

Sterling Senior Center Design and Building Committee

Butterick Municipal Building – COA Room

October 3, 2013 – 6:30 PM

MINUTES

Present: Jack Chandler, Maureen Cranson, Ronald Cote, Richard Maki, Judy Reynolds, Peter Watson, Weymouth Whitney, Kevin Beaupre, and Robert Bloom. **Absent:** Karen Phillips. **Guests:** None.

Opening of Meeting: Co-Chairman Cranson opened the meeting at 6:31 pm.

Minutes: The minutes of September 25, 2013 were approved as written following a motion by Mr. Chandler and second by Mr. Watson. Vote: YEA = 6, NAY =0, ABS =1.

Update on STM: Ms. Cranson stated that as of this date, no Special Town Meeting is planned for this fall. However, she indicated that the SMLD is interested in having a STM. Selectmen have not yet agreed to conducting a STM, but a citizen's petition signed by 200 or more voters could require a meeting to be held.

The Committee discussed the pros and cons of placing an article concerning the future senior center on the warrant. Also discussed were the merits of requesting funding for the design phase (~\$400,000) and the construction phase (\$~2.1 million dollars) together or at separate town meetings (STM & ATM). One possibility mentioned would ask for \$400,00 as a raise-and-appropriate item and bond the remaining construction costs. Ms. Cranson will seek guidance from Finance Committee Chairman Robert Brown and report back to the Building Committee. On the subject of the FinCom, the Committee agreed that it would be helpful to new FinCom members and to Selectman Cutler, if they were invited to attend an informational meeting with some Building Committee members to better understand the scope of the project and have an opportunity to see a detailed accounting of the proposed construction expenses. Committee members were also made aware that the Town of Westminster had recently begun construction of a 7,400 SF senior center at a cost of \$2,500,000, not including purchase of the land.

Update on Planning Board Meeting: Several Committee members attended a Planning Board meeting on September 25, 2013. Whitman & Bingham engineer Mark Cleaves briefly explained progress on the senior center and invited suggestions from the PB regarding elements they would like to see considered as the project moved forward. A recommendation was made to only allow left-hand turns from a proposed Boutelle Road exit thereby limiting increased traffic flowing towards the schools. Ms. Cranson will seek the advice of the police chief, fire chief, and school principal Anthony Cipro relative to the suggested exit strategy. At the suggestion of the PB Chairman, the board approved waving of administrative fees for the project. Members who attended felt that the PB meeting was both helpful and positive and requested that a letter acknowledging their cooperation be sent to the Planning Board.

Budget Review: The Committee continued to discuss how the design and construction costs would be funded and whether to act at a possible Special Town Meeting or wait until the Annual Town Meeting in May, 2014. Some concern was expressed regarding the impact on final costs should construction be delayed well into 2014. Discussion with FinCom Chairman Brown will provide guidance in this matter.

Next Steps:

- Ms. Cranson will meet with the chiefs and school officials.
- Ms. Cranson and others will meet with FinCom Chairman Brown.
- Mr. Maki will request further information regarding six accidents at the intersection of Boutelle and Muddy Pond Road.
- The Committee will monitor information regarding a Special Town Meeting.
- Ms. Cranson will write a letter to the Sterling Planning Board.

Open Discussion: Mr. Beaupre and Ms. Reynolds spoke about the importance of educating the public prior to a town vote on the building project. Severe time restraints would limit further public informational meetings should a STM be held in the immediate future.

Adjournment: The Committee adjourned at 8:04 pm following a successful motion by Mr. Chandler and second by Mr. Whitney.

Respectfully submitted by,

Richard H. Maki

Richard H. Maki, Clerk