

Community Center Building Committee

Meeting Minutes

March 18, 2021

Remote Participation via Zoom Host Ford Spalding, Chair Community Center Building Committee

Following, guidance issued by Governor Baker regarding the open meeting Law, this public meeting will be held remotely, and individuals wishing to participate may do so by utilizing Zoom conferencing technology. To join the meeting by video conferencing using a computer or tablet, please click the link, and enter the meeting.

<https://zoom.us/j/96787488921?pwd=Yk9zTXQvQk9GakQ1KzlxdTlZWNVOdz09>

Meeting ID: 967 8748 8921 Password: 966236 To join by telephone only, please call 1-646-876-9923.

Members Present: Dave Billings, Ford Spalding, Barry Goldman, Ruth Townsend

Absent: Sam Cole, Terry Sobolewski, Luciana Burdi

Building Team Present: Phil Palumbo, OPM - Colliers Project Leaders (CPL), John Bates, OPM - (CPL), Teresa Wilson, OPM - (CPL), Jon Richardson, Project Architect - Fennick McCredie Architecture - (FMA), Deborah Fennick, Principal - (FMA), Fatemah Malekzadeh, Designer - (FMA)

Town Liaisons: Bob Springett, Selectmen, Warrant Committee, Cam Hudson, Warrant Committee, Chris Dwelley, Town Administrator, Karl Warnick, Dover Building Superintendent, Mark Ghiloni, Parks & Rec., Janet Claypoole, COA

Absent:

Citizens: Janit Greenwood, Jennifer James, Sierra Bright, Bob Dixon, Gene Hornsby

Call to Order

At 6:03pm Ford Spalding, The Committee Chair opened the meeting by calling it to order.

Approval of Minutes:

The chair asked the committee to approve the minutes from the previous (2) meetings: The February 15, 2021 meeting minutes were approved unanimously by roll call vote at 6:34pm. The March 8, 2021 meeting minutes were approved unanimously by roll call vote at 6:35pm

Project Schedule

Jon began the presentation with updating the Building Committee on the project schedule. The following are the design milestones to be reached prior to the Special Town Meeting, now tentatively scheduled for Saturday, June 12th, 2021.

- Feasibility Report – *Final to be submitted*
- Mechanical Design – *Meeting held on March 9th*
- Structural Design
- Site Design – *Meeting scheduled for March 22nd*
- Architectural Design – *Tonight's meeting, March 18th*
- Cost Estimating – *Schedule for April 9th thru May 3rd*

Architectural Design

Deborah began the design portion of the meeting by discussing the importance of having the Community Center fit within the area's existing built environment. They suggested that both the renovation and new option can feature a modern design while still being sensitive to the existing architectural character of Dover.

FMA showed some examples of projects featuring additions to historical buildings that were more modern in style, but still deferential to the original architecture. This is accomplished using traditional, vernacular materials in a way that introduces a modern aesthetic while still being sensitive to the original architecture. Material selection will play a large role in this effort. It was noted that brick and wood are the primary materials found in downtown Dover. FMA then presented several examples of buildings where brick has been installed in playful patterns with the intent of blending traditional and modern. In addition, materials such as wood, masonry, terra cotta, and wood alternatives can be used to similar effect. Some of these materials can be panelized which presents benefits in terms of ease of installation and reduced construction schedule. Durability is also a high priority for the design team, and each of the materials presented possess that quality.

When asked for reactions on the presentation thus far, the Building Committee discussed and agreed that having the building fit architecturally with the town center is a critical element for success.

Initial Design Options

Deborah presented (5) Initial Design Options to the Building Committee:

1. Renovation - Sloped Roof Pavilion
2. Renovation - Sloped Roof Pavilion -v2
3. Renovation - Monitor Pavilion Roof
4. New 2-Story - Sloped Roofs
5. New 2-Story - Flat Roof

Each option presents a more formal façade along Springdale Avenue with a scale that appropriately fits with the Town House across the street. Meanwhile, the southern facade is intended to have a softer material palette with more glazing meant to engage with the 'backyard' landscape. In each case, the intent is to use vernacular materials on the façade in more modernistic patterning. Thus, creating a contemporary looking building that also pays homage to the surrounding context as was previously discussed.

The Renovation - Monitor Pavilion Roof option received the most positive feedback from the Building Committee. Most felt the hipped roof featured on the pavilion addition was most in keeping with the existing architectural character of Dover. FMA noted that this option was inspired by the Dover Town Library.

The new construction options received less positive feedback. It was generally felt that they appeared overly modern and unconnected with the surrounding area. One positive reaction towards both new options was for the usable balcony extending off of the COA suite on the second floor. Overall, based on the discussion, a challenge going forward will be to increase the attractiveness of the New 2-Story options.

Town Meeting and Storage Update

It was noted that the Special Town Meeting will likely take place on Saturday, June 12th.

Ford indicated that he made a presentation to the town selectmen requesting 2,000sf of off-site storage on Whiting Rd. The selectmen will be communicating with consultants to determine how the facility could accommodate that request.

Communications Update

Ruth informed the group about the following initiatives:

- ‘Catch-up’ meetings with local groups to discuss how the new Dover Community Center would meet their needs.
- Encouraging community members to attend as many BC meetings as possible.
- Considering using yard signs and a banner on the town green.
- Producing a video on why people are interested in the project.

Ruth recommended that the Building Committee should continue communicating to the public as much as possible so there is familiarity with the project by the time of the Special Town Meeting.

Citizen Comments

Sierra Bright noted the following:

- Commented that the Gym and Community Rooms are occupying a majority of the desirable southern exposure and could the program be rearranged?
- The architectural character of the options shown are not deferential, inviting or welcoming. More should be done to blend the building with the neighborhood.
- Asked if sloped roofs are suitable for solar panels?
- Questioned having a seating area outside along the busy Springdale Ave.

Gene Hornsby noted the following:

- Finds the New 2-Story Options uninviting. Prefers the hipped roof option (Monitor Pavilion) the best.

Adjournment

At 8:10pm Ford asked for a motion to adjourn. The motion was approved unanimously by roll call vote.

Power Point Presentation link to Town Website<https://ma-dover.civicplus.com/DocumentCenter/View/1368/2021-Community-Center-Building-Committee--March-18-Committee-Meeting>

Next Meeting: March 22nd, 2021 @ 6:30pm

Respectfully Submitted,

Ford Spalding
Chair Community Center Committee
