

Sterling Senior Center Building and Design Committee

Butterick Municipal Building - COA Room

February 13, 2013 - 6:30 pm

MINUTES

Present: Co-Chairman Maureen Cranson, Ronald Cote, Richard Maki, Weymouth Whitney. Absent: Jack Chandler and Peter Watson. Invited Guest: Jamie Rheault (Whitman & Bingham). Ex Officio: Terri Ackerman (L=6:49pm). Absent: Karen Phillips. OPM representatives Frank Kennedy and Tim Singleton (A=7:08).

Opening of Meeting: Co-Chairman Cranson opened the meeting at 6:37 pm.

Minutes: Minutes of January 24, 2013 were approved as written. Motion to accept made by Mr. Whitney, seconded by Ms. Cranson. Vote: YEA = 4, NAY = 0.

A correction of the Committee minutes of January 24, 2013 was requested by Mr. James Simpson and accepted by the Committee. The Clerk will correct the minutes regarding the building size he described. The correct building size was ~5,300 sq. ft. and the cost did not include expenses for an OPM, architect and numerous other construction details.

Septic Design Issues: Mr. Kennedy and Mr. Rheault discussed the requirements of a proposed septic system. Under a 2,000 g/d flow, a pressurized system would not be required. The current design for 150 people would calculate a flow of 2,250 g/d. Questions were asked about regulations regarding singular or divided lots and the impact on design requirements. Mr. Cote expressed concern about the size of the mound as viewed from Boutelle Road and the exact answer is unknown without further testing. The frequency of tank pumping was also discussed by Mr. Rheault who suggested that tanks may go one-two years between evacuations. Roof runoff would need to be controlled and Mr. Rheault did not recommend using a "Rain Garden" technique, nor the use of semi-permeable asphalt in parking areas because of maintenance issues. Mr. Rheault left the meeting, with the Committees expressed appreciation, at 7:06 pm and he also promised to contact the Sterling Board of Health with regard to data on the school/senior center requirements.

Floor Plans: Mr. Kennedy presented a first draft of the building floor plans (~6,300 sf) based, in part, on the Erving, MA senior center. Committee members reviewed the schematic drawings and made a number of suggestions that Mr. Singleton will address in a revised draft to be emailed to Committee members February 15th. It was unknown if storage space was required for voting equipment or whether DPW stores all the equipment and install them. DPM will review the orientation of the building, possibly "flipping" to align with Boutelle Road.

- Next Steps:**
- DPM, Inc. will prepare a second draft floor plan incorporating the changes suggested by the Committee
 - DPM, Inc. will “tighten up” the high-low budget associated with the proposed building design
 - The Committee and DPM should plan public presentations once a plan and cost estimates are available
 - The Committee and DPM will meet with Mr. Rheault to better understand septic requirements on the school (Town) property
 - The Committee will respond to Mr. Singleton ASAP after reviewing the revised floor plan so that construction estimates can be generated
 - Mr. Maki will report on storage issues related to future voting needs

The Committee will meet at 6:30 pm on February 21, 2013 in the COA room of the Butterick building to finalize the proposed building configuration.

Adjournment: The Committee adjourned at 9:13 pm following a motion by Mr. Cote and a second by Mr. Whitney. Vote: YEA = 4, NAY = 0.

Respectfully submitted by

Richard H. Maki

Richard H. Maki, Clerk