

Sterling Senior Center Building Committee

1835 Town Hall – Room 3
August 30, 2012 - 6:30 pm

MINUTES

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

Opening of Meeting: Co-Chairman Cranson opened the meeting at 6:30 pm.

Approval of Minutes: The minutes of August 15, 2012 were approved following a motion by Whitney and seconded by Strate. Vote: YEA = 5, NAY = 0.

Review Suggestions & Requirements of Boards: Cranson summarized the comments made by various boards that have viewed the conceptual plans for the future senior center.

(a) Selectmen BOS given copies of ANR, septic design and conceptual plan for their review. BOS pleased with progress of work. BOS will meet again on 12 September, 2012 regarding future Special Town Meeting Warrant language. BOS subsequently named selectman Ronald Furmaniuk as liaison to the Building Committee.

(b) Board of Health Conceptual plan, septic design and ANR were shown to the BOH and they recommended that the septic system be designed to accommodate 150 rather than 125 people. The larger capacity provides for future attendance of individuals in the building. They understand that increased cost and creation of a mounded septic field are associated with the larger design. The Building Committee awaits figures on the estimated cost increase related to the pressurized system. A vent pipe will be required.

(c) ConComm Conservation reviewed the plans and indicated that they would suggest a low impact design rather than a retention area to handle rainwater runoff.

(d) DCR A letter was received from the DCR which essentially approves (activity “is not prohibited”) the conceptual plans and addresses their wetland concerns. As with the other Boards, they must approve the final plans.

(e) Planning Board The Board had several comments and suggested actions that they would look for in the final design, such as:

1. a traffic study before the future town meeting,
2. concern for location of entry areas on Muddy Pond Road,
3. agreement by the school to jointly use an existing parking lot exit,
4. avoid as much clear cutting as possible and preserve wetlands.

Next Steps: The Building Committee wants to meet with the Finance and Capital Committees in September to share the status of the proposed project.

The Committee discussed numerous future contacts for input into the design, construction and operation of the proposed building and investigation of any grant opportunities that may be available. Possible future contacts included:

1. Sean Hamilton of the SMLD
2. Bill Tuttle of the DPW
3. Tom Rutherford – Facilities
4. Pat Campbell – Library
5. David Hurlbut – Emergency services
6. WRSD committee members/administration
7. MRPC – Planning/grants
8. MART – Transportation
9. Michael Radzicki – WPI assistance
10. Dept of Agriculture/DCR – Tree planting, grants
11. Judy Janda – Recreation department
12. FAA – Grants for noise reduction
13. SLCT – Assistance with audio/visual needs

The Committee will continue work to secure accurate estimates for the cost of hiring an Owners Project Manager (OPM) and an Architect for inclusion in the Warrant article for the Special Town Meeting. Both services are commonly based upon a percentage of the cost of the project. Both Ackerman and Chandler will be asked to research recent public construction costs, specifically the percentages for the OPM and Architect, in Sterling and Holden.

Next Meeting: The next meeting is scheduled for September 5, 2012 in the COA room of the Butterick Municipal Building.

Adjournment: Following a unanimous vote on a motion by Cranson and Strate, the Committee formally adjourned at 8:12 pm.

Respectfully submitted by

Richard H. Maki, Clerk

