully Submitted,

Recording Secretary – Daniel Pallotta