

Sterling Senior Center Design and Building Committee

Butterick Municipal Building - COA Room

February 26, 2014 - 6:30 PM

MINUTES

Present: Jack Chandler, Maureen Cranson, Richard Maki, Judy Reynolds, Peter Watson, Weymouth Whitney, Robert Bloom, Kevin Beaupre (A=6:37), Mark Piermarini. **Absent:** Ronald Cote, Karen Phillips.

Open Meeting: Co-Chairman Cranson opened the meeting at 6:33 PM.

Approval of Minutes: The minutes of February 12, 2014 were approved subject to verifying the SF cost of a basement (previously shown as \$200/SF) following a motion by Mr. Chandler and second by Mr. Weymouth. VOTE: YEA = 5, NAY = 0, ABS = 1.

Update on BoH Meeting: Ms. Cranson reported that the site plans were provided to the Board of Health on 2/24/14 and they reviewed the septic design once more. They noted that they had previously seen the plans and saw that it contained their septic design recommendations. They will send a letter to the Planning Board stating that they are "all set" with the project.

The Police and Fire chiefs were asked to send a letter to the PB describing any issues they had with entry and exit plans. The chiefs preferred a 90 degree exit from the parking area onto Boutelle Road rather than the curved driveway with "left exit only" signage. The school principal had no concern with traffic turning right (eastward) onto Boutelle Road. The DPW Board wanted no berms so they could plow snow onto the boundary area between the school driveway and the senior center parking lot. All requested communications were sent to the Planning Board from other boards or departments.

Update on Meeting with T.A. Jeffery Ritter: Mr. Chandler and Ms. Cranson met with Mr. Ritter to provide him with a summary of past actions and the current status of the project. Mr. Ritter was familiar with at least two recent senior center projects, Erving and Northborough. They agreed that the center Warrant Article would be placed early on the agenda and that the ATM would be on Saturday, May 3, 2014, with a time to be determined at a future meeting of the BOS. Mr. Beaupre asked if there should be a secret ballot and Ms. Cranson said the COA Board was investigating the merits of the proposal.

Member Assignments: Mr. Whitney reported that he had investigated pre-fab construction and was told by industry figures that there would be no time savings using the method, merely done off-site and that there were several current litigation actions regarding attempts to circumvent the "prevailing wage law" in New England. Ms. Reynolds investigated the cost of a full cellar in Natick. A 26,000 SF building, including the basement, was recently built for \$385/SF. She also learned that they had allotted inadequate space for their dining room. Mr. Whitney further stated that calculations with other construction professionals suggested that it may be possible to produce a 20' x 50' walkout cellar at the Sterling site for approximately \$125,000, including materials and labor. Mr. Maki reported that he met with

Mr. Ritter and was provided with the cost of the project financing. Based upon an average house property valuation of \$282,300, the estimated cost for each of twenty years per home was \$78.37 annually.

Joined the Sterling Planning Board: At 7:19, the Building Committee moved to the Planning Board at which time Mark Piermarini of Whitman and Bingham Engineering presented a formal site plan submission to the PB.

Mr. Piermarini distributed large and small format copies of the building site. He responded to questions by the Town engineer concerning building elevation, details of the retention basin, inspection ports in the infiltration system, and water flow for the sprinkler system. He presented the letter from the Board of Health citing no issues and included suggestions from the DPW Board suggesting a dumpster pad, Cape Cod curbing and a fire hydrant on Boutelle Road. The Fire Department also requested a fire hydrant on the Boutelle Road side of the building and signage at the exit point. Piermarini provided the letter from Police chief Chamberland stating his recommendation that the Boutelle exit be a 90° "T". The school principal had no issues with the exit and made no comment regarding the left-hand turnout. The Board of Assessors had no comment on the project plans. PB member Pichierri steadfastly maintained that the exit should curve left only onto Boutelle Road for safety reasons associated with parents dropping off children at the school. Audience members said that the parents do not drop off students on the street, but rather turn into the school parking lot and discharge students next to the sidewalk leading into the school. There was discussion about the times of school operations and typical usage hours of the senior center. Ms. Cranson said that the COA was willing to change event times slightly to provide additional minutes of arrival time separation between the school and the senior center. Several attempts to attain a motion to approve the plans were prevented by a failure to have a motion advancing the project. After further discussion, including that of Mr. Hadju, who arrived at 7:57 pm, the Planning Board voted unanimously to continue the discussion until their next meeting on March 12, 2014 at 8:00 PM. In the meantime, a hearing will be held by the Conservation Commission and a letter describing their finds forwarded to the PB.

The Building Committee left the PB meeting at 8:23 PM and discussed the actions of the PB and strategies to advance the approval process. The remainder of the agenda will be placed on the future agenda of the Committee.

Next Meeting: March 6, 2014 at 6:30 PM in the COA Room.

Adjournment: The Building Committee adjourned at 8:47 PM following a success motion by Mr. Watson and second by Mr. Whitney. VOTE: YEA = 6, NAY = 0, ABS = 0.

Respectfully submitted by

Richard H. Maki

Richard H. Maki, Clerk