

Sterling Senior Center Design and Building Committee

1835 Town Hall

July 11, 2013 - 6:30 pm

MINUTES

Present: Jack Chandler, Maureen Cranson, Ronald Cote, Richard Maki, Judy Reynolds A=6:46), Peter Watson, Weymouth Whitney. Ex Officio: Kevin Beaupre and Robert Bloom.

Absent: Ex Officio: Karen Phillips. Guest: Robert Cutler (L=7:29).

Meeting Opening: Co-Chairman Cranson opened the meeting at 6:36 pm.

Minutes: The Committee approved the minutes of June 6, 2013 and June 20, 2013 as written. VOTE: (June 6, 2013) YEA = 6, NAY = 0, ABS = 0, following a motion by Mr. Whitney and second by Mr. Watson. VOTE: (June 20, 2013) YEA = 6, NAY = 0, ABS = 0, following a motion by Mr. Whitney and second by Mr. Chandler.

Update: Ms. Cranson welcomed Selectman Cutler to the committee members and asked if he wanted to begin by asking any questions of the group. Mr. Cutler asked for information about the reasoning behind not selecting town-owned property behind the Butterick Building. Several members said that the site had been investigated in the past and found to be unbuildable primarily because of ledge and septic issues. Mr. Cutler's second remark concerned constructing a full cellar underneath the Boutelle/Muddy Pond site. He stated that it would provide space for other community functions, mechanicals and heating equipment. Committee members noted his interest and will investigate further, however, additional cost, site topography, and unknown depth to bedrock were conditions already considered by the Committee. He stated that he would not support the site unless a cellar was included. Committee members informed him that they recognized the merits of a cellar space, however, the former project OPM felt that a significant cost would be attached to building out a full cellar, beyond the projected construction cost of \$2.5M. The Committee will revisit the cellar concept and will attempt to quantify the additional cost. The Committee expressed their appreciation for Mr. Cutler's participation and remarks. ACTION ITEM: Ms. Cranson will contact Mr. Rheault regarding the site topography and elevations.

Planning Board Meeting Report: The meeting with the Sterling P.B. was headed by Ms. Reynolds and Ms. Cranson with others members present in the audience. The meeting was cordial and P.B. members commented more positively on the alternative site located on Griffin and Muddy Pond Roads than the Boutelle/Muddy Pond site. Objections noted were related to altering a sound and wind barrier presently located on the site as well as the narrow width of Griffin Road itself. One member of the P. B. suggested that the current athletic field on Muddy Pond be used for the senior center. The consensus of the Building Committee was that they did not want to diminish the amount of space devoted to youth athletics and the discussion explored the possibility of trading land on Muddy Pond with the DCR to construct a replacement field. In light of the Planning Boards remarks, the Committee discussed their positive and negative views of alternative sites. Broadly the remarks focused upon money already spent, potential loss of property taxes, prior approval of Muddy Pond/Boutelle Road by the ATM, remarks by Planning Board members, potential

for a basement, and the difficulty in asking for definitive approval by the P. B. without benefit of a formal site plan. ACTION ITEM: Ms. Cranson will email copies of the MRPC traffic count to the Committee. The count was conducted during the last three days of the school year at the intersection of Boutelle and Muddy Pond Roads and is part of a larger traffic study. ACTION ITEM: Further input was requested by the MRPC and will be addressed by Committee members and Town Administrator Ackerman. ACTION ITEM: Ms. Reynolds will investigate the current status of a site previously considered.

Survey Questions: Ms. Reynolds described how more information from residents could be helpful to the Committee and recommended using "Survey Monkey" and a mailed survey, potentially with the assistance of the Sterling Municipal Light Department. The relative merits of the proposal were discussed and the Committee voted to have Ms. Reynolds complete a draft of the survey questions for further consideration by the Committee. VOTE: YEA = 5, NAY = 2, ABS = 0 on the motion advanced by Mr. Cote and seconded by Mr. Whitney. Ms. Reynolds volunteered to assemble a paper survey and print sufficient copies to distribute to Sterling households. There were several questions from the Committee regarding the mechanics of conducting the surveys and avoidance of duplicate returns. ACTION ITEM: Ms. Reynolds will send copies of the survey questions to Committee members via email. The potential of developing a Committee web page was examined but no action was taken.

Next Meeting: The Committee will next meet on Thursday, August 1, 2013 at 6:30 pm in the Council on Aging room at the Butterick Municipal Building.

Adjournment: The Committee adjourned at 9:15 pm following a motion made by Mr. Chandler and seconded by Mr. Cote. VOTE: YEA = 7, NAY = 0, ABS = 0.

Respectfully submitted by,

Richard H. Maki
Richard H. Maki, Clerk