

Scituate Adaptive Building Reuse Committee  
Meeting Minutes: November 19, 2015

Members Attending: Karen Pritchard, Patricia Lambert, Stephanie Holland, Gordon Price, Maura Dawley, Bob DeLorenzo  
Also Attending: Al Bangert, Patricia Vinchesi, Linda Hayes

7:00 PM - Meeting called to order at Scituate Council on Aging.

The Committee discussed the RFP process with an update provided by Al Bangert. The town has solicited firms to provide a programming study for our current needs as well as anticipated needs for the next twenty years. Seven firms have been solicited and their response should include whether or not they have completed public projects in the past with special attention paid to senior centers. We would like their responses by 12/15/15. A copy will be provided to committee members with a copy at town hall for public review. Members should review and provide feedback by 12/22. We will also review the financial/fee proposal and provide ranking. We will aim to interview firms the week of 1/4/16 and meet with the Board of Selectmen in early January, potentially at their 1/6 meeting.

Gordon Price asked for clarification of the scope of services in the programming study. It was discussed that Linda Hayes has already put together the Senior Center request for programming and the firm to conduct the study will go into depth of reviewing the programming with consideration paid to adjacency diagrams for greater efficiency. The use of color blocking will help us and the public identify where overlap and shared resources may come into play.

Discussion of Program needs for seniors:

Linda Hayes, director of the Scituate Council on Aging presented the findings of the Council on the current and potential future needs for the senior population. The current facility is lacking in space for simultaneous activities for the recreational, educational, social and health needs of the town. Many activities are currently run in different locations that would be better served in a larger facility. Some key elements that the Council on Aging would like to include in a future senior center are: a commercial kitchen (the ability to serve meals and house meals on wheels), an efficient and accessible area for dining and multi-purpose use, and exhibit area, library space (with computers), meeting rooms for private discussion with a nurse or social services, fitness room, art or craft room with a sink (plumbing), outdoor space and parking for staff, seniors as well as adequate van spaces (3).

The center should also be able to provide administrative offices which can be shared but there should be dedicated space for privacy for clients and outreach workers.

Karen Pritchard inquired with Ms. Hayes about her experience in having gone through this process in her past position with the Town of Duxbury and what would she do differently. Ms. Hayes indicated having an open multi-purpose room close to a kitchen area can present noise issues. Another issue was the possibility of a social day program becoming very popular/successful causing space constraints.

Gordon Price pointed out that many senior center facilities also house the town's Veteran's officer. Other potential groups looking to use space (possibly day or evening) are groups like South Shore Peer Recovery. He expressed concern over the cost of rehab vs. new and pointed out potential cost saving of renting meeting space to outside groups to reduce the cost of running the center.

Karen Pritchard pointed out that the quantitative needs study will provide the committee and the town with an easily understood document showing what Town Hall, Senior Center and School Administration current and future needs are so that we can determine the best course for the potential uses for the buildings going forward.

Bob DeLorenzo offered the fact that the study will recognize adjacencies for departments and will help us identify whether or not the Gates building is usable for our town needs. Stephanie Holland agreed the study should tell us just that.

#### Questions by attending members of the public:

- Jack Devine asked if we have an estimate of cost of building a new center vs. rehabbing the Gates building. Al Bangert replied that we will get that information but first we will need to have the study conducted to see if Gates is feasible for that purpose.
- Sandy Duffy asked how much the study will cost. Karen Pritchard answered that we have requested proposals only. Ms Duffy followed with the question of why the School Administration was included in the study. She was told that they will need to move out of their current space due to the construction of the new middle school
- George Kelly asked that we eliminate Gates due to age of the building. The committee replied that the scope of our charge includes that building.
- Betty Johnson asked if we knew the value of the Gates and Town Hall properties. She was told we have some preliminary figures for turning the Gates property over as a potential housing development but that the market value is determined by what it will be used for. We will be considering all potential options for all the properties being studied
- Sandy Duffy inquired as to the prior meeting minutes and was told by Patricia Lambert that all minutes should be posted as of this evening

- Janice Lindblom asked if the board of the COA, Recreation and Veterans will present their list of requests/wants. Karen Pritchard replied that the needs assessment will interview all of the town offices including Recreation, COA regarding current and future expected needs in order to determine the programming.
- Joanne Ball asked about the sharing of space between recreation and the senior center. It was explained that the shared interests or programming could benefit both without using the same physical space. This is what was referred to earlier when discussing adjacencies

Karen Pritchard thanked Linda Hayes for the thorough explanation of her study and presentation of the current and potential future needs of our senior population.

New Business discussion:

Bob DeLorenzo brought up the needs for a communication plan for the general public to clarify objectives. It was discussed that the committee request an article in the Mariner Newspaper as well as a public forum to be scheduled.

Karen Pritchard brought up setting an end date of possibly June with potentially giving an update as to our progress at Town Meeting in April. Patricia Vinchesi indicated this could be presented under Article 1 – Reports of Boards and Committees.

Bob DeLorenzo will put together an outline for the Board of Selectmen meeting as well as the Scituate Mariner

Old Business:

Al Bangert informed us the cell tower currently behind the police station/town hall is under a lease through 6/2023. The lease agreement does not indicate who is responsible for removing the tower at the end of the lease.

Bob DeLorenzo asked about an old question as to whether or not the playing fields at the Gates School could be altered due to the fact that federal funds were used to build them. Sandy Duffy who was present said that was her question at an earlier meeting. Her recollection was those cannot be removed. Patricia Vinchesi had not heard of such a exclusion but would look into that. She stated that once the new middle school building is open and occupied the Board of Selectmen will have to declare the Gates building as surplus property.

8:40PM: Motion to adjourn by Ms. Pritchard; seconded by Mr. DeLorenzo. Unanimous vote to adjourn.

Next Meeting: Thursday, December 3, 7:00PM at Town Hall, DPW office.

Minutes Respectfully Submitted by Maura Dawley