



**Advisory Committee  
Meeting Minutes  
Emergency Operations Center  
Public Safety Complex  
Wednesday, April 10, 2019  
7:00 pm**

**Committee Members Present:** Lincoln Heineman, Chair; Jerry Kelly, Vice Chair; Anthony Antoniello; Patrice Metro; Elise Russo

**Committee Members not present:** Sean deLacy, Mike Westort, Jamie Gilmore

**Also in Attendance:** Jim Boudreau, Town Administrator; Nancy Holt, Finance Director;  
**Capital Planning Committee Members:** Michael Clark; John P. Whittaker; Joseph Gibbons;  
**Peter Gates, School Committee Representative; Joel Bargmann, BH+A; Steve Kirby, Vertex;**  
**Linda Hayes, Senior Center Director**

**The meeting was called to order at 7:06 pm by Lincoln Heineman**

Lincoln announced that the Advisory and Capital Planning Committees were having a joint meeting to review the Senior Center site design and budget.

**Senior Center Project: Joel Bargmann, Steve Kirby and Linda Hayes**

Linda Hayes, introduced the team. She asked both Committees to consider the needs of the community. She said that a lot of consideration went into the current Senior Center Design and that they felt it was a fiscally responsible plan.

The existing Senior Center on 27 Brook Street is small, not easily accessible, and has unsafe and insufficient parking. They are forced to hold most activities all over town due to the size of the current Senior Center. Linda also pointed out that the population of people over 60 years old is growing.

Limitations include:

- Exercise/Fitness, Wellness, Recreation
- Education
- Socialization
- Community Outreach (not a lot of privacy)
- Volunteer Opportunities
- Transportation (vans kept behind the fire station)
- Less volunteer opportunities
- Daily lunches
- Spaces with privacy

- Proper exercise space where staff cannot be aware of all of participants needs
- Limited class space
- Limited opportunity to cultivate a variety of programs to increase interest and participation
- Inability to introduce new classes, promotion of lifelong learning

Jerry Kelly entered the meeting at 7:15 PM

Timeline:

- Needs Assessment Study (2014-15)
- Building Re-Use Report (2015-16)
- Feasibility Study (Jan-Oct)
- Funds allocated for design of Senior Center (2018)

*Joe Gibbons mentioned that a Town Survey was also done where different sites other than the Gates property were recommended for the Senior Center. Linda agreed and said that it was part of the Feasibility Study.*

A new Senior Center will allow:

- Community events
- ADA compliant gym
- Maintaining the existing campus
- Improvements to the current Gates site
- Increased parking
- Ability to hold events outside
- Expanded community use

Joel Bargmann gave a presentation of the site plan:

First Floor:

- 15640 sq. ft. – distilled down, but still encompassing the wants of everyone involved
- Receptionist is the first touch point
  - Small waiting area
  - Lobby
- Large Flexible Public Space (Sub dividable multi-purpose room)
  - Kitchen
  - Tables/Dining
  - Seating or open programs
- Every space can be a program space
- Café
- Large Kitchen handicap accessible with an island. Can also be used as a teaching kitchen

Second Floor:

- Activities space
- 3 program rooms that will overlap and can be used for different programs
  - Lifelong learning
  - Wellness
  - 1 additional room

- The whole building is flexible and designed to make it easy for volunteers to set up and break down program rooms
- Veterans office suite, can enter two ways main entrance or stairs in back and is in a discreet space in the building

#### Previous Plans:

1. Reusing the Gates school was one of the options considered but the cost range was \$21M - \$27M
2. Another option was to take down Gates, but it appeared that the Town did not want to demolish Gates and it was price prohibitive as well.

#### Additions to the site:

- Added a new parking lot off of Cudworth Street, will take parking off of Cudworth during baseball games.
- Connector Road added which takes exiting traffic off of First Parish
- Building moved as far to the east as possible, to keep space between the abutters and the site

#### Renovations:

- Minor addition of an elevator to the gym so it is handicap accessible
- Adding bathrooms on the second floor
- Roof repairs

#### Budget: Steve Kirby

Council of Aging Building	\$ 8.1M
Veteran Suite	\$ 0.2M
Building Generator	\$ 0.2M
Recreation Center/Gym renovation	\$1.2M
Site Work	\$1.2M
Demo and Abatement	\$0.3M
Soft Cost	\$1.0M
<b>TOTAL COST</b>	<b>\$12.2M</b>

*John Whittaker asked if it was going to be a natural gas generator, Joel said it may or it may be diesel, the decision has not been made yet.*

Lincoln thought the price of the generator was high, Steve Kirby said it will be for the entire building, and that it also needed a pad and a screen and possibly acoustical panels.

*Lincoln asked what size the generator would be, Joel said 400 KW.*

### Project Schedule:

- Public Information Sessions (March)
- Special Town Meeting (May)
- Prequalification of contractors (June)
- Bidding (July)
- Contract awarded (September)
- Begin project (October)
- Opening (4<sup>th</sup> Quarter 2020)

**Peter Gates, Capital Planning** said he was in full support of the Senior Center, he wondered about the survey results as it recommended a different site with a stand-alone building, he wanted to know how the COA felt about this site. Linda said they adapted to the option provided. It could have been an isolated building, but now they feel like they will be part of the community. He further asked about the master plan that was funded at a prior Town Meeting, he said that the Town does not have a plan for the Gates building, Linda said this may dictate what we do with the Gates Building.

**Jack Whittaker, Capital Planning** said he would have voted for the original proposal, he liked that it was complete and it had a plan for the old Gates building, his concern is what the Town will use the Gates school for. The roads we are building are very permanent, so it would be hard to demolish it in the future. He also thought the generator price was very expensive.

**Mike Clark, Capital Planning** said his major concern is that the Town does not have a master plan for the rest of the site. We also have Town Hall, elementary Schools, water and sewer needs, and possibly foreshore protection needs. He said that he saw a lot of redundancies that may not be necessary like the café, elevator, and the multiple conference rooms. He also felt that \$540 a sq. ft. was expensive. He felt that we may be jumping the gun without a Master Plan, Linda said they will use all the spaces because they are flexible. Mike thinks you could reduce the programming space, Linda said they will need the space. .

**Joe Gibbons, Capital Planning** agreed about needing a Master Plan. He does not like the location selection. We may need to build at least one school and that site makes the most sense. We are taken it for a Senior Center and the rest of the site is not complete. He is fully behind building a new Senior Center, he just does not like the site selection. Linda and Joel said they were told to use this site and that the Board of Selectmen chose it. Joe asked how much the new Senior Center would cost the tax payers, Linda said \$140.00 – \$150.00 for the first year and then it would decrease over the next 20 years.

**Jerry Kelly, Advisory** said that he supports a new Council of Aging, he thought this was not the best site and had concerns about the size. He asked Linda how the size compared to other towns. Linda provided the square footage of the following towns:

- Duxbury: 12,500 (expanded this year to 16,140)
- Marshfield: 12,000 (currently proposing to double)
- Hanover: 8,000
- Cohasset: 8,000
- Rockland: 9,200
- Wellesley: 16,000
- Newburyport: 25,000 (using 14,500) leasing remainder until expanding becomes necessary

She added that The Executive Office of Elder Affairs (EOEA) recommends 4 -5 sq. ft. per older person (60+) and building for the numbers you expect. She said that at our current approximately 5,300 senior-age adults that would be 21,000 sq. ft. Jerry asked if there was alternative funding available for the Veteran's office. Linda said it was worth pursuing. Jerry thought that the entrance onto First Parish should be a one way. Steve said that it will be a right turn only as you exit the parking lot and that they were planning on putting up signage on First Parish as well. Jerry is concerned about the traffic pattern. Joe Gibbons thinks you will funnel people exiting the Senior Center into the worst intersection in Scituate. Linda said they have looped in the correct committees and that issue will be looked at.

**Lincoln Heineman, Advisory** asked what is going to be done with Gates, Linda said that she hopes it is something that blends in with the campus setting. Lincoln said we need a Senior Center, but it should not be tied to Gates. Linda said there was too much controversy surrounding the idea of demolishing Gates. Lincoln asked Jim Boudreau what the plan was for Gates, Jim said that there would be a conversation with the community, maybe it could be used as a town building, housing, or office space. Lincoln was concerned that the building would be taken down and there would be a space on the site. Jim said that the building would not be taken down without a larger plan, something will replace it. Lincoln asked what the lifespan would be for the new Senior Center, Joel said 50 years without major renovations. Lincoln asked Linda about the activities they could not current do, Linda said lunches, fitness, learning, recreation activities. Lincoln asked about Brook Street, Linda said maybe they could sell it. Jim said they could sell it or use it for SCTV, because currently it is not accessible to the public during the school day.

**Elise Russo, Advisory** said we only have 20% usage in the existing building, maybe we should look at the 70 year old demographic. Linda said it is hard to sell something that you haven't seen. People can also come in as volunteers. Elise asked how much will the budget would increase for a new Senior Center, Linda said it will increase because the current building does not have high operational costs. Elise asked what is the plan for the Town because we have a lot of expenses coming up. There is not a coordinated effort. Linda said we are part of the master plan and there has always been a need.

Jim agreed and said that this is part of the Town Plan and this is the time for the Senior Center, The timing was set for after the middle school was built.

**Patrice Metro, Advisory** overall, Patrice liked the plan. She asked what the age range goal was, Linda said early 70's, Patrice asked if the goal was to increase the number of participants from 1,100 to 5,000, Linda said yes and that other Towns increased their usage once they were built. Patrice said [regarding using the Gates site for a school] that the schools are on sites now, wouldn't we use the same sites.

**Anthony Antoniello, Advisory** said that the current Senior Center is an insult to seniors and this is a good plan. This is the third attempt for a Senior Center. The architect did a good job in trying to please everyone.

**Jack Whittaker** thinks the old plan was better, and wondered how many people in Town agree with not tearing down Gates, he thought probably less than 500. How significant is this group, he thought that we should do a survey.

Dorene Close, Summer Street said the building is important and she thinks it will be put on the National Register of Historic Buildings.

Lyle Nyberg, Parker Street, Files Historical forms for Historical Buildings in Town. He did a form for Gates and it got approved by the Historic Commission for submission at the State. He also said that it could still be taken down even if it was deemed historic.

**Jerry Kelly** said that we are here to talk about the Council of Aging, and that the Town always find a reason not to build it.

**Lincoln Heineman** was concerned that the site plan seemed to build around the existing Gates building, Joel said the building was designed to preserve the green space, have parking next to the building and that putting it off to the side allows the flexibility of doing whatever you want with the Gates Building.

**Mike Clark** asked if the Town is taking a position about the Gates Building being Historic, Jim said the Historic Commission voted to approve it. Mike said you could still demolish or repurpose it. He thought the Senior Center design would hinder the repurposing of Gates. He thought the entrance should be in the front. The Town lacks a Master Plan. Linda said all the steps were taken and this was the conclusion for a plan that they thought would be approved at Town Meeting.

**Jack Whittaker** said that the study recommended the Driftway as the number one site and number two was behind the library. He wanted to know why we didn't consider looking at those site. Linda said traffic at the Driftway was an issue and the property was not vetted and that the library had wetlands and access to the new building would have to be through the library parking lot.

Lincoln Heineman said we have to find something to do with Gates.

Andrea Hunt, Mann Lot Road, did a lot of research on the issue, she said that there was a master plan created 4 years ago to make Gates a Town Hall, a Rec Center and a Senior Center. It was a \$22M 3 part plan, that was eventually negated. Andrea read a statement of why she thought that Gates would be approved for the Historic Register. It does meet criteria for Massachusetts and the National Historic Registry. 7 buildings around it have already been approved. If you put a new building on this site, more historic research will have to be done. She also said that the Town could sell it with historic restrictions and it could be used for senior housing.

Dorene Close, Summer Street said there is no way we can move forward like we have a plan because we do not know what we are going to do with Gates. This is the wrong site and has turned into a very convoluted project. This stand-alone senior center could go anywhere. If you use the Gates site, there will be too many parking lots and the circular driveway will be gone.

Lincoln Heineman asked which committees had voted to approve this iteration of the plan:

- Public Building Commission
- Board of Selectmen
- Council on Aging

**Lincoln Heineman** said that crosswalks from Lawson Green would need to be added. Joel said they met with DPW and Traffic and that it would be a Town responsibility and that it was not part of the current scope. There needs to be pedestrian access Lincoln said. Joel said they will add a partial sidewalk on the side of the Senior Center.

Mike Clark said that crosswalks could be put into the bid process.

Gordon Price, Mann Lot Road said there is no side walk on the side of Lawson Green, but there is a driveway.

Anthony asked if the sewer system is good, Joel said yes.

Patrice asked Jim to remind the Committees of the future uses of the Gates school, Jim said there is a lot of potential uses private, Town Hall or public use.

**Jack Whittaker** said that he had done a lot of campus building and preservation of buildings. He said that if it is an historic building that you are required to preserve the building and keep the exterior the same and it is very expensive.

Dorene Close said that you could get grants, however you may not be able to get grants if you build the Senior Center on this site.

**Peter Gates** asked about the length of the process, it has been going on for 2 years and now it is a month before Special Town meeting, he wanted to know if the other committees had similar concerns. Linda said they have made changes due to requests and comments from all the committees. The public was not comfortable with the original plan. Linda said that this plan offered the possibility of a campus.

**Elise Russo** was concerned about the cost of the Water Treatment Plant and the School and how it would affect taxes and if the citizens would be comfortable with voting for a Senior Center.

Jim said they still have to do something with Gates no matter where they put the Senior Center.

Lincoln said you cannot demolish the building if you put the Senior Center there.

Andrea Hunt asked about the plan that reduced the cost by \$6M by not demolishing Gates. She would rather put the Senior Center in the Gates building. Nancy said the 3 scenarios were between \$21 - \$27M, \$19M or \$12M and that there was not a \$6M savings.

**Mike Clark** wanted to know the additional yearly costs for a larger senior center, Linda said that staffing could be paid for with a grant and that the cost of electricity would be about \$50,000 to run the building. Jim said that he would start planning for the increase in the budget early in the process.

**Jack Whittaker** said that the consultants said Gates was in poor condition and that was configured wrong, it is an unusable layout. It would cost the Town a lot of money to keep the building maintained.

Susannah Greene, First Parish Road, said she fully supports the need for a Senior Center, we liked plan A [the original plan] we have concerns with the latest plans because of traffic. She felt that people will cut through and that the roadway was next to her driveway. She was also concerned about lighting issues and the possibility of water issues. She said that Joel has done everything he can to accommodate us. She is concerned that people will not vote for a New Senior center next to an old building.

The projections for the Town of Scituate (total population) is going down Lincoln said as he was looking at Linda's numbers. Linda said that the number of seniors is increasing.

Gordon Price, Mann Lot Road said if we keep thinking about what are we going to do with Gates it will stop the building of the Senior Center. People like that the Senior Center is near the Recreation Center. It is good for both generations (multi-generational). We tried to bring a fiscally responsible plan to the town and felt that a \$20M plan was not fiscally responsible. We want to enhance that property, and remember the history, the people who will go to the senior center made the history at Gates. He also thought that the land at the Driftway site would not have been usable.

Lincoln asked what the cost of maintaining Gates was, Nancy said it was \$118,000 in 2018 and year to date as of March 28<sup>th</sup> it is \$93,000

Luke Chin, Tilden Road was on the School Committee in the 1990's He said that "Brick and Mortar" does not define who Scituate is, people are more important than bricks and mortar. The needs of people who want to save Gates have to be balanced with the needs of Scituate. He said that he never thought he would use the Senior Center, but recently found himself in a situation where he came to rely on it. The parking lot as well as when you back out of the parking lot is so dangerous. The current Senior Center is so hard to use and there is no privacy. He said that we can only service about 50% of the seniors currently. He further said that we only spend \$223,000 on seniors in this Town. Gates is full of mold and asbestos and he stated what will it cost to make it historic -- we do not have enough money. He felt that keeping Gates was not using the resources of this town in a responsible way.

**Jerry Kelly** said that we have discussed the master plan, historic value, traffic engineering and we should be talking about the Senior Center. He felt strongly that the town needs a new Senior Center.

**Mike Clark made a motion to adjourn the Planning Committee portion of the joint meeting at 9:40 PM, seconded by Peter Gates Unanimous Vote (4-0).**

**Elise Russo** thinks that we are building a Cadillac and we need a Ford. We need a Senior Center, but asked if we could we afford another building like the library and the Public Safety Complex.

**Jerry Kelly** said that this plan is not excessive.



**Patrice Metro** said that it says a lot about the Town when we update our buildings like the Library and the Middle School.

The Commission discussed the upcoming expenses of the Town.

**Lincoln Heineman** wanted to make sure that it is clear at Town meeting that if we commit to this plan we are committed to keeping the Gates Building. Jerry and Patrice said you could still demolish Gates and replace it with something else. Lincoln said just make it clear that it is going to be a building in the spot even if it is not Gates.

**Lincoln Heineman suggested having someone write up all the pros and cons before the Committee votes. He also would like to have more people present. Jerry and Elise will do pros and cons and email them to Lianne**

Nancy asked what other information was needed to make a decision:

- The individual tax increase
  - Tax impact on \$573,083 (average home)
- Update of the chart on page 13 of the Advisory Report

**Special Town Meeting is May 13<sup>th</sup>**

**Next meeting is Wednesday, April 24<sup>th</sup>, Selectmen's Conference Room**

**Booklet due on April 25<sup>th</sup>**

Transfer from Reserve Fund:

Nancy said that she has some deductibles and that she is unable to pay some bills. The request is to transfer \$17,000. She said that there would be \$10,000 left. Lincoln said that the Advisory Committee can transfer funds throughout the fiscal years for emergencies without going to Town Meeting. The Reserve Fund starts with \$75,000 and it will refresh at the beginning of the Fiscal Year.

**Lincoln Heineman asked for a motion to approve the Reserve Fund transfer request for the General Liability and Property Insurance line for \$17,000, Patrice Metro made a motion, seconded by Jerry Kelly; Unanimous vote (5-0)**

Jerry Kelly made a suggestion of suspending the Advisory meeting before Town Meeting in the future instead of adjourning it.

**Lincoln Heineman made a motion to approve the meeting minutes from the 04/08/19 meeting with changes, seconded by Patrice Metro; Unanimous vote (5-0)**

**Lincoln Heineman asked for a motion to adjourn at 10:26 PM, Jerry Kelly made a motion, Patrice Metro seconded the motion; Unanimous Vote (5-0).**

Respectfully Submitted,

Lianne Cataldo (Recording Secretary)

Referenced Materials:

- Agenda
- Minutes from 4/08/2019
- Senior Center Site Plan
- Budget

Follow up

- Jerry and Elise will do pros and cons and email them to Lianne
- Nancy will send the following information:
  - The individual tax increase
  - Tax impact on \$573,083 (average home)
  - Update of the chart on page 13 of the Advisory Report