

Scituate Adaptive Building Reuse Committee  
Meeting Minutes for 7/30/2015  
Location: Town Hall, Selectmen's Chambers

Attendees: Karen Pritchard (Chair), Patricia Lambert, Maura Dawley, Bob DeLorenzo, Larry Guilmette, Stephanie Holland, Gordon Price

Meeting called to order at 7pm

Karen gave overview of charge of the committee as described by the Board of Selectman. Karen also gave the background of work from the (now defunct) Public Facilities Master Planning Committee.

Broad discussion about the condition of the buildings included in the Adaptive Reuse study. Agreement that the committee wants to tour the buildings on the town hall campus and the Gates School. Karen P. to organize tours for an upcoming meeting.

Gordon Price gave overview of the work he is currently doing with the Council on Aging to define the specific requirements for a new facility. The state recommends that 6 square feet per senior be allocated when sizing a facility. Duxbury has 15k sf and expects to add an additional 3,000 - 4,000 square feet. Marshfield has 15,000 square feet and is planning a 2,000 square foot addition. Rockland (whose demographic is similar to Scituate) has an 11,500 square foot facility. The Plymouth facility is 22,000 square feet and there is a lot of wasted space in a grand lobby area. Newburyport is brand new and has been built more in the style of an integrated community center. Gordon noted that most of these centers also house the Veterans Affairs offices.

Bob D. suggested that we check out Andover because they also combined their Recreation Dept and Senior Center in the same facility and that could be of interest to Scituate.

Gordon and Linda (Council on Aging) will present program and design parameters to the committee - targeting September meeting TBD.

Gordon asked how we determine valuations of the properties. Bob suggested that we get estimates of value from multiple brokers. Larry suggested we contract with a valuation consultant. He suggested that we consider talking to Mike Miano who does this type of valuation work. Larry also suggested that the town will need to do an initial Environmental Site Assessment. Karen will speak to Town Administrator about budget and next steps.

Broad questions asked about current zoning of these properties. Karen to provide at next meeting.

Discussion and agreement that the Committee should hold a public forum to solicit ideas from citizens regarding the future use of the buildings under consideration. Karen will create a broad project plan for the committee and will include a proposed forum date in the calendar.

UMass Elder Affairs report was provided to Scituate. Karen to find and distribute to Committee  
Karen also to provide copy of Public Facilities Master Planning presentation to BOS to  
Committee

Gordon asked if there is an opportunity to use Gates building as housing for seniors? Larry also asked about affordable housing for local residents who work in the community.

Administrative discussion about timing for future meetings included sticking with Thursday evenings as the preferred day/time. Meetings would generally be on alternating Thursdays. Responsibility for taking meeting minutes and posting would alternate among the members at each meeting.

Meeting adjourned at 8:20pm