

Community Center Building Committee

Meeting Minutes

March 22, 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/93575781270?pwd=Q0NFUVhFOTZZd3hyaGJoM0k0cWU4Zz09>

Meeting ID: 935 7578 1270 Password: 837319 To join by telephone only, please call 1-646-876-9923.

Members Present: Dave Billings, Ford Spalding, Barry Goldman, Ruth Townsend, Luciana Burdi, Sam Cole, Terry Sobolewski

Absent:

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), John Amodeo, Principal Landscape Architect – IBI Placemaking (IBI), Sarah Lindauer, Senior Landscape Designer – (IBI)

Town Liaisons: Bob Springett, Selectmen - Warrant Committee, Mark Ghiloni – Park & Rec. Dept.

Absent: Cam Hudson - Warrant Committee, Chris Dwelley - Town Administrator, Karl Warnick -Dover Building Superintendent

Citizens: Sierra Bright

Call to Order

At 6:32pm Ford Spalding, The Committee Chair opened the meeting by calling it to order.

Approval of Minutes:

The March 18, 2021 meeting minutes were approved unanimously by roll call vote at 6:33pm, with the exception of Sam Cole abstaining as he was not in attendance at the March 18th Building Committee Meeting.

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 copy to be submitted*
- Mechanical Design – *Meeting held on March 9th*
- Structural Design
- Site Design – *Tonight's meeting (March 22nd)*

- Architectural Design – *Meeting held on March 18th*
- Architectural Design 2 – *Meeting scheduled for March 29th; goal will be to select (2) options for the cost estimating set*
- Cost Estimating Set– *Scheduled for delivery to estimators on April 9th*

It was noted that FMA and the Energy Sub-Committee plan to meet with Chris Dwelley (Town Administrator) to discuss combining the town highway project and the DCC under (1) photovoltaic panel leasing agreement to make it more cost effective. The meeting is scheduled for March 25th.

Site Design Presentation

Sarah Lindauer from IBI presented the following (2) site plan options to the group:

- **Site Option 1 – Straight Drop-off**
- **Site Option 2 – Flipped Parking**

After the presentation, the Building Committee discussed the following items:

Basketball Court

The discussion by the Building Committee revealed some differing opinions on the importance of having a basketball/pickleball court onsite. Some felt that the priority should be to preserve as much green space as possible and do not believe having an onsite court is essential to the project. Others noted the existing courts are heavily used, and it would be a loss to not have it onsite. Based on the overall feedback from both Building Committee members and community members (including Parks & Rec. staff), it was decided that the court was too important to be removed from scope of the project at this time.

A related concern was the location of the court, currently shown on Site Option 2 at the southwest corner of the site along Whiting Rd. The concern for many on the Committee is that having the court far away from the building as shown will make it very difficult for adults to monitor children playing on the court. FMA advised that the final location can be further explored through the design phase, but most important at this stage is to decide whether to include the outdoor court in the estimate package.

The agreed upon approach was to include the outdoor court in the overall package as an add alternate. After the Schematic Design cost estimates shed light on the budgetary impact of having an onsite court, the Committee can make a more informed decision on how to move forward.

Traffic and Parking Layout

After review, the consensus from the Building Committee was that the “jug handle” driveway/parking layout featured on Site Option 2 made for better traffic circulation and a safer drop-off area near the building’s south entrance. Based on the discussion, part of the design team’s task going forward will be to further enhance this option by continuing with the “jug handle” layout while working to address the aforementioned question of the outdoor court location.

Additional Comments from the Building Committee

- The site plan should show the walking trail extend around the entire site.
- Interest in the Outdoor Amphitheater may not be worth the cost, although FMA notes it is not an expensive item. It was suggested that it could instead be an area with outdoor benches and seating.
- The possibility for future building expansion should be taken into consideration as it relates to the site layout, specifically in regards to potential outdoor court locations.

- There is interest in having patios wrap the building from north to south to have connection to both the *backyard* as well as Springdale Ave.

Jon concluded by adding that he has received feedback from town officials on parking requirements. Combining the planned onsite parking in addition to available off-site spaces, he calculates roughly 190 spaces would be available for a large event and believes this number will be sufficient.

Community Outreach

Ruth shared that she has a meeting with the Theater Group tomorrow (March 23rd). She is also planning a presentation to the COA in the near future.

Citizen Comments

Sierra Bright had the following comments and questions:

- What would be the surface material on the overflow parking area shown on Site Option 1? *FMA responded that it would be grass.*
- Is there a state requirement for quantity of parking spaces? *FMA responded, no, it's per the town planning board and the bylaw requirements. This would be reviewed by the board and a recommendation to the selectman would be made.*
- She is strongly in favor of Site Option 2, however the court is too far away from the building as shown. She is a proponent of having the court as part of the project.

Adjournment

At 7:43pm Ford asked for a motion to adjourn. The motion was approved unanimously by roll call vote.

Power Point Presentation link to Town Website: [2021-Community-Center-Building-Committee-March-22-Committee-Meeting \(civicplus.com\)](#)

Next Meeting: Monday, March 29th, 2021 @ 6:30pm

Respectfully Submitted,

Ford Spalding
Chair Community Center Committee
