

# Sterling Senior Center Building Committee

Butterick Municipal Building - Room 201

October 22, 2014 - 7:00 PM

## MINUTES

**Present:** Chair Maureen Cranson, Vice-Chair Michael Padula (A=7:32), Kevin Beaupre, Robert Bloom, Richard Maki, Weymouth Whitney. **Absent:** Ronald Cote. Also present: OPM representatives Michael Josefek and Donald Velozo. Turowski2 architects Peter and Elizabeth Turowski. COA Director Karen Phillips.

**Open Meeting:** Ms. Cranson opened the meeting at 7:00 PM.

**Minutes:** The Minutes of October 16, 2014 were approved as written following a motion by Mr. Whitney and second by Mr. Bloom. VOTE: YEA = 6, NAY = 0, ABS = 0.

**Attend BOS Meeting:** Meeting members moved to room 205 to join with the Selectmen to meet and to have them approve/sign the contract for architectural services regarding the future senior center. Following a brief introduction, remarks from several selectmen, and a vote of approval, the Committee members returned to room 201 to continue their meeting.

**Program Suggestions:** (This summary does not include all of the recommendations provided aurally or in writing, nor the many stated more than once.) The Committee presented their suggestions to T2 beginning with Mr. Beaupre who stressed three major recommendations; a low maintenance building design, one that esthetically compliments the neighborhood, and has provisions for a mechanical room in the basement. Mr. Bloom's remarks including providing an entry portico, an outdoor patio gathering area, and taking advantage of the neighboring k-8 school complex. Mr. Whitney added that the mechanical room should have direct outdoor access or via a bulkhead if needed. Ms. Phillips spoke (printed copy) of a dividable main room, the need for adequate storage, spacious bathroom stalls & showers, adjacent office space for the director and outreach coordinator, and room for pool tables.

Mr. Padula cautioned the architects to not repeat design/construction missteps evident in several other projects in Sterling. He (printed copy) advocated for use of cement siding, a "life time" roof, high quality windows, minimal valleys and protrusions through the roof, and, increasing the product responsibility for electronics, HVAC, etc. to two years. Mr Maki referred the group to his 19-point list of suggestions that addressed specific areas within and outside of the building. Ms. Cranson recommended that there be a large (~1,300 SF) concrete pad for future building expansion, direct entry to the main room from the entry, a commercial-grade kitchen, making as many rooms "multi-purpose" as possible, a fitness room and a coffee nook for seniors.

Mr. Turowski indicated that the anticipated timeline would bring materials/decisions before the Committee every two weeks and that he would start by working with Ms. Phillips to examining the current functions of the senior center. Libby Turowski would do the minutes of the meeting(s). Secondly, Peter described the importance of meeting with the department heads to solicit their input. Ms. Cranson and Mr. Ritter will coordinate the meeting date.

The Committee agreed to meet three weeks from tonight and Turowski and Phillips will meet next week. Ms. Cranson asked to be included in the meetings next week.

Mr. Beaupre stated that there are “locals” willing to trench the area where utilities are expected to be installed and verify the absence of any ledge. Mr. Bloom said that community usage of the facility was important, therefore the multi-use rooms and a design that secured portions of the building, but made restrooms available. Ms. Cranson said she was hopeful that State Representative Harold Naughton would be of assistance in securing some funding for the kitchen. Mr. Maki told T2 that there was little hope of CDBG funding for the project because of the perceived affluence of the community and the relatively low CDBG-ranking of Sterling projects.

Peter offered to arrange a tour of the East Bridgewater senior center in the near future. Interested parties should contact him via Ms. Cranson. He also invited more comments and photographs of senior center features members liked.

**Next Steps:**

1. A meeting will be arranged between T2 and the COA Director (10-28-14 at 10 AM.
2. Ms. Cranson & Mr. Ritter will coordinate a meeting with town department heads.
3. A draft program will be provided in the future.
4. Committee meeting: November 6, 2014 at 6:30 PM.

**Trees:** Ms. Cranson expects the bid announcement related to removing the trees to be formalized and published soon.

**Adjournment:** The Committee adjourned at 8:40 PM following a successful motion by Mr. Beaupre and second by Mr. Padula.

Respectfully submitted by  
**Richard H. Maki**  
Richard H. Maki, Clerk