

Sterling Senior Center Design and Building Committee

Butterick Municipal Building – COA Room

August 29, 2013 – 6:30 PM

MINUTES

Present: Jack Chandler, Maureen Cranson, Judy Reynolds (A=6:32), Kevin Beaupre, Richard Maki, Peter Watson, Weymouth Whitney. Ex Officio: Karen Phillips.
Absent: Robert Bloom and Ronald Cote. Guest present: Jamie Rheault, Whitman & Bingham (L=7:24).

Opening Meeting: Co-Chairman Cranson opened the meeting at 6:30 PM.

Minutes: The minutes of August 21, 2013 were approved as written following a motion by Mr. Watson and second by Mr. Chandler. Vote: YEA = 5, NAY = 0, ABS = 0.

Discussion with Mr. Rheault: Mr. Rheault encouraged the Building Committee to continue to advance the senior center project at Muddy Pond and Boutelle Roads and suggested making formal presentations in the form of fully engineered site plans to the Sterling Planning Board and other relevant Town boards for permitting purposes. He indicated that the plans could be modified by the architect later, if necessary. Rheault reminded the Committee that the Planning Board and the Conservation Commission would likely expect to review provisions for a traffic report and storm water mitigation. Previously, some PB members expressed concerns that they did not want access to the property from Muddy Pond Road. Other portals to the property may be viable and will need to be decided upon by the Committee. Mr. Rheault will make presentations before the appropriate boards. He requested that a small subset of the Building Committee meeting with him and the Town Fire Chief, Police Chief, Building Inspector, and DPW Director in the near future to review their concerns. Other issues were examined including:

- Septic capacity, per the BOH, of 150 persons
- Parking for up to 75 cars adjacent to the Chocksett School lot
- Handicap parking requirements
- Building use determination is the role of the local building inspector

Rheault recommended that the permitting steps would ideally be concluded during a January/February time frame thus allowing sufficient time to educate voters prior to the ATM in May, 2014. He shared his knowledge of the Westminster senior center project and indicated that following a second bid opening, Westminster was building a 7,500 SF center for a cost of \$2.5 million. Mr. Rheault will also inform Mr. Scott Miller, the PB engineer, about the expected future steps.

The Committee discussed funding for Whitman & Bingham's services and COA Director Phillips stated that \$10,455.82 remained available in the COA account. Professional expenses for this phase could range between \$15-\$25,000, but Rheault

indicated that he would be willing to do the work for substantially less. Project expenses beyond his control were local permitting fees, required engineering oversight required by the Planning Board (Estimated \$1,000-\$5,000) and a full traffic study.

A previous question about a basement rather than slab construction was addressed by Mr. Rheault and he indicated that some type of walk-out basement is possible, but that additional costs would accrue.

Next Steps: Ms. Cranson will arrange meetings with Town officials, Mr. Rheault and several Building Committee members. Some Committee members will meet with the BOS (9/12/13) to update them on progress since July.

Open Discussion: The Committee briefly discussed the need to provide “rumor control” by use of the media and at meetings of the Board of Selectmen. The prime focus of the Committee is construction of the senior center on Muddy Pond Road. Public education was seen by all in being important to a successful vote at the 2014 ATM.

The Committee voted to request that the COA authorize \$5,000 to be expended for future services by an engineering firm. Motion made by Mr. Chandler and second by Ms. Reynolds. Vote: YEA = 5, NAY = 0, ABS = 1.

Adjournment: The Building Committee adjourned at 7:58 PM following a motion by Mr. Watson and second by Mr. Chandler. Vote: YEA = 6, NAY = 0, ABS = 0.

Respectfully submitted by

Richard H. Maki

Richard H. Maki, Clerk