

Sterling Senior Center Design and Building Committee

Butterick Municipal Building - COA Room

June 6, 2013 - 6:30 pm

MINUTES

Present: Co-Chairman Maureen Cranson, Richard Maki, Peter Watson, and Weymouth Whitney. **Absent:** Jack Chandler, Ronald Cote, Ex Officio: Terri Ackerman and Karen Phillips. **Guest:** Jamie Rheault. **Public present:** Kevin Beaupre, Robert Bloom, Sharon Bloom, Judith Reynolds.

Opening of Meeting: Co-Chairman Cranson opened the meeting at 6:39 pm.

Minutes: The minutes of 5-22-13 were approved as written following a motion by Mr. Whitney and second by Mr. Watson. VOTE: YEA = 4, NAY = 0, ABS = 0.

Public Session: Three members of the public have expressed interest in serving on the Building Committee and have submitted letters in support of their candidacy. They are Mr. Kevin Beaupre, Mr. Robert Bloom, and Ms. Judith Reynolds. Ms. Reynolds spoke in favor of having community usage of the proposed senior center and expressed concerns about the Muddy Pond/Boutelle Road site meeting sight line requirements set by the Commonwealth and the Town of Sterling regarding the distance of future driveways from an existing intersection.

Mr. Beaupre spoke about a second building site option considered by the Site Committee being located on a wedge of land at the intersection of Muddy Pond and Griffin Roads. Discussion about the advantages and disadvantages of that parcel involved the public and Committee members. Mr. Beaupre suggested going back to the Planning Board with a presentation on the alternate site to receive further advise from them regarding the new location. Action by a Town Meeting would be needed to approve the new location and remove the existing location previously adopted by an earlier STM.

Mr. Rheault presented his differing opinion on the sight line distance and referenced his calculations from an aerial photograph of the initial proposed building location. He also informed the Committee about the status of plans in Westminster to construct a 7,500 SF senior center at a construction cost of \$2.55 M using significant assistance from students at the Monty Tech school. One of several issues that may impede the proposed plan concerns reluctance by contractors to consider a two-year construction window that could present scheduling issues. The Westminster building committee rejected all bids and is planning to redesign the proposed center to keep the cost below \$2.0 M. Mr. Rheault promised to share proposed construction figures with our Building Committee at some future time. He proposed

three suggestions: (1) Visit all appropriate boards again to solicit their support and suggestions regarding the Sterling project. (2) Conduct a public survey (limited to a few questions) to inform the residents about the project and solicit their opinions and suggestions. (3) Consider beginning the permitting process using some support from Mr. Rheault.

Planning Board Action: The Committee is not aware of any action taken by the PB following the joint meetings in May, 2013 in which concerns were raised regarding public remarks made by the PB Chairman at the ATM that were viewed as erroneous and not helpful to the successful passage of Warrant Article 12.

Meeting with New Selectman: In order to provide a clear channel of communication and to explain past Committee actions, a sub-committee including Mr. Chandler and Ms. Cranson have requested an opportunity to meet with newly-elected selectman Robert Cutler. The meeting invitation was extended approximately two weeks ago.

Next Tasks: Recommend to the BOS regarding broadening the Committee by:

- (1) Recommending the appointment of Ms. Judith Reynolds to the Committee.
- (2) Recommending the appointment as Ex Officio members of Mr. Kevin Beaupre and Mr. Robert Bloom.
- (3) Recommending that TA Terri Ackerman transition her position as Ex Officio member to that of Resource member on an as-needed basis.

The change will bring the Committee to a full, active membership of seven members with the addition of Ms. Reynolds and provide increased community input from the new Ex Officio members. The change will allow Ms. Ackerman to directly participate in those areas concerning town responsibilities and free her from attending routine Committee meetings. VOTE: Motion on the above three recommendations made by Mr. Watson, seconded by Mr. Whitney. YEA = 4, NAY = 0, ABS = 0. The Board of Selectmen will be asked to approve the changes in the Committee membership.

Next Meeting: The Committee will meet on June 20, 2013 at 6:30 pm in the COA room.

Adjournment: The Committee adjourned at 8:47 pm following a successful motion by Mr. Watson and second by Mr. Whitney. VOTE: YEA = 4, NAY = 0, ABS = 0.

Respectfully submitted by,

Richard H. Maki

Richard H. Maki, Clerk

