

Sterling Senior Center Building Committee

M. E. Butterick Municipal Building

August 9, 2012 - 6:30 pm

MINUTES

Present: Jack Chandler, Ronald Cote, Maureen Cranson, Richard Maki, Peter Watson, and Weymouth Whitney. **Ex. Officio:** Karen Phillips. **Absent:** Carl Strate and Ex. Officio member Terri Ackerman. **Guest:** Jamie Rheault.

Opening of Meeting: Co-Chairman Cranson opened the meeting at 6:35 pm.

Approval of Minutes: The minutes of July 19, 2012 were unanimously approved as written following a motion by Chandler, seconded by Watson.

Conceptual Plan: Mr. Rheault of Whitman & Bingham provided the Committee with four maps detailing the location of the building, parking areas, entry and exit driveways, the septic system and a detention pond. He explained that the plan was designed to meet the earlier concerns of the DCR.

Rheault stated that the property is in an area zoned as residential and that the plan would meet Sterling by-laws related to frontage and lot size requirements that would be of interest to the Planning Board.

Rheault explained the conceptual plan was based upon a usage by 150 people daily. He stated that regulations for that capacity would require a mounded (pressurized) system and he answered questions about positive and negative implications of such a system. Among the advantages of a mounded system versus a traditional system (capacity of 125 people) were the more uniform distribution of effluent and capacity for more individuals. The Committee heard several disadvantages of a mounded system including the need for a "candy cane" vent pipe (potential odor), two cement tanks, monitoring and alarm systems, periodic maintenance, electrical costs, and a visible raised mound. He indicated that a pressurized system would cost significantly more to construct and to maintain than a gravity system.

The Committee continued to discuss the merits of a mounded system for 150 people and the traditional system suitable for 125 people. No vote was taken as to which direction to proceed although the general consensus appeared to favor the traditional system. The Committee would like to hear the views of the Board of Health Agent and the Sterling Building Inspector before reaching a final decision. Phillips presented the results of a new outside survey of senior center usage following construction of a new facility and a common outcome was an increase in usage by a factor of approximately three.

Next Steps: Cranson will schedule meetings with the Planning Board, the Board of Health and the Conservation Commission to present the ANR plan, conceptual plan and septic system design. The Committee will be joined by Mr. Rheault at the August 15th meeting of the Sterling Board of Selectmen to describe the progress thus far and to hear of any concerns or comments they wish to offer. The joint meeting will be posted and the entire Building Committee is invited to be present.

Phillips will send the appropriate new maps off to the DCR and request their review as was previously done.

Next Meeting: The Building Committee will meet in the COA room following the presentation to the Selectmen on August 15th to discuss the feedback from the meeting and any necessary future steps. Mr. Cote excused himself from the meeting at 7:44 pm as future meeting times were being finalized.

Adjournment: The Committee adjourned the meeting at 7:50 pm following a unanimous motion by Chandler, seconded by Watson.

Respectfully submitted by

Richard H. Maki
Richard H. Maki, Clerk