

Community Center Building Committee

Meeting Minutes

July 26, 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/94136388200?pwd=MjVsakFMdG5RdVhzMGIFM1NJa3hxUT09>

Meeting ID: 941 3638 8200 **Password:** 627670 To join by telephone only, please call 1-646-876-9923.

Members Present: Ford Spalding, Barry Goldman, Dave Billings, Terry Sobolewski, Dick Malcom

Absent: Ruth Townsend, 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), Jenniece Centrella – (FMA), Sarah Lindauer, Senior Landscape Architect – CRJA-IBI Group

Town Liaisons: Bob Springett, Selectmen, Karl Warnick -Dover Building Superintendent, Mark Ghiloni – Park & Rec. Dept., Cam Hudson – Warrant Committee, Chris Boland – Chairman of Parks & Rec. Dept., Janet Claypoole – Director of Dover COA

Absent: Chris Dwelley - Town Administrator

Citizens: Carol Lisbon, Amelia Slawsby, Joanne Connolly, George Doherty, Jennifer James, Val Lin, Alexy Boudreau

Call to Order:

At 6:30pm Ford Spalding, The Committee Chair opened the meeting by calling it to order.

Approval of Minutes:

The July 12th, 2021 meeting minutes were approved unanimously by roll call vote at 6:32pm.

Approval of Invoices:

No invoices to approve at this meeting.

Project Schedule Update

FMA reviewed the Design Schedule noting the following upcoming design tasks and milestones:

- DD commences 7/1/2021
- Site and building investigation through July / early August
- DD cost estimating early September
- Traffic study mid-September

- DD ends 10/4/2021

FMA listed the following upcoming Building Committee meetings:

- July 26 – Landscape Development
- August 9 – AV / Security
- August 30 – Finishes – Exterior / Interior
- September 13 – Sustainability

Update from July 12: Park & Rec and COA / Building Survey / Design Development

FMA reviewed updates to the floor plans based on feedback from the previous Committee Meeting as well as separate meetings with the Parks & Rec and COA Departments. Updates discussed include:

- The expansion of 1,500GSF to the Recreation Space as part of the approved Parks & Rec. warrant article. (1,000 usable NSF.)
- The widening of the main stair and circulation area outside of the Recreation Space. Some Committee members noted that this area stills appears tight when considering it is the central circulation area of the building. FMA agreed it requires more study.
- The addition of 140+/-SF of storage for the Recreation Space.
- The vestibule at the north building entrance is not required and has been removed to create more Lobby space. Some Committee members noted that the north entrance will be heavily trafficked, and a vestibule might be appropriate even if not technically required. FMA responded that the door will have an air curtain but agreed to give it more study.

Additional discussion regarding the current floor plans included the following:

- The Gathering Room in the COA Suite appears disconnected from the main circulation area, due to separation by a corridor and a door. FMA noted that the door is intended to have a sidelight and to be on a hold open throughout the day but agreed that it is worth more study to see how it might more connected.
- The Committee questioned the lack of access to the kitchen from the Lobby, understanding that part of the intent was to use it as a small teaching Kitchen. It was also asked what relationship the Kitchen would have with the Café? FMA noted that its limited size makes it difficult to have an additional opening beyond the door on the Community Room side. Furthermore, the primary function of the Kitchen would be to serve the Community Room during large events.
- The new Parks & Rec Office floor plan currently shows (3) working stations. FMA understands there is potential for an additional Welcoming Desk staffed by either volunteers or staff members. However, in the event that a Welcoming Desk does get included as part of the project, they plan to create transparency into the Parks & Rec. office so that their staff can monitor the entrances and provide welcoming services as needed.

When asked for general feedback, representatives from both Parks & Rec. and COA agreed that the floor plans are off to a good start as far as meeting their current and future needs. The team agreed that more working sessions with FMA to fine tune the space layouts would be appropriate.

Landscape

Sarah Lindauer, Landscape Architect presented an updated Landscape plan that included the following:

- Landscape elements have been shifted south to accommodate the expanded Recreation Space.

- The driveway to Springdale Avenue is limited to service/emergency vehicles only.
- Visitor traffic is intended to enter/exit on Whiting Road.
- The *Jug Handle* turnaround has been adjusted.
- (2) parking spaces (technically not required) have been removed as part of the updated layout. These can be reinserted if the project desires.

The following elements of the Landscape plan were discussed by the Committee and design team:

- **Walking Trail** - The site does not provide adequate space for a separate pathway along the west side of the new building; thus, the designer intends for the driveway from Springdale Ave. to serve as the walkway, understanding vehicle traffic will be very limited. The Committee noted that there is an opportunity on the east part of the site to connect the sidewalk along Centre St. with the east portion of the site walking path, thus providing easy access to the Community Center and the town center. It was questioned if some regrading could make both sidewalk and walking path the same heights to accommodate connection. It was also asked if the existing sidewalk could be used as the walkway on that eastern portion? After discussion, the group agreed that the plan should be priced as currently shown with the option to remove it if desired.
- **Play Area** - Based on the condition of the existing playground equipment, FMA recommends that it should be replaced. The Committee noted that this equipment is something that could be donated to the Community Center and does not need to be included as part of this project.
- **Basketball Court** - Representatives of the Parks & Rec. and COA staff both stated that the existing court receives very frequent use and that continuing to have a court onsite is essential to their functions, particularly for the Parks & Rec. Dept. It was noted that previous objections by the community were related to the noise associated with Pickleball, and there is no intention of having that activity on this court. Parks & Rec. agreed with the designer's proposed mid-sized 50'x92' court with 6' run off.

Direct abutting citizens in attendance raised several concerns regarding the proposed court and its location:

- It could potentially conflict with the walkway.
- Could present noise issues, particularly when people listen to music while playing on court.
- Installing a 10' protective fence around the court could present an eyesore.
- Other visited Community Centers did not have an outdoor court.

The abutting citizens recommendation was to locate the court on the southeast corner of the site next to the parking lot, away from Centre St. and the walking path. Several other citizens and Committee members agreed with this proposal. FMA agreed to looking at that as an option going forward.

The following additional comments on the Landscape plan were made:

- There should be consideration for more connection of the south patio to the open space.
- There should be outdoor seating area on the north side of the building visible from Springdale Ave.; believing that activity will help draw visitors to the building. There would be added costs associated, but it was agreed that it should be included in the cost estimate with the possibility of removing if needed.
- Native plantings should be used in the landscape design in order to reduce outdoor water demand.
- Outdoor faucets will be needed.
- Planters could be provided by the local vocational school instead of as part of this project.

- There was a recommendation for forming a stakeholder group that considers the broader use of the Community Center beyond the needs of Parks & Rec. and COA.
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Citizens Comments

No additional comments were made.

Adjournment

At 8:19pm 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/1776/July-26-2021-Building-Committee-Power-Point?bidId=>

Next Meeting: Monday, August 9th, 2021 @ 6:30pm

Respectfully Submitted,

Ford Spalding
Chair Community Center Committee
